

**1107 AND 1111 S. CHAUTAUQUA AVE.  
601 AND 609 S. HOOVER ST.  
1010 S. COLLEGE AVE.  
NORMAN OK  
SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

***1107 CHAUTAUQUA, LLC***

APPLICATION FOR:  
SIMPLE PLANNED UNIT DEVELOPMENT  
Submitted January 2, 2026  
Revised January 29, 2026  
Revised February 6, 2026

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### I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the properties located at 1107 and 1111 S. Chautauqua Avenue, 601 and 609 S. Hoover, and 1010 S. College Ave., Norman, OK (the “**Property**”). The Property consists of five (5) unplatted lots, plus one (1) short form platted lot, that will be combined into two (2) new lots (proposed Lot A and Lot B) through a new Short Form Plat, to be submitted after this zoning request is reviewed by City Council. Currently, the Property has a mix of zonings including: R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District. The

parcels to the south and east of the Property are zoned R-3, Multifamily Dwelling District, consisting of Greek housing, rental properties and a duplex, and properties owned by a local church organization. The parcel to the north, located on College Avenue is also Greek housing. The parcel to the north, along Chautauqua, is zoned R-1 and utilized as a co-housing/congregate living structure. The parcel to the north of that is zoned RM-6, Medium-Density Apartment District, consisting of a single-family structure with a garage apartment. The parcels west of the Property across Chautauqua Avenue are zoned R-1, Single-Family Dwelling District. All parcels east of Chautauqua Ave, from Parsons St to Timberdell Rd, including the Property, are designated as Urban Medium in the adopted AIM Norman Comprehensive Land Use Plan. The Property sits directly adjacent to the area recognized as Greek Row, consisting of mostly multi-story fraternities and sororities, or other multi-story housing and one-tenth of a mile from the OU Campus. The Applicant seeks to develop a multifamily residential project on the Property, redeveloping the area and appropriately utilizing it for an essential housing opportunity in Norman, in recognition of the Property's proximity to Campus, while also ensuring compatibility with nearby residential areas. The Applicant will seek to do this through a mix of 660 SF Units and 330 SF Micro-Units, subject to market demand. Micro-units are typically less than 500 square feet and offer housing in urban locations near services, reducing the need for personal vehicles and providing a compact living space for a single-resident prioritizing location over space. Separate from this project, there will also be a new 28 space parking arrangement constructed on the north end of the Property, designated on the attached site plan as Lot B. This new parking area will be for the previously mentioned Greek housing located north of this proposal, on College Avenue.

## **II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS**

### **A. Location**

The Property is located at 1107 and 1111 S. Chautauqua Avenue, 601 and 609 S. Hoover St., and 1010 S. College Ave., Norman, Oklahoma.

### **B. Existing Land Use and Zoning**

The Property is currently zoned R-1, Single-Family Dwelling District and R-3, Multifamily Dwelling District. As noted above, the majority of neighboring lots on this block are already zoned for increased density, such as the existing R-2, Two-Family Dwelling District, R-3, Multifamily Dwelling District and RM-6, Medium-Density Dwelling District. The Property is currently designated on AIM Norman as Urban Medium. Through the adoption of the new Comprehensive Plan, AIM Norman, the intent for this area is to continue to increase the overall density. This Urban Medium designation states that; Gross densities in any single development should be greater than 8 units per acre. 3-story buildings are common. Developments may go up to 4 stories when located along an arterial street. Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street. Parking is secondary to

the movement of people and visibility of destinations. Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential.

**C. Elevation and Topography; Drainage**

The Property gently slopes southwest. No portion of the Property is in the FEMA 100-year flood plain or the WQPZ. The Applicant will utilize low impact development techniques (“LIDs”) and best management practices (“BMPs”) in the development of the Property to control stormwater runoff.

**D. Utility Services**

The necessary utility services for this project are already located on or near the Property as the entirety of the Property is or has been previously developed.

**E. Fire Protection Services**

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. If required, fire hydrants will be installed on or near the Property in compliance with the applicable provisions of Norman’s fire and building codes.

**F. Traffic Circulation and Access**

There are currently two access points on Chautauqua Avenue, one access point on Hoover Street, and two access points on College Avenue, from a prior development. These access points will be combined into a single access point on Hoover Street, and two access points on College Avenue, as shown on the site development plan EXHIBIT A.

**G. Fencing**

The Property currently has 6’ stockade fences on the shared north/south property line. There is an existing 4’ chain link fence separating some of the parcels, which will be eliminated with the planned development.

**III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property shall be developed in conformance with the Site Development Plan, attached hereto as **EXHIBIT A**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman’s Municipal Code, as may be amended from time to time. The exhibits attached hereto are incorporated herein by reference.

**A. Uses Permitted**

This SPUD will retain the Property's existing allowable uses for R-1, Single Family Dwelling District and R-3, Multifamily Dwelling District A list of the proposed allowable uses for the Property is attached hereto as EXHIBIT B. The multifamily structures planned on the Property shall contain a base unit count of 108. As planned, the development will consist of a mix of approximately 660 SF Units, and approximately 330 SF Micro-Units, subject to market demand. The dwelling units will be arranged in a 2 1/2-story building configuration along Chautauqua Ave and Hoover St. The dwelling units will be arranged in a 3 1/2-story building configuration along College Ave. The Property shall include associated parking and landscaping, as shown on the Site Development Plan.

**B. Area Regulations**

North Setback: The project will maintain a 5' setback from the Northwest property line as shown on the Site Development Plan.

South Setback: The project will maintain a 10' setback from the South property line as depicted on the Site Development Plan.

East Setback: The project will maintain an 8' setback from the East property line as shown on the Site Development Plan.

West Setback: The project will maintain a 20' setback from the West property line as depicted on the Site Development Plan.

**C. Open Space / Impervious Coverage**

The impervious area for the Property shall not exceed 85%. Additionally, the Applicant will utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property. The locations and types of LIDs and BMPs are subject to modification during final site development. The open space for the Property shall be as shown on the Site Development Plan, at a minimum quantity of approximately 12,285 SF or 15% of the total site.

**D. Traffic access/circulation/sidewalks**

Primary vehicular access to the Property will be provided from College Avenue on the east side of the Property, along with an access point on the south side of the Property at Hoover St. Pedestrian circulation will be provided through internal walkways connecting parking areas to building entrances. New sidewalks will be installed along street frontages as required. All sidewalks to be ADA compliant.

**E. Landscaping/Tree Preservation**

The landscaping areas depicted on the Site Development Plan will be developed as shown. The Applicant proposes nine (9) trees along the southern boundary of the Property, four (4) trees along the western boundary of the Property, and thirteen (13) trees along the eastern boundary of the Property. The Applicant proposes other trees to be located internal to the development along parking, sidewalk, and other public use areas. The Applicant proposes shrubs and ornamental grasses around the perimeter of the buildings, as shown on the Site Development Plan.

**F. Signage**

If the Property is developed as a multi-family residential building pursuant to this SPUD, the Property may feature signage that complies with the City of Norman's sign code for medium density residential uses, as may be amended from time to time.

**G. Lighting**

The Applicant shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. All exterior lighting, not including landscape or accent lighting, shall be downcast and designed to minimize glare and light trespass. The Property will endeavor to utilize low level and/or shielded directional LED lighting in the parking areas, to the extent reasonably feasible to maintain appropriate level of lighting for safe pedestrian and vehicular use.

**H. Fencing**

The Property will feature a new six (6') foot tall solid opaque fence along the shared property lines of all neighboring parcels, which may be allowed to tier down to three (3') tall within twenty (20') of the street-side property line. There will be a 24" tall landscaping barrier on the property line at Chatauqua, with pedestrian access openings at each entry sidewalk. There will be no fencing required adjacent to the new multi-family structure forward of the parking lot. There will be no fencing required between lots which are to be adjoined via this development.

**I. Height**

Height shall be two and one-half (2 ½) stories along Chatauqua and Hoover. Height shall be three and one-half (3 ½) stories along College, depicted in the building elevations submitted with this SPUD.

**J. Parking**

The development provides one hundred and thirty-seven (137) total parking spaces across both proposed lots and on-street parking. Proposed Lot A will contain the multi-family development and will have eighty-eight (88) parking spaces. Proposed Lot B will contain twenty-eight (28) parking spaces. There will be an additional twenty-one (21) on-street parking spaces constructed as part of the development.

The applicant designed the site with 88 Lot A spaces and 21 on-street spaces, for a total of 109 parking spaces to serve the 108 base unit count of the multifamily development, citing the property's proximity to the University of Oklahoma campus, the existing sidewalks and the planned installation of additional bicycle racks to access campus. These measures are intended to encourage and support multi-modal transportation options for residents, and encourage residents to opt out of owning a personal car on-site, instead utilizing public transit, rideshares, or pedestrian modes of transportation. There are two (4) bike racks required for this Property, and the Applicant is providing eight.

**K. Sanitation**

Commercial dumpster service will be utilized for this site, with the dumpster location shown on the Site Development Plan.

**L. Exterior Materials**

Exterior materials of the building to be constructed on the Property will be 75% brick veneer as shown on the Elevations submitted with this Project. Accents for the building may be glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

**M. Noise and Outdoor Speakers**

Noise generated on any property within the SPUD shall comply with the City of Norman Noise Ordinance, amended from time to time, except as expressly modified herein.

Noise levels shall not exceed the following limits when measured at the property line of the nearest residentially occupied structure:

- a. **60 dBA** between **7:00 a.m. and 9:00 p.m.**
- b. **50 dBA** between **9:00 p.m. and 7:00 a.m.**

Impulsive, repetitive, tonal, or amplified noise that constitutes a nuisance may be subject to enforcement regardless of measured decibel level.

Mechanical equipment, including HVAC units, generators, and compressors, shall:

- a. Be screened from public view and adjacent residential uses; and
- b. Be located to minimize off-site noise impacts.

Upon documented, recurring violations, the Planning Director may require submission and implementation of a noise mitigation plan.

Outdoor speakers, public address systems, and amplified sound are **prohibited**, unless expressly authorized by this SPUD.

Where expressly authorized:

- a. Outdoor amplified sound shall be limited to the hours of **10:00 a.m. to 8:00 p.m.**
- b. Speakers shall be oriented inward toward the site and away from residential properties.
- c. Sound levels shall comply with City of Norman Noise Ordinance.

Temporary amplified sound associated with special events may be permitted administratively, subject to:

- a. Time and duration limits;
- b. Advance notice to adjacent property owners; and
- c. Compliance with all applicable City event permitting requirements

#### **N. Yard-Parking (Non-Game Days)**

Parking of vehicles on grass, landscaped areas, or unpaved surfaces is **prohibited** at all times, except as expressly authorized for designated game days or special events.

On non-game days, vehicles shall be parked only in:

- a. Approved parking lots;
- b. Driveways; or
- c. Street Parking

Where event-related yard parking is expressly authorized:

- a. Parking shall be temporary and removed immediately following the event;
- b. Turf-protection measures shall be used if applicable; and
- c. Sidewalks, fire lanes, and access to adjacent properties shall remain unobstructed. Event-related parking privileges may be revoked upon repeated violations.

#### **O. Yard Games**

Yard games and outdoor recreational activities shall be permitted subject to the standards listed herein. Permitted activities include non-motorized, non-amplified recreational games such as cornhole, bocce, ladder toss, frisbee, and similar low-impact activities. Yard games shall be limited to residents, guests, or patrons

lawfully present on the site, and should occur within internal green spaces of the site whenever possible.

The following are **prohibited**:

- a. Organized tournaments or competitive events open to the general public; Motorized equipment; Permanent or semi-permanent structures; and Amplified sound or public address systems.

Hours of operation shall be limited to:

- a. **12:00 p.m. to 9:00 p.m.**, Sunday through Thursday; and
- b. **9:00 a.m. to 10:00 p.m.**, Friday and Saturday.

All equipment shall be temporary and removed when not in use, and shall not create a trash or visual nuisance. Yard games shall occur only on private property within the SPUD; Not encroach into public rights-of-way, sidewalks, fire lanes, or required parking; and maintain a minimum 10-foot setback from adjacent residential property lines unless otherwise screened. Yard games shall comply with City of Norman Noise Ordinance, as amended from time to time. Yard games shall not be conducted for commercial purposes, entry fees, promotions, or regularly scheduled public events without separate approval.

#### **P. Trash, Recycling, and Resident-Generated Litter**

This Section shall apply only to **trash, recycling, and litter generated or left by residents of the SPUD and their invited guests.**

Responsibility for compliance with this Section shall rest with:

- a. The **Property Owners' Association (POA)**, if established; or
- b. A **property management company** retained by the POA or property owner; or
- c. The **property owner**, in the absence of a POA or property management company.

The POA and/or property management company shall be responsible for ensuring that resident-generated trash, recycling, and litter are:

- a. Properly contained and stored;
- b. Collected and removed on a regular basis; and
- c. Managed in a manner that prevents accumulation, odor, leakage, or vermin.

All resident trash and recycling containers shall be:

- a. Fully enclosed within a permanent structure constructed of materials consistent with the principal building; or
- b. Screened by masonry walls with opaque gates.

Resident trash and recycling enclosures shall not be located:

- a. Between a building and a public street; or
- b. Adjacent to residential uses without additional screening or buffering.

Resident-generated trash, recycling, and litter shall be managed such that loose refuse or bulk items are not visible from public rights-of-way or adjacent properties, and containers are not overfilled or left unsecured.



**EXHIBIT B**  
Allowable Uses

- Single-Family Residential
- Multi-Family Residential
- Micro-Unit Residential
- Short Term Rental
- Accessory Dwelling Units
- Parking