



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/25/2026

REQUESTER: Glenn Foster

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-54 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MINI-WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR THE TRACT OF LAND BEING A PART OF GOVERNMENT LOT 8 IN SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1 VAN BUREN STREET; WARD 2)

APPLICANT/REPRESENTATIVE	Barefoot Land Co.
LOCATION	1 Van Buren St.
WARD	2
CORE AREA	No
EXISTING ZONING	C-2, General Commercial District
EXISTING LAND USE DESIGNATION	Interchange Mixed-Use
CHARACTER AREA	Suburban
PROPOSED ZONING	C-2, General Commercial District, with Special Use for a Mini-warehouse
PROPOSED LAND USE	No change requested

SUMMARY:

The applicant, Glenn Foster, represented by Barefoot Land Co., is requesting rezoning from C-2, General Commercial District, to C-2, General Commercial District, with Special Use for Mini-warehouse, and preliminary plat.

EXISTING CONDITIONS:

SIZE OF SITE: 3.5 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	C-2	C-2	C-1/R-1	C-2/RM-6/O-1	C-2/RM-6
Land Use	Interchange Mixed-Use	Interchange Mixed-Use	Interchange Mixed-Use/ Urban Low	Interchange Mixed-Use	Interchange Mixed-Use
Current Use	Vacant	Office, Commercial, & State Highway 9 Right-of-Way	Office & Single-Family Residential	Multi-Family Residential & Vacant	Office & Multifamily Residential

ZONING DESIGNATION

C-2, General Commercial District

This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

LAND USE DESIGNATION

Interchange Mixed-Use

Characterized by major community and regional commercial developments that are large in scale and have high traffic impact. Efficient, walkable pattern of development with variety in commercial arrangements. Moderate building spacing and separation of uses. Allowances for commercial activities that draw from a regional level; neighborhood services are less common.

- Interchange Mixed-Use areas should be predominately non-residential with minimal residential uses at compatible densities.
- Gross densities in any single development should be greater than 18 units per acre.

CHARACTER AREA DESIGNATION

Suburban Neighborhood Areas

Suburban Neighborhood Areas are where suburban residential subdivision development have occurred or are likely to occur (due to availability of water and sewer service). This area is characterized by low pedestrian orientation, existing but largely inconvenient public transit access, high to moderate degree of building and use separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

In the future, the neighborhoods with good trail access and connections to surrounding services will likely continue to be highly attractive neighborhoods. Future development should elevate connectivity and traditional neighborhood design (TND).

NEAREST PUBLIC PARK

Adkin's Crossing Park is located approximately 0.25 miles south of the subject property. However, it is not accessible via pedestrian infrastructure from the subject property.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:	PD-26-5	February 26, 2026
	PD-26-11	June 25, 2026

The applicant attended the February 26 Pre-Development meeting for the special use request. The applicant also attended the June 25 Pre-Development meeting for the associated preliminary plat request. Please see the attached summaries.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with comments inconsistent with the AIM Norman Plan. Items blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

Fire Department
Building Permitting Review
Public Works/Engineering
Transportation Engineer
Planning
Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the [City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.](#)

BUILDING REVIEW

[Building codes and all applicable trades will be addressed at the building permit stage.](#)

PUBLIC WORKS/ENGINEERING

[Please see attached report from the Engineer regarding the associated preliminary plat request.](#)

TRANSPORTATION ENGINEER

[Please see attached report from the Transportation Engineer regarding the associated preliminary plat request.](#)

PLANNING

ZONING CONSIDERATIONS

C-2, General Commercial District

This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

Uses Permitted

In addition to the uses allowed in the C-2 District, the applicant is requesting Special Use for a Mini-warehouse, as described in Section 36-525(c)(5), C-2, General Commercial District.

Area Regulations

The area regulations will follow those described in Section 36-525, C-2, General Commercial District.

Height Regulations

There are no height limits for any buildings or structures within the C-2 District.

Landscaping

Landscaping will meet Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, as amended. The Mini-warehouse Special Use requires additional landscaping along all property boundaries, including a 20-foot landscape strip across the front of the property, and at least one tree per 20 linear feet of perimeter landscaping.

Parking

Parking for the property will be as shown on the Site Plan. Per Section 36-548, Off-Street Parking Requirements, the minimum recommended number of parking spaces for mini storage warehousing is 1 per 8 rental units.

Lighting

Lighting will comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended.

Signage

Signage will comply with Section 28-505, Commercial Zone Sign Standards, as amended.

Screening

The Mini-warehouse Special Use, per Section 36-525(c)(5), requires a minimum six-foot masonry and/or wrought iron wall along the front of the property. All other screening will comply with Section 36-552, Fencing, Walls, and Screening.

Exterior Materials

The Mini-warehouse Special Use, Per Section 36-525(c)(5), requires that the front façade of all buildings be brick, masonry, or stone, and that all remaining perimeter walls be masonry, brick, or patterned tilt-up concrete. Metal wall siding is only allowed on interior walls for this special use. Roofs must be composition shingles or standing-seam metal. Galvanized or corrugated metal roofs are not allowed. All other exterior materials will comply with Section 36-547, Exterior Appearance.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Policies

The overall proposed development, as shown on the submitted preliminary plat site plan is **consistent** with the Overarching General and Non-Residential Character Area Policies, as it requires high-quality building materials and screened parking and loading areas for the proposed mini-warehouse. Parking areas are also screened from abutting residential districts along the southern boundary. Landscape buffers are proposed for all other areas. As shown, the development will also expand pedestrian connectivity in the area and connect to the greater multi-modal transportation network through its proximity to an Embark bus stop. However, it should be noted that this request is strictly for the Mini-warehouse Special Use, and only bound to the corresponding site plan.

Suburban Neighborhood Area Policies

The development, as shown on the submitted preliminary plat site plan, is **generally consistent** with the Suburban Neighborhood Area Policies, as it utilizes existing utility infrastructure, is screened from nearby residential uses, and promotes vehicular circulation while still providing pedestrian connectivity.

Interchange Mixed-Use (IMX) Land Use Policies

The proposal is **consistent** with the following IMX Land Use policies:

- **Site Design**
- **Transportation**
- **Utilities**

The development, as shown on the submitted preliminary plat site plan, is **mostly consistent** with the Interchange Mixed-Use Policies. The site features pedestrian facilities, which connect to Norman's greater multi-modal transportation network, being located approximately 0.65 miles southwest of the nearest Embark bust stop on W. Lindsey St. Parking areas utilize cross access, shared parking, and are screened from the rights-of-way surrounding the proposed mini-warehouse, and feature landscape buffers for all other areas.

The proposal is **inconsistent** with the following IMX Land Use policies:

- **Building Types**
- **Public Space**

The Special Use request proposes a single-use, single-story mini-warehouse structure, and the overall development lacks dedicated outdoor plazas or similar recreational amenities, making it **inconsistent** with the Building Types and Public Space Policies.

Neighborhood and/or Special Area Plans

This location **is not** within a Neighborhood or Special Planning Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed project is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed project meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the existing project.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the existing project.

DISCUSSION:

The proposed rezoning request is intended to allow Mini-warehouse as a Special Use, in addition to the uses currently allowed by-right in the C-2, General Commercial District. The Special Use provisions required by Section 36-525(c)(5) provide a greater degree of protection for the residential uses to the west than would otherwise be required for other allowed commercial uses. This proposal is part of a larger plan to develop the property for commercial activity, as indicated on the preliminary plat site plan. While the overall development is generally consistent with the AIM Norman Character Area and Land Use Policies, it should be noted that the request is strictly for the Mini-warehouse Special Use.

CONCLUSION:

Staff forwards this request for rezoning from C-2, General Commercial District, to C-2, General Commercial District, with Special Use for a Mini-warehouse and Ordinance O-2526-54, for consideration by City Council.

Staff Note: The applicant submitted a new site plan after Planning Commission. The new site plan fixes fence and sidewalk alignment issues. No substantive changes were made.

ATTACHMENTS:

Van Buren AIM Supporting Documents

PLANNING COMMISSION RESULTS:

At their meeting on July 9, 2026, the Planning Commission recommended approval of Ordinance O-2526-54, by a vote of 5-0.