

# **Sterling Fields**

## **A PLANNED UNIT DEVELOPMENT NORMAN, OKLAHOMA**

**APPLICANT:**  
Premium Land, LLC

**APPLICATION FOR:**  
  
**PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAT**

Submitted October 1, 2025  
Revised November 5, 2025

**PREPARED BY:**  
  
**RIEGER SADLER JOYCE LLC**  
136 Thompson Drive  
Norman, Oklahoma 73069

## TABLE OF CONTENTS

- I. INTRODUCTION
  - Background and Intent
- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
  - A. Location
  - B. Existing Zoning
  - C. Elevation and Topography
  - D. Drainage
  - E. Utility Services
  - F. Fire Protection Services
  - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
  - A. Uses Permitted
  - B. Area Regulations
  - C. Miscellaneous Development Criteria

## EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan & Typical Lot Layouts
- C. Preliminary Plat
- D. Allowable Uses
- E. Open Space

## **I. INTRODUCTION**

Premium Land, LLC (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 59.33 acres, located in Ward 5 of the City of Norman. More particularly, the site is located on the South side of East Robinson, generally between 48<sup>th</sup> Ave. NE and 58<sup>th</sup> Ave. NE., more particularly described on the attached **Exhibit A** (the “**Property**”).

The Applicant intends to use this Planned Unit Development (“**PUD**”) to put forth the parameters for which the Property may be developed over time. The Property is currently zoned A-2, Rural Agricultural. This PUD will allow for the Property to develop as a single-family residential development.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Property is located on the South side of East Robinson, generally between 48<sup>th</sup> Ave. NE and 58<sup>th</sup> Ave. NE.

### **B. Existing Zoning**

The Property is currently zoned A-2, Rural Agricultural.

The abutting properties are all currently zoned A-2, Rural Agricultural. The property immediately east of the Property also has Special Use for Public Utility.

### **C. Elevation and Topography**

The Property consists of unimproved land and is generally flat.

### **D. Drainage**

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. There are no floodplain or water quality protection zone (WQPZ) areas on the property.

### **E. Utility Services**

The lots shall utilize private well and septic utilities in accordance with all applicable ordinances, rules, and regulations of the City of Norman and ODEQ.

### **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes.

### **G. Traffic Circulation and Access**

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan.

### **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property is planned to accommodate a single-family residential development. The Property shall be developed in general compliance with the preliminary site development plan, attached hereto, subject to final revisions or adjustments allowed by the City of Norman's PUD ordinance. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

#### **A. Uses Permitted:**

A complete list of the allowable uses for the Property is attached as **Exhibit D.**

#### **B. Area Regulations:**

The lots shall comply with the following development regulations:

**Front Yard:** The minimum depth of the front yard setback shall be forty (40') feet.

**Side Yard:** The minimum depth of the side yard setback shall be twenty-five (25') feet.

**Rear Yard:** The minimum depth of the rear yard setback shall be twenty (20') feet.

**Density and Lot Size:** The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area. The minimum lot size shall be 0.75 acres. The development shall consist of sixty (60) residential lots.

**Height:** The maximum building height shall be thirty-five (35) feet.

#### **C. Miscellaneous Development Criteria**

##### **1. Site Plan**

The Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD. The development of the property shall be constructed as presented thereon, subject to final design development and changes allowed by the City of Norman's PUD Ordinance, as may be amended from time to time.

##### **2. Open Space/Common Area**

Approximately 6.10 acres of common open space are contained within the Property, as shown on **Exhibit E**.

**3. Signage**

The entrance to the Property may contain entryway signage and associated walls, fences, and decorative features, in order to identify the addition. Such signage and features shall not be located within any public or private easement areas, except as expressly permitted by the terms of the applicable easement. The signage may be lighted and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. The maximum square footage shall comply with Chapter 28 of the City of Norman's Code of Ordinances for low density residential.

**4. Traffic access/circulation/parking and sidewalks**

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Vehicular maneuvering shall be permitted within the streets and/or rights-of-way, as some common area amenities may feature parallel or similar parking spaces. Sidewalks are not required along interior streets.

**5. Landscaping**

Landscaping shall be provided in conformity to Section 36-551 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

**6. Phasing**

It is anticipated that the Property will be developed in multiple phases. The actual timing and number of development phases will be determined by various factors outside of the Applicant's control, including, but not limited to, market demand and absorption rates.

## EXHIBIT A

### Legal Description of the Property

#### LEGAL DESCRIPTION:

##### TRACT 1

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NW/4, A DISTANCE OF 1631.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 89°26'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 155.07 FEET, SAID POINT BEING 816.34 FEET, SOUTH 89°26'43" WEST OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°54'12" EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING 816.33 FEET, SOUTH 89°23'36" WEST OF THE CENTER OF SAID SECTION 25; THENCE SOUTH 89°23'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE 171.40 FEET TO A POINT BEING 1631.89 FEET, NORTH 89°23'36" EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 00°32'56" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.92 FEET TO THE POINT OF BEGINNING.

##### TRACT 2

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 1786.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°26'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 816.34 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°54'12" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.07 FEET TO THE CENTER OF SAID SECTION 25; THENCE SOUTH 89°23'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 816.33 FEET; THENCE NORTH 00°54'12" WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,584,266.17SQ. FT. OR 59.3265 ACRES, MORE OR LESS.

[illegible]

*Full Size Documents Submitted to City Staff*





**EXHIBIT D**  
Allowable Uses

- Detached single-family dwelling;
- Family day care home;
- General purpose farm or garden;
- Home occupation;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes, subject to an annual permit, as defined in NCC 36-101, for no more than four years, and/or Sales Office;
- Parking lot for model home(s);
- Short-term rentals; and
- One Accessory Dwelling Unit per lot.

# **EXHIBIT E** **Open Space** *Full Size Documents Submitted to City Staff*

