

SOONER VILLAGE

A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
HIGHWAY 9 JENKINS M&J INVESTMENTS, LLC

APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
NORMAN 2025

Submitted October 2, 2023
Revised October 8, 2024

PREPARED BY:

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I. INTRODUCTION

Highway 9 Jenkins M&J Investments, LLC (the “**Applicant**”) intends to rezone and plat the property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a mixed-use community, featuring a variety of uses including, but not limited to, commercial, office, light-industrial, and a diversity of multi-family residential uses within the Property. The Applicant also seeks to amend the property’s NORMAN 2025 Designation to Mixed-Use in order to facilitate this development. The Property contains approximately 56.54 acres, and a conceptual site plan of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located at the Southeast corner of the Highway 9 and Jenkins Ave. intersection, as more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is undeveloped and is currently zoned I-1, Light Industrial, with a NORMAN 2025 designation of Industrial. This request seeks to rezone the Property to a Planned Unit Development and amend the Property’s NORMAN 2025 designation to Mixed-Use.

C. Elevation and Topography

The Property contains elevations ranging from approximately 1130 to 1104. The Property generally slopes to the floodplain located south and southeast of the Property.

D. Drainage

A drainage report will be provided to City Staff as part of the Preliminary Plat application.

E. Utility Services

All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended as necessary.

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, ordinances, and/or regulations.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Conceptual Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. 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:

The Property will be developed as mixed-use development, featuring a variety of uses including, but not limited to, commercial, office, light-industrial, and a diversity of multi-family residential uses within the Property. The development of the Property shall be divided into four (4) development areas for purposes of allowable uses and area regulations. Development Area 1 will contain Tracts 1 – 4 and will contain the bulk of the commercial allowances within the Property with additional allowances for mixed-use multifamily residential. Development Area 2 will contain Tracts 5 – 6 and will feature a diversity of office, warehouse, commercial, and light-industrial uses. Development Area 3 will contain Tract 7 and will allow for duplexes. Development Area 3 is expected to contain approximately 20 dwelling units. Development Area 4 will contain Tracts 8 – 9 and will allow for multifamily townhomes and apartments. Development Area 4 is expected to contain approximately 135 dwelling units including approximately 75 units in Tract 8 and 60 units in Tract 9. A complete list of the allowable uses for each Development Area within the Property is attached as **Exhibit C**. It is understood and acknowledged that the boundaries of the individual Tracts and Development Areas have not been finalized as this development is at the preliminary plat stage, and, subject to Section 36-509 of the City of Norman's PUD Ordinance, the final legal descriptions and lot sizes may fluctuate prior to the filing of a final plat. Therefore, the boundaries of the Development Areas may fluctuate so long as such modification does not result in a substantial deviation from the Conceptual Site Development Plan.

B. Area Regulations:

1. Development Area 1: Commercial, Hospitality, & Mixed-Use Residential

Building Setback: There shall be a twenty foot (20') building setback from Jenkins Ave. There shall be a twenty-five foot (25') setback from Sooner Ave. and Oklahoma Ave. Buildings may not encroach upon public easements or rights-of-way. Otherwise, there is no required front, rear, or side yard building setback.

Height: There shall be no height limit for any building or structure in Development Area 1 of the Property.

2. Development Area 2: Office, Warehouse, and Light-Industrial

Building Setback: There shall be a twenty foot (20') building setback from Jenkins Ave. Otherwise, there is no required front, rear, or side yard setback.

Height: There shall be no height limit for any building or structure in Development Area 2 of the Property.

3. Development Area 3: Multi-Family Duplexes

Front Yard: The minimum depth of the front yard shall be 20 feet.

Side Yard: There shall be no minimum side yard setback, except to the extent necessary to accommodate any applicable fire rating separation.

Rear Yard: The minimum rear yard setback shall be ten feet (10').

Height: The maximum height for Development Area 3 shall be three (3) stories.

Lot Width: Minimum lot width shall be forty-five-feet (45').

Impervious Area: Impervious area of a lot shall not exceed sixty-five percent (65%).

4. Development Area 4: Multi-Family Apartments and Townhomes

Front Yard: For Tract 9 (Lot 1, Block 3 of the Preliminary Plat), the North setback shall be twenty-five feet (25') and shall be deemed the front yard. All other lots within Development Area 4 shall have a minimum twenty-foot (20') setback, with corner lots allowed to have a fifteen-foot (15') setback as shown on the Conceptual Site Development Plan.

Side Yard: Tract 9 shall have a five-foot (5') side yard setback. All other lots within Development Area 4 shall have a fifteen foot (15') side yard setback.

Rear Yard: Tract 9 shall have a twenty-foot (20') rear yard setback (along the southern property line). All other lots within Development Area 4 shall have a minimum ten foot (10') rear yard setback.

Height: The maximum height for Development Area 4 shall be five (5) stories.

Lot Width: Minimum lot width shall be fifty feet (50').

Impervious Area: Impervious area of a lot shall not exceed sixty-five percent (65%).

C. Additional Development Criteria:

1. Exterior Materials

The exterior of the commercial, office, or apartment buildings constructed within the Property may be constructed of brick, stone, synthetic stone, wood, glass, stucco, EIFS, masonry, metal accents, and any combination thereof. Industrial, warehouse, and storage buildings shall be allowed to be constructed of all of the above materials as well as metal exteriors with aggregate, sandblasted or textured coating finish. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

2. Sanitation

Trash dumpsters may be located as depicted on the Conceptual Site Development Plan or in locations as may be approved by City sanitation services.

3. Signage

Each Tract may contain up to two (2) identification/directional ground signs. The identification ground signs for each Tract may be a maximum of 100 square feet per side and shall generally be located at the entrance to each Tract. Also, each Tract may contain up to two (2) monument or pylon signs generally located near the entrances to each Tract, and with each Monument sign allowing for a maximum of 300 square feet per side. The identification ground and/or monument signs shall otherwise comply with the sign standards of the City of Norman Sign Code, as may be amended, as applicable to the underlying use for each Tract. All other signs shall comply with the sign standards of the City of Norman Sign Code as applicable to the underlying use for each Tract.

4. Traffic access and circulation

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

5. Open Space

The areas initially planned as open space are depicted on the conceptual open space exhibit attached hereto as **Exhibit E**. The current layout shows approximately 20% of the total acreage as open space.

6. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Conceptual Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

7. Landscaping and Fencing

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements. Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible but is not required within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. Fencing placement and height shall comply with applicable City ordinances, as amended from time to time.

8. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

9. Phasing

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates and shall comply with Norman City Code 36-509, as may be amended.

EXHIBIT A

Legal Description of the Property

A tract of land in the Southwest Quarter (SW/4) of Section Eight (8), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter (SW/4);

Thence North 00°12'02" West along the West line of said Southwest Quarter (SW/4) a distance of 1846.74 feet to a point on the Southerly Right-of-Way line of State Highway No. 9;

Thence along said Right-of-Way line the following three (3) courses:

- 1) Along a curve to the left having a radius of 10,592.95 feet, a chord bearing South 69°52'15" East and a chord distance of 255.98 feet for an arc distance of 255.96 feet;
- 2) South 70°33'47" East for a distance of 153.36 feet;
- 3) Along a curve to the left having a radius of 5,521.46 feet, a chord bearing South 81°00'47" East and a chord distance of 2002.95 feet, for an arc distance of 2014.10 feet; Thence South 60°07'38" West for a distance of 540.23 feet; Thence South 50°24'05" West a distance of 831.50 feet;

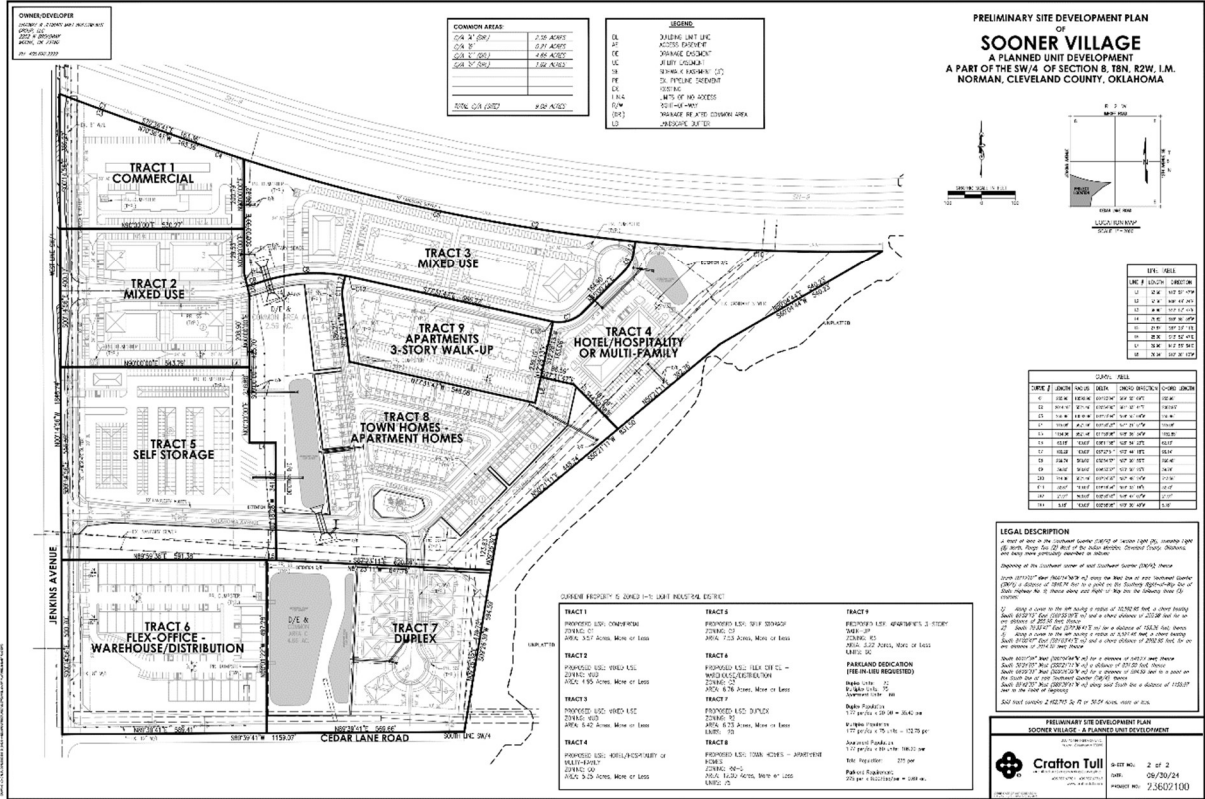
Thence South 08°29'33" West for a distance of 594.59 feet to a point on the South line of said Southwest Quarter (SW/4);

Thence South 89°42'35" West along said South line a distance of 1159.07 feet to the Point of Beginning.

EXHIBIT B

Preliminary Site Development Plan

Full Size Documents Submitted to City Staff



CUSTOM PROPERTY IS ZONED U-1B (LIGHT INDUSTRIAL RESIDENTIAL)

TRACT #	PROPOSED USE	PROPOSED LAYOUT
TRACT 1	COMMERCIAL	PROPOSED LAYOUT
TRACT 2	MIXED USE	PROPOSED LAYOUT
TRACT 3	MIXED USE	PROPOSED LAYOUT
TRACT 4	HOTEL/HOSPITALITY OR MULTI-FAMILY	PROPOSED LAYOUT
TRACT 5	SELF STORAGE	PROPOSED LAYOUT
TRACT 6	WAREHOUSE/DISTRIBUTION	PROPOSED LAYOUT
TRACT 7	DUPLEX	PROPOSED LAYOUT
TRACT 8	TOWN HOMES - APARTMENT HOMES	PROPOSED LAYOUT

LEGAL DESCRIPTION

A PART OF THE SW 1/4 OF SECTION 8, T8N, R23W, L1M, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: COMMERCIAL

TRACT 2: MIXED USE

TRACT 3: MIXED USE

TRACT 4: HOTEL/HOSPITALITY OR MULTI-FAMILY

TRACT 5: SELF STORAGE

TRACT 6: WAREHOUSE/DISTRIBUTION

TRACT 7: DUPLEX

TRACT 8: TOWN HOMES - APARTMENT HOMES

PRELIMINARY SITE DEVELOPMENT PLAN

SOONER VILLAGE - A PLANNED UNIT DEVELOPMENT

Sheet No. 2 of 2
Date: 06/20/24
Project No. 7-6637100

EXHIBIT C
Allowable Uses

Allowable Uses:

Development Area 1

- Gas Station/Convenience
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.

- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- High Density Multifamily Uses, which includes apartment buildings, either stand alone or above ground floor office/commercial uses, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;

- Short-term rentals.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

Development Area 2

- Office buildings and office uses.
- Self-Storage/Personal Storage.
- Warehouse buildings and warehouse uses.
- Automobile sales and service, but not including automobile or machinery wrecking establishments or junk yards.
- Boat sales and service.
- Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant.
- Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors.
- Farm machinery or contractor's machinery storage yard.
- Mobile home and camper sales.
- Public utility service company yard or electric receiving or transforming station.
- Truck and farm implement sales and service.
- Truck terminal.
- Veterinary hospital.
- Trade schools and schools for vocational training.
- Medical buildings and medical uses.

Development Area 3

- Single Family dwelling
- Two-family dwelling (duplex)
- Single Family dwelling and a garage apartment
- Family day care home
- General purpose farm or garden
- Home occupation
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot
- Short-term rentals

Development Area 4

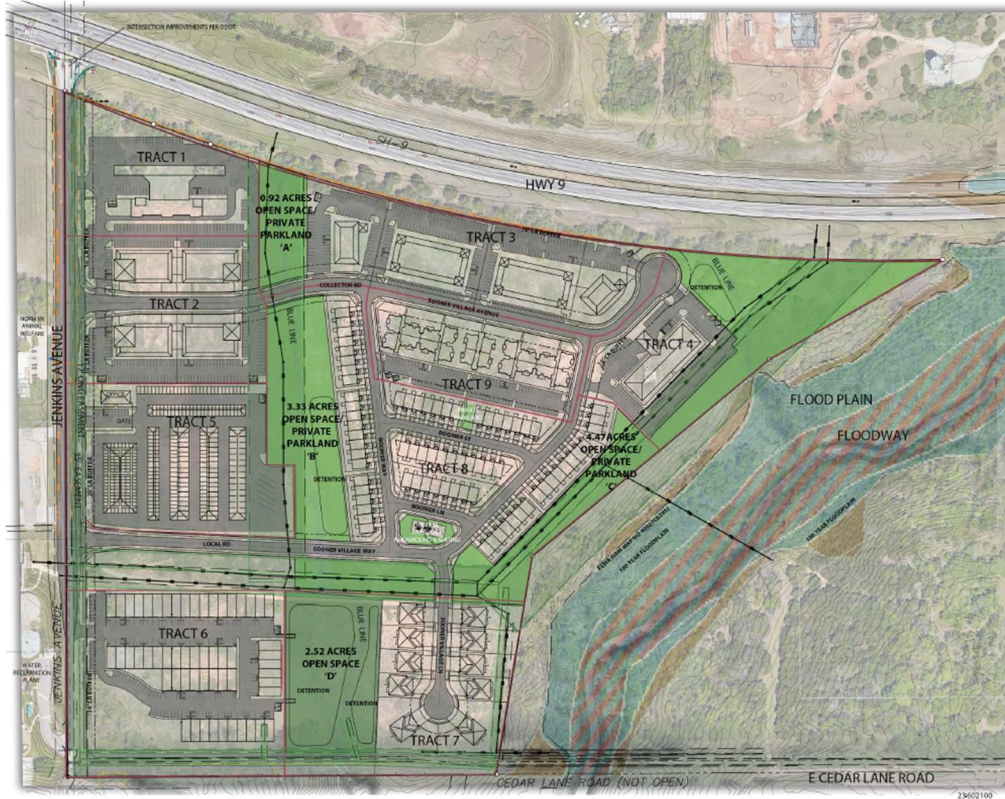
- High Density Multifamily Uses, which include:
 - Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;
 - Townhouse Development;
 - Short-term rentals; and
 - Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

- Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations enumerated above for this allowable use category;
- Two-family dwelling (duplex), or a single-family dwelling with a garage apartment.

EXHIBIT E

Open Space

Full Size Documents Submitted to City Staff



OPEN SPACE AREAS

AREA A:	0.92 ACRES
AREA B:	3.33 ACRES
AREA C:	4.47 ACRES
AREA D:	2.52 ACRES
TOTAL:	11.24 ACRES OF 56.54 ACRES
PERCENT OF OVERALL ACREAGE: 20%	
PARKLAND DEDICATION	
TWO-FAMILY UNITS:	20
TOWNHOME UNITS:	74
MULTIFAMILY GARDEN UNITS:	60
MULTIFAMILY UNITS OVER RETAIL:	56
TOTAL UNITS:	210
1.77 PER DWELLING UNIT X 210 = 372	
372 X 0.0025 ACRES/PER = 0.93 ACRES	
PRIVATE PARKLAND REQUIREMENT:	2 X 0.93 AC = 1.86 ACRES
PRIVATE PARKLAND IS MADE UP OF OPEN SPACE A, B, C AND INTERNAL OPEN SPACES WITHIN TRACT 8. AREA ENCOMPASSES OVER 7 USABLE ACRES OF PASSIVE AND ACTIVE SPACES, INCLUDING A PLAYGROUND AND SEATING AREAS	

OPEN SPACE PLAN w/ PRIVATE PARKLAND AREAS ILLUSTRATED
SOONER VILLAGE
 Norman, OK
 October 2024

GRAPHIC SCALE IN FEET
 200' 0' 200'

Craffon Tull
 architect | engineering | surveying

EXHIBIT F

Site Plan

Full Size Documents Submitted to City Staff

