



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 6/11/2026

REQUESTER: Geoffrey Arce

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-44: 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 REMOVE A PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE A-2, RURAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3766 E. ROBINSON ST.; WARD 5)

APPLICANT/REPRESENTATIVE	Geoffrey Arce
LOCATION	3766 E. Robinson St.
WARD	5
CORE AREA	No
EXISTING ZONING	PUD, Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Urban Low and Open Space
CHARACTER AREA	Suburban and Protected and Sensitive
PROPOSED ZONING	A-2, Rural Agricultural District
PROPOSED LAND USE	No Change

REQUESTED ACTION

Revocation of the PUD District

SUMMARY:

The applicant, Geoffrey Arce, is requesting the property’s zoning go forward to Council for revocation of the PUD. While it appears that the applicant desires that the zoning return to A-2, he has not expressly made this request.

EXISTING CONDITIONS:

SIZE OF SITE: 5 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	PUD	RE	A-2	A-2 & PUD	A-2
Land Use	Urban Low & Open Space	Urban Low	Urban Low & Open Space	Urban Low & Open Space	Urban Low & Open Space
Current Use	Single-Family Residence, Vehicle and Parts Sales	Single-Family Residential	Vacant	Vacant	Single-Family Residential

ZONING DESIGNATION

PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.

- Maximum enhancement and minimal disruption of existing natural features and amenities.
- Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

LAND USE DESIGNATION

Urban Low

Open Space

See attached Urban Low and Open Space Land Use Category documents.

CHARACTER AREA DESIGNATION

Suburban

Protected and Sensitive

See attached Suburban and Protected and Sensitive Character Area documents.

NEAREST PUBLIC PARK

The Hall Park Greenbelt System is the nearest public park. It is approximately 1.5 mile to the entrance off E. Robinson St. However, there is no available pedestrian access to the park from the subject property.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

A Pre-Development meeting was not required for this application.

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 review comments "inconsistent" with AIM Norman Plan. Items italicized and blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review*
3. Public Works/Engineering
4. Transportation Engineer*
5. Planning*
6. Utilities*

FIRE DEPARTMENT

Items related to fire codes will be addressed during any building permit reviews.

BUILDING REVIEW*

A single-family residential structure and barn appear to have originally been built on site around 1985. Two additional accessory structures have since been pursued by Applicant without obtaining building permits. One was completed and the other only built to foundation. The incomplete structure was previously determined to be violating the boundary of the City of Norman's utility easement, as well as an easement held by the Board of Reclamation (BOR). Applicant has verbally claimed the foundation was since moved out of the easement area. City staff requested a survey verifying this claim, which Applicant has not provided. As noted, the unfinished structure and the accessory structure directly to the south lack building permits, which Applicant must immediately request and obtain in the case that the requested rezoning is granted. Otherwise, these structures must be removed.

PUBLIC WORKS/ENGINEERING

The subject property was platted in 1981 as part of the Replat of Pecan Heights. Properties zoned A-2 were allowed to subdivide into 5-acre tracts at that time. Since that time, the code was changed to require a 10-acre minimum for property zoned A-2.

TRANSPORTATION ENGINEER*

The subject property is entitled to a single point of access on Robinson Street. Ideally, this property's drive would line up with Bryant Circle (N across Robinson). However, because the original drive has been historically located elsewhere, staff would except either the east or west driveway given the relatively low turning movements either into the site or into Bryant Circle. The east driveway is preferred as it was the original, existing driveway which may be treated as legal non-conforming. The west driveway is not preferred, as it was constructed without permit from either the City or the Board of Reclamation (BOR). In either case, the drive selected for use is required to be brought up to our standards and to the standards of BOR.

PLANNING*

ZONING CODE CONSIDERATIONS

A-2, Rural Agricultural District

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will

not be undergoing urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are considered to be sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to persons and property within the developed portions of the City. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- To protect against flood damage in the 100-year floodplain and other floodprone areas within the Ten Mile Flat area.

It is believed that the applicant desires that the property revert to A-2 zoning. The proposal is **inconsistent** with the purpose of A-2 as this zoning district is meant to be outside the urban area of Norman and the tract should have 10-acres. The most recent land use plan placed this property within the Urban Low Land Use Category; thus, the property is meant for higher density than permitted under A-2.

Uses Permitted

- The uses allowed in the A-2 District include:
 - Detached one-family dwelling.
 - Church, temple or other place of worship.
 - Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.
 - Agricultural crops.
 - The raising of farm animals.
 - Country club.
 - Family day care home.
 - Golf course (excluding miniature golf courses).
 - Home occupation.
 - Library.
 - Park or playground.
 - Plant nursery.
 - Accessory buildings, including barns, sheds and other farm buildings which are not part of the principal building.
 - One accessory dwelling unit ("ADU").
 - Type 2 mobile home.
 - Medical marijuana commercial grower, as allowed by State law.
 - Medical marijuana education facility (cultivation activities only), as allowed by State law.

- Short-term rentals.

The proposed uses are **consistent** with the surrounding zoning.

Area Regulations

- Front yard setback: 100' from centerline of public street
- Side yard setback: 25'
- Rear yard setback: 50'
- The minimum lot width shall be 330 feet measured at the front building line, and such lot or parcel on which a dwelling structure is or to be located shall abut on a single public street or road officially opened by action of the City Council a distance of not less than 250 feet.
- For each principal dwelling or other permitted use allowed within the district, and buildings accessory thereto, including ADUs, there shall be a lot area of not less than ten acres. Notwithstanding, only one principal dwelling and one ADU may be permitted on any legal A-2 parcel.

The subject property does not meet the current required lot width or lot area for A-2. Because applicant has not submitted a survey, it is unclear if the existing foundation for an accessory structure on the north side of the property meets the 100' front yard setback. The proposal is **inconsistent** with the A-2 area regulations and the surrounding area. However, at the time this property was platted as part of Pecan Heights Survey, it was recognized as a legal tract of land within the City of Norman.

Landscaping

- If the property is developed with any vehicular use areas of at least 900 square feet of impervious area to be used as parking, landscaping will be required, per Section 36-551, Landscaping Requirements for Off-Street Parking Facilities.

There are no such parking areas proposed at this time. The proposal is **consistent** with the surrounding area.

Lighting

- If the property develops as any of the allowable commercial uses in the A-2 district, all exterior lighting shall be installed in accordance with the applicable regulations of Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time.

Exterior lighting within the development will be **consistent** with applicable City regulations if developed as an allowable commercial use.

Signage

- If the property develops as any of the allowable commercial uses in the A-2 district, signage must comply with the Low Density Residential Zone Sign Standards in Section 28-508.

Any signage installed for a nonresidential use permitted in A-2 would be **consistent** with the surrounding area as the Low Density Residential Zone Sign Standards were developed for residential areas.

Screening

- Screening for this site will be required to follow Section 36-552, Fencing, Walls, and Screening.

The proposed development under A-2 zoning will be **consistent** with the City's screening regulations. Fencing would be required for any nonresidential use permitted in A-2 if the adjacent property is zoned or used for single- or two-family purposes.

Exterior Materials

- There are no exterior material requirements for A-2.

The proposal is **consistent** with the surrounding zoning.

LAND USE CONSIDERATIONS

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

Overarching Residential Policies

The proposal is **consistent** with the Character Area General Non-Residential Policies as the residential nature of the request blends with the surrounding area.

Suburban Policies

The applicant is not proposing redevelopment of the property other than discontinuing previously approved commercial uses for the automobile sales and repair business. Many of the Suburban Policies refer to development of new housing, mixing of uses, and ensuring a connected transportation system..

Protected and Sensitive Policies

Within AIM, the Protected and Sensitive Areas encompass the FEMA floodway and floodplain, and the Stream Planning Corridor. The Protected and Sensitive Area of the subject property is in the flood plain and calls for no development other than recreational and conservatory uses that do not require placing fill or insurable structures. The applicant currently stores "inventory" for the vehicle sales and repair business allowed as a use under the current PUD in the floodplain, but which was not approved as part of the previously approved site plan. These vehicles must be removed to ensure consistency with the Protected and Sensitive Policies.

Urban Low Land Use Policies

The Urban Low designation calls for a density of 3 units per acre. The property, as currently developed, is **inconsistent** with the description of Urban Low. However, this property was platted and developed as single-family before the adoption of AIM Norman.

Building Types

The current buildings on this property can be considered **consistent** with the Urban Low category. Any new buildings are required to meet the A-2 standards and with future development increasing density, it should meet the adopted policy for building types.

Site Design

The proposed development is generally **consistent** with the Urban Low policy. Any new development increasing the density should be required to meet the Site Design policy and A-2 standards.

Transportation

The proposed development is **consistent** with Urban Low policy as it utilizes Robinson Street as access.

Utility Access

The development site does not have access to public water and sanitary sewer facilities because access is not available at this time. When the property is redeveloped with increased density, access to public utilities should be utilized. Utility access is not applicable for this down-zoning request.

Public Space

The proposed development does not include designated plazas, gathering areas, or similar amenities. However, this site is considered a down-zoning and would not be developed to provide amenities for public use. When the site is redeveloped for increased density, additional public space should be designated if appropriate for the design. For this reason, Public Space is not applicable for this development.

Open Space Land Use Policies

The area designated as Open Space on this tract is the area designated as Flood Plain. This area of Flood Plain on this down-zoning application is not planned for any future development. Any work to be completed in the Flood Plain requires separate permit from the Flood Plain Permit Committee.

The Description and Context adopted for Open Space intends for this area to be used for parks, recreational feature and appropriate for wildlife habitat preservation with only passive recreation uses.

The following information is typically reviewed for projects planning to develop/utilize areas within the designation of Open Space; however, as noted, this is a down-zoning and nothing is planned within this Open Space/Flood Plain designation.

Building Types

Small single-story structure designed to support the primary functions as a recreation or natural amenity. N/A for this item.

Site Design

Based around natural areas where wetlands, flood plains, native vegetation, wildlife habitats, and any other sensitive areas should be preserved. Minimal site disturbance.

- Development on the periphery should not remove healthy trees or other beneficial landscaping to help retain natural filtering and protection from pollutants.

The existing development of this site is not located within the Flood Plain; however, the applicant is storing various vehicles within the Flood Plain, these must be removed from the Flood Plain. As shown on the aerials, this site is currently **inconsistent** with the Open Space Land Use policy.

Transportation

Streets, transit, sidewalks, and trails all have a role to play in maximizing access to these community resources. Within the OP land Use itself, small access streets trails, and walking paths provide both access and recreation functions. N/A for this item.

Utility Access

Some structures may require water and sewer service. Electricity for lighting and basic building functionality (lights, security, cleaning equipment, etc.) may be appropriate in some open spaces. N/A for this item.

Public Space

All types and sizes of parks, trails, playgrounds, native ecosystem areas, pavilions, and passive and active recreation spaces are accommodated and appropriate. N/A for this item.

Neighborhood and/or Special Area Plans

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

UTILITIES*

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER AVAILABILITY

Water Availability

City water is not available at this location. There is an existing private water well serving the property.

Wastewater Availability

City wastewater is not available at this location. There is an existing private onsite wastewater system serving the property.

OTHER UTILITIES COMMENTS

New driveways, including the western driveway not previously permitted, would be required to comply with requirements for reinforced concrete drive pursuant to the Bureau of Reclamation requirements for both raw water lines.

The unfinished building foundation was previously identified to be within United States Bureau of Reclamation easement and City of Norman easement.

Site as commercial is currently served with a dumpster. Service will return to polycart only upon rezoning.

DISCUSSION:

While this proposal does not meet many of the Character Area and Land Use policies adopted with AIM Norman, this site was platted in 1981 as a 5-acre tract and was a legal tract at that time.

CONCLUSION:

Staff forwards this request for revocation of PUD, Planned Unit Development zoning, and Ordinance O-2526-44 to the Planning Commission for consideration and recommendation to City Council.