

521 E. Frank St.

A Simple Planned Unit Development

Applicant: Ken and Sarah Hall

521 E. Frank Street
Norman, Oklahoma

Application for:
Simple Planned Unit Development
Submitted January 2, 2026
Revised February 26, 2026

PREPARED BY:
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I. INTRODUCTION

A. **Background and Intent.** This Simple Planned Unit Development (“**SPUD**”) is proposed by Ken and Sarah Hall (collectively, the “**Applicant**”) for the property located at 521 E. Frank Street, Norman, Oklahoma, more particularly described on Exhibit A (the “**Property**”). The Property contains approximately 0.24 acres and is improved with an existing two-story building, a garage, and three (3) parking spaces.

The intent of this SPUD is to incorporate and preserve any and all uses permitted in the R-1, Single-Family Dwelling District, as amended from time to time, while allowing for a limited, low-intensity personal service use within the first floor of the existing building in a manner compatible with the surrounding area. No expansion of the existing building, additional structures, or material site modifications are proposed as part of this request. The proposed uses are confined entirely within the existing building footprint.

This SPUD is intended to provide flexibility for the use of the existing building while maintaining compliance with applicable City of Norman (the “**City**”) development standards and without necessitating redevelopment of the Property.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. Location.** The Property is generally situated on E. Frank Street, between N. Ponca Avenue and N. Findlay Avenue, backing up to the AWE, Adult Wellness and Education Center.
- B. Existing Land Use and Zoning.** The Property's current zoning is R-1: Single-Family Dwelling District. The AIM Norman Future Land Use designation is Mixed Use and Character Area is Core.
- C. Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout the entirety of the site.
- D. Drainage.** The drainage on the Property shall remain unchanged. In the event of redevelopment, the Property shall meet or exceed all applicable drainage ordinances.
- E. Utility Services.** No change to utility services is necessary. All necessary utilities for the Property (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property.
- F. Fire Protection Services.** No change is necessary. Fire protection services will be provided by the City of Norman Fire Department and by the Owner of the Property where required by building and fire protection codes in the structures.
- G. Traffic Circulation and Access.** No change to traffic circulation or access is requested.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permissible Uses.** The Property is currently zoned R-1, Single-Family Dwelling District. The Property shall be permitted to be used for any and all uses allowed as a matter of right in the R-1, Single-Family Dwelling District, as amended from time to time. In addition to such permitted R-1 uses, the existing single-family home may contain, on the first floor only, a limited, low-intensity personal service use, subject to applicable City ordinances, codes, and regulations, as may be amended from time to time. The uses are more specifically set forth in Exhibit C.

No new construction, expansion, or exterior modification of the existing building is proposed or authorized by this SPUD. The additional permitted use of a low-intensity personal service use shall be conducted within the existing building footprint and in a manner consistent with the surrounding neighborhood character.

Legal Non-Conforming Use. This property is not platted but is recognized as a Legal Non-Conforming Lot.

- B. Development Criteria.**

1. **Site Plan.** The existing buildings shall be allowed to remain as shown on the Property, as shown on Exhibit B. Building setbacks shall mirror City of Norman R-1 Single-Family Dwelling District setback requirements, as may be amended from time to time.
2. **Building Height.** Buildings are allowed to be two (2) stories in height.
3. **Signage.** All signage for the Property shall comply with the City’s applicable “Low Density Residential Zone Sign Standards”, as amended from time to time.
4. **Traffic Access and Sidewalks.** Access to the Property shall remain as it currently exists.
5. **Open Space.** Open space for the Property shall remain as currently exists.
6. **Parking.** The Property shall utilize its current parking layout, as shown on the Site Plan. There are three (3) parking locations, two (2) located on the west and one (1) on the east side of the Property, all belonging to this Property. On-street parking is currently allowed in this location.
7. **Landscaping.** The Property shall not be subject to any additional landscaping requirements.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Part of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Nine (9) North, Range Two (2) West of Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning at a point 60 feet North of the NE/Corner of Lot Fifteen (15), in Block One (1) of G.H. COLLEY'S FIRST ADDITION, to the City of Norman, and running thence West 75 feet; thence North 140 feet; thence East 75 feet; thence South 140 feet to the place of beginning.

EXHIBIT B

SITE DEVELOPMENT PLAN

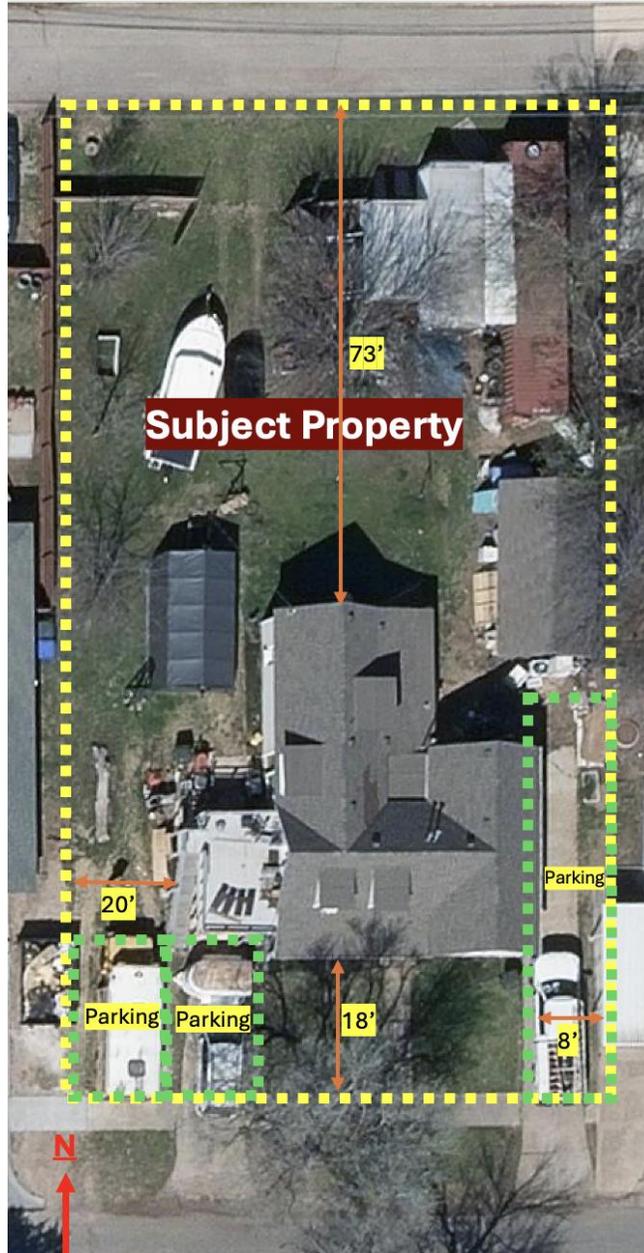


EXHIBIT C

ALLOWABLE USES

- The Property may be used for any and all uses permitted in the R-1, Single-Family Dwelling District pursuant to NCC § 36-514, as may be amended from time to time:
 - Detached one-family dwelling
 - Family day care home
 - General purpose farm or garden
 - Home occupation
 - Municipal recreation or water supply
 - Accessory buildings
 - One accessory dwelling unit (ADU), not exceeding 650 square feet
 - Commercial parking on University of Oklahoma home football game days, subject to the restrictions set forth in NCC § 36-514, as amended from time to time
 - Model home
 - Short-term rentals

- Low-intensity personal service uses, such as, by way of example and not limitation, a tattoo studio, on the first floor only, which includes customary and incidental accessory activities such as artist work areas, administrative areas, and the incidental retail sale of aftercare products and related merchandise. No more than three (3) customer vehicles associated with the tattoo studio may be parked on public streets within reasonably close proximity to the Property at any one time. However, there shall be no limit on tattoo studio customer vehicles parked on an approved parking surface on the Property.