

ST. JAMES PARK

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

APPLICANT:
St. James Park, L.L.C.

APPLICATION FOR:

**PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT**

Submitted July 1, 2025
Revised August 8, 2025

PREPARED BY:

RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

St. James Park, L.L.C. (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 95.08 acres, located in Ward 5 of the City of Norman. More particularly, the site is located north of East Cedar Lane Road, generally located a short distance east of the Northeast corner of the intersection of S. Classen Boulevard and E. Cedar Lane Road, 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 R-1, Single-Family Dwelling. This PUD will allow for the Property to develop as a single-family residential development featuring a variety of lot sizes.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies on the North side of East Cedar Lane Road, generally located near the Northeast corner of the intersection of Classen Boulevard and Cedar Lane Road.

B. Existing Land Use and Zoning

The Property is currently zoned R-1, Single-Family Dwelling.

The Southeast and Southwest corners of the Classen Boulevard and Cedar Lane Road intersection are zoned C-2, General Commercial. The Northwest corner of the same intersection is currently zoned C-1, Local Commercial. The Northeast corner of the same intersection is zoned RM-2, Two-Family Dwelling through a PUD Overlay. To the South of the Property is the Armstrong Bank Planned Unit Development and C-2, General Commercial.

The residential subdivision to the North of the Property is zoned R-1, Single-Family Dwelling, and the abutting properties to the East are zoned PUD, Planned Unit Development with Single-Family dwellings. The properties to the Southeast of the Property, across E. Cedar Lane Road, are zoned PUD, Planned Unit Development where multi-family residential dwellings are located.

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.

D. Utility Services

The necessary utility services for this project are already located in close proximity to the Property. The Applicant shall extend such utility services to the Property, as necessary.

E. 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 on the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The allowable uses for the Property shall mirror those uses that are allowed in the City of Norman's R-1, Single-Family Dwelling zoning district. A complete list of the allowable uses for the Property is attached as **Exhibit D.**

B. Area Regulations:

1. Area 1 – Single-Family District; Large Lots

The lots within Area 1, as depicted on the Site Development Plan, attached hereto as **Exhibit B.**, shall comply with the following regulations:

Front Yard: The minimum depth of the front yard setback shall be twenty-five (25') feet. Each lot shall have a minimum width of forty feet (40') at the front setback line and shall abut the street for a minimum distance of thirty feet (30').

Side Yard: The minimum depth of the side yard setback shall be five (5') feet provided that roof overhangs shall be allowed to encroach upon the side yard setback by two (2') feet.

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

Density and Lot Size: The maximum lot coverage for all structures, as well as impervious area, shall be no more than seventy-five percent (75%) of the total lot area. The minimum lot size shall be six thousand (6,000) square feet.

Height: The maximum building height shall be two stories, provided that a three-story building may be constructed if the side yards are increased an additional five (5') feet.

2. Area 2 – Single-Family District; Small Lots

The lots within Area 2, as depicted on the Site Development Plan, attached hereto as Exhibit B, shall comply with the following regulations:

Front Yard: The minimum depth of the front yard setback shall be twenty-five (25') feet. Each lot shall have a minimum width of thirty (30') feet at the front setback line and shall abut the street for a minimum distance of thirty feet (30').

Side Yard: The minimum depth of the side yard setback shall be five (5') feet provided that roof overhangs shall be allowed to encroach upon the side yard setback by two (2') feet.

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

Density and Lot Size: The maximum lot coverage for all structures, as well as impervious area, shall be no more than seventy-five percent (75%) of the total lot area. The minimum lot size shall be three thousand five hundred (3,500) square feet.

Height: The maximum building height shall be two stories.

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 2.35 acres of open space and green space areas are located throughout the Property, as shown on the Green Space Exhibit, attached hereto as **Exhibit E**. In addition to the common open space contained within this plat, residents will have access to the common areas and amenities of prior sections of the St. James neighborhood.

3. Signage

The entrance to the Property may contain entryway signage and associated walls, fences, and decorative features, in order to identify the addition. 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. Sidewalks will be required adjacent to all public and private streets within the Property. 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.

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

A tract of land situate within the East Half (E/2) of Section Nine (9) and the West Half of Section Ten (10), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian, Norman, Cleveland County, Oklahoma; being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of the Southeast Quarter (SE/4) of said Section 9; thence S89°06'32"W along the South line of said SE/4 a distance of 1600.39 feet; thence N00°53'11"W a distance of 215.00 feet; thence S89°06'50"W a distance of 6.73 feet; thence N00°53'10"W a distance of 115.00 feet; thence S89°07'32"W a distance of 31.40 feet; thence N00°53'10"W a distance of 114.94 feet to a point on a non-tangent curve to the right; thence 4.78 feet along the arc of said curve having a radius of 185.48 feet, subtended by a chord of 4.78 feet which bears N88°22'32"E; thence N89°06'50"E a distance of 20.51 feet; thence N00°53'10"W a distance of 165.00 feet; thence N89°06'50"E a distance of 616.61 feet; thence N00°05'20"W a distance of 8.16 feet; thence N89°54'40"E a distance of 115.00 feet; thence N00°05'20"W a distance of 362.05 feet; thence N31°32'12"E a distance of 87.67 feet to a point on a non-tangent curve to the right; thence 29.96 feet along the arc of said curve having a radius of 466.62 feet, subtended by a chord of 29.95 feet which bears N56°34'41"W; thence N35°25'06"E a distance of 115.05 feet to a point on a non-tangent curve to the right; thence 145.19 feet along the arc of said curve having a radius of 328.49 feet, subtended by a chord of 144.01 feet which bears N41°58'13"W, to a point; thence N29°19'06"W a distance of 466.34 feet; thence S71°19'15"W a distance of 389.78 feet; thence N18°43'45"W a distance of 134.68 feet; thence N18°43'45"W a distance of 169.99 feet to a point of curvature to the left; thence 149.70 feet along the arc of said curve having a radius of 970.99 feet, subtended by a chord of 149.55 feet which bears N23°08'45"W; thence N27°35'13"W a distance of 490.87 feet; thence N27°36'45"W a distance of 128.24 feet to a point of curvature to the right; thence 525.67 feet along the arc of said curve having a radius of 730.79 feet, subtended by a chord of 514.41 feet which bears N07°00'20"W; thence S78°21'28"E a distance of 24.89 feet; thence N88°40'25"E a distance of 436.43 feet; thence S27°34'08"E a distance of 514.32 feet; thence N62°25'23"E a distance of 133.73 feet; thence S27°34'37"E a distance of 11.87 feet; thence N62°25'23"E a distance of 160.81 feet; thence S27°34'37"E a distance of 32.90 feet; thence S27°35'18"E a distance of 250.21 feet; thence

S62°24'42"W a distance of 201.88 feet; thence
 S27°04'21"E a distance of 174.48 feet; thence
 N62°55'39"E a distance of 23.10 feet; thence
 S72°04'21"E a distance of 35.36 feet; thence
 S27°04'21"E a distance of 185.00 feet; thence
 S17°55'39"W a distance of 35.36 feet; thence
 S23°43'34"E a distance of 60.10 feet; thence
 S27°04'21"E a distance of 117.70 feet; thence
 N62°55'39"E a distance of 334.38 feet to a point on a non-tangent curve to the right; thence
 31.39 feet along the arc of said curve having a radius of 505.00 feet, subtended by a chord of
 31.38 feet which bears N08°03'03"W; thence
 N89°57'16"E a distance of 50.33 feet; thence
 N42°16'17"E a distance of 33.67 feet; thence
 S87°19'43"E a distance of 106.06 feet; thence
 S00°01'42"E a distance of 73.38 feet; thence
 S29°22'57"E a distance of 406.65 feet; thence
 N89°53'52"E a distance of 74.40 feet to a point on a non-tangent curve to the right; thence
 67.04 feet along the arc of said curve having a radius of 700.00 feet, subtended by a chord of
 67.01 feet which bears S08°03'01"W; thence
 S10°47'38"W a distance of 31.92 feet to a point of curvature to the left; thence
 140.52 feet along the arc of said curve having a radius of 799.97 feet, subtended by a chord of
 140.34 feet which bears S05°45'42"W, to a point; thence
 S45°38'22"W a distance of 7.06 feet; thence
 S00°05'57"E a distance of 70.00 feet; thence
 S45°48'10"E a distance of 35.83 feet to a point on a non-tangent curve to the right; thence
 9.05 feet along the arc of said curve having a radius of 780.00 feet, subtended by a chord of 9.05
 feet which bears S02°49'57"E; thence
 N86°50'07"E a distance of 60.00 feet; thence
 N44°38'30"E a distance of 34.22 feet; thence
 S88°32'48"E a distance of 91.24 feet; thence
 S46°40'41"E a distance of 37.23 feet; thence
 N83°08'38"E a distance of 50.00 feet; thence
 S06°48'41"E a distance of 87.33 feet; thence
 N89°32'09"E a distance of 551.21 feet; thence
 N00°27'51"W a distance of 39.97 feet; thence
 N89°32'09"E a distance of 338.63 feet to a point on a non-tangent curve to the left; thence
 23.63 feet along the arc of said curve having a radius of 53.00 feet, subtended by a chord of
 23.44 feet which bears S18°40'59"E; thence
 S00°30'08"W a distance of 198.07 feet; thence
 S59°58'26"W a distance of 120.87 feet; thence
 S29°58'26"W a distance of 1048.75 feet; thence
 S29°58'26"W a distance of 57.51 feet to a point on the South line of the Southwest Quarter
 (SW/4) of said Section 10; thence
 N89°37'25"W along said South line a distance of 436.32 feet to the POINT OF BEGINNING.

Said tract contains 4,141,537 Sq Ft or 95.08 Acres, more or less.

(Page 1)

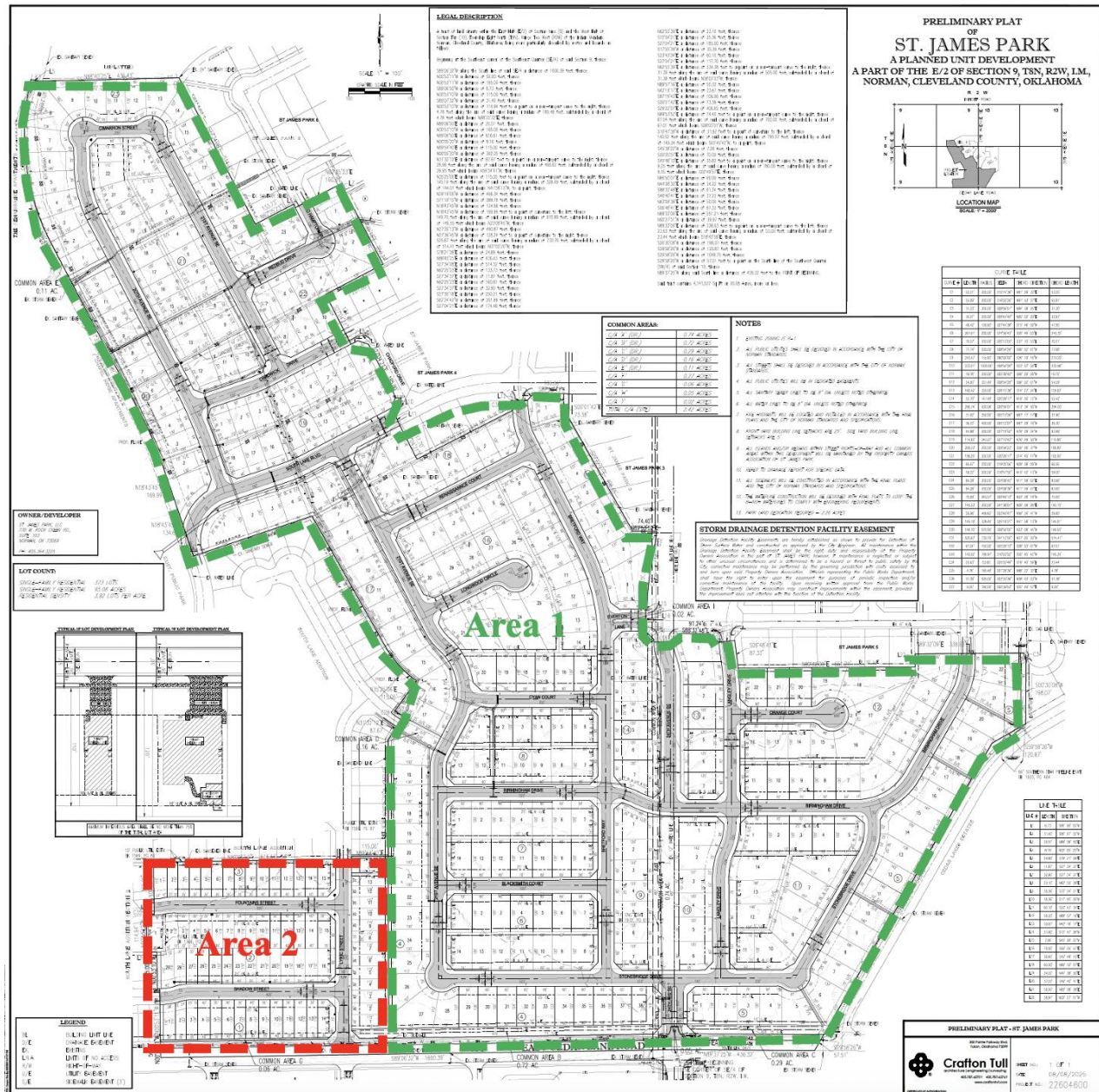
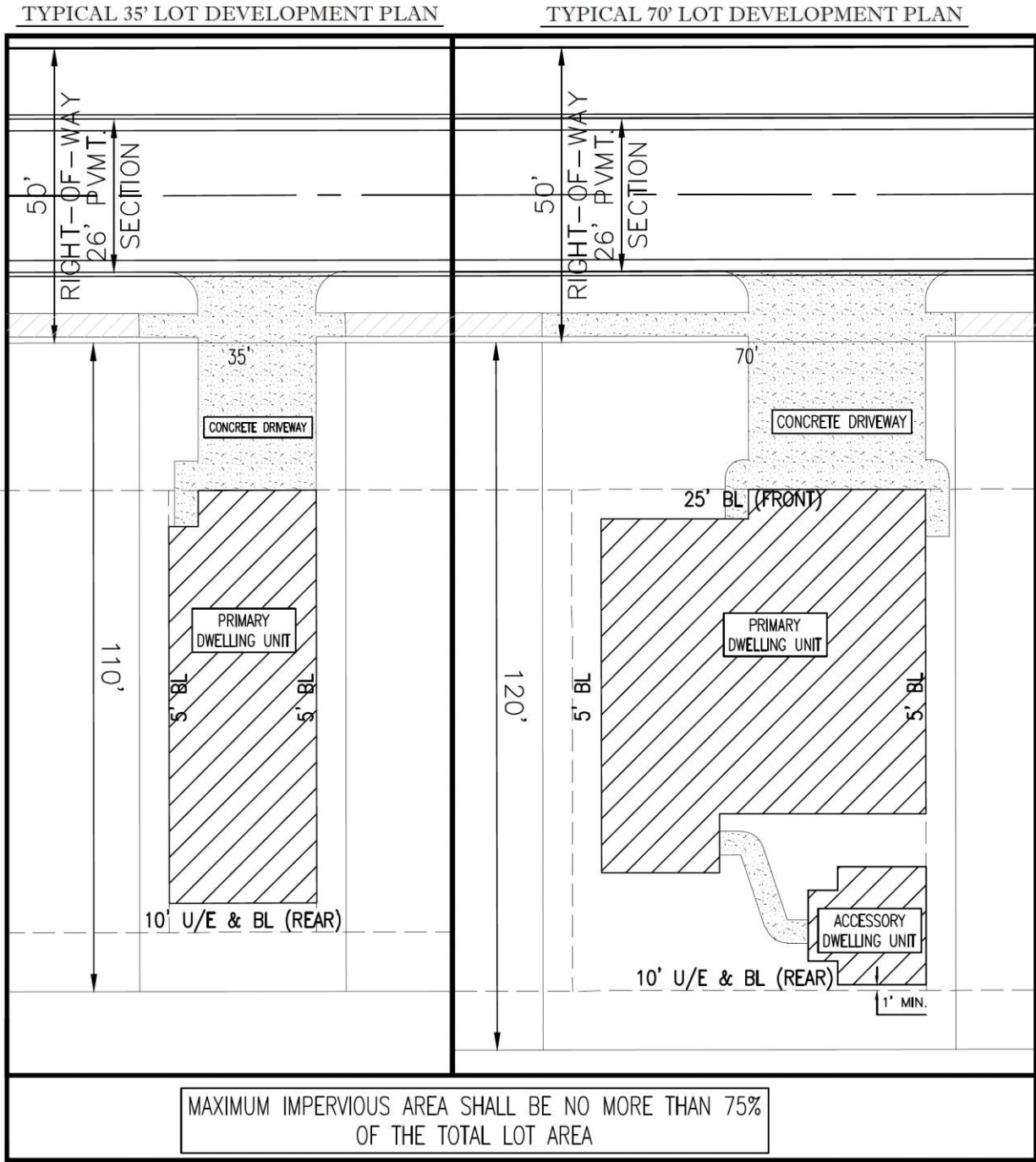


EXHIBIT B
Typical Lot Layout
Full Size Documents Submitted to City Staff
(Page 2)



Full Size Documents Submitted to City Staff

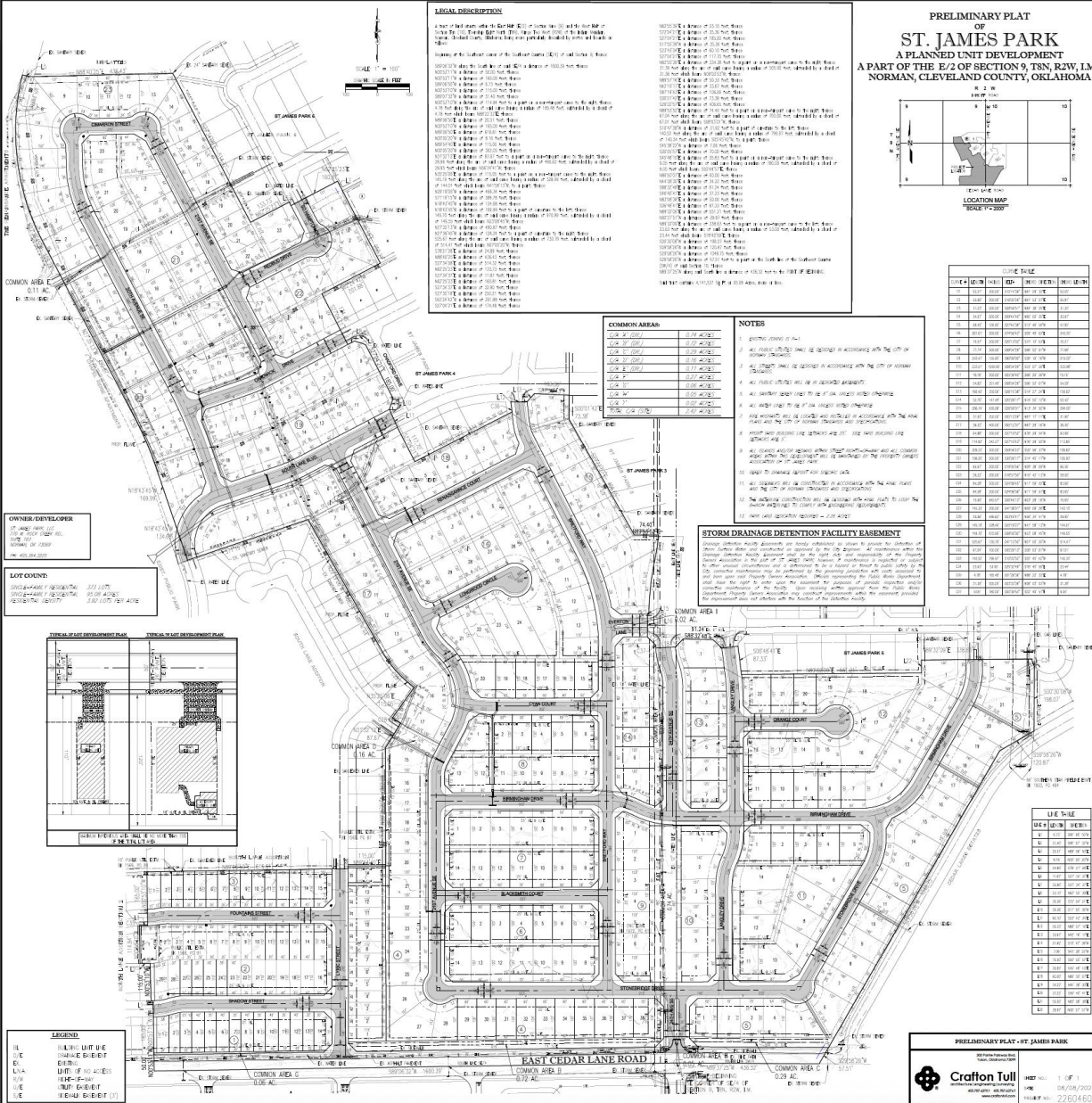


EXHIBIT D
Allowable Uses

- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes and/or Sales Office
- Short-term rentals; and
- Accessory Dwelling Units (only allowable in Area 1).

GREEN SPACE EXHIBIT
OF
ST. JAMES PARK
A PLANNED UNIT DEVELOPMENT
A PART OF THE E/2 OF SECTION 9, T8N, R2W, 1M,
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

COMMON AREAS

COMMON AREA A	0.11 AC
COMMON AREA B	0.12 AC
COMMON AREA C	0.13 AC
COMMON AREA D	0.14 AC
COMMON AREA E	0.15 AC
COMMON AREA F	0.16 AC
COMMON AREA G	0.17 AC
COMMON AREA H	0.18 AC
COMMON AREA I	0.19 AC
COMMON AREA J	0.20 AC
COMMON AREA K	0.21 AC
COMMON AREA L	0.22 AC
COMMON AREA M	0.23 AC
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COMMON AREA O	0.25 AC
COMMON AREA P	0.26 AC
COMMON AREA Q	0.27 AC
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COMMON AREA T	0.30 AC
COMMON AREA U	0.31 AC
COMMON AREA V	0.32 AC
COMMON AREA W	0.33 AC
COMMON AREA X	0.34 AC
COMMON AREA Y	0.35 AC
COMMON AREA Z	0.36 AC

REMARKS

1. COMMON AREA A IS 0.11 AC.

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