

# **NORTH FLOOD BUSINESS PARK**

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

**APPLICANT:**

***POWER HOMES, LLC***

**APPLICATION FOR:**

**SIMPLE PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAT**

Submitted June 2, 2025  
Revised August 22, 2025

**PREPARED BY:**

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

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## **I. INTRODUCTION**

Power Homes, LLC (the “**Applicant**”) intends to rezone and preliminary plat the property that is more particularly described on **Exhibit A** (the “**Property**”) to a Simple Planned Unit Development (“**SPUD**”) in order to facilitate the development of a business park featuring commercial and industrial uses compatible with the neighboring properties. The Property contains approximately 3.65 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 north of West Tecumseh Road on North Flood Avenue, as is more particularly shown on the attached exhibits.

### **B. Existing Land Use and Zoning**

The Property is undeveloped and is currently zoned A-2, Rural Agricultural, and I-2, Heavy Industrial. This request seeks to rezone the Property to a Simple Planned Unit Development.

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

The Property contains elevations ranging from approximately 1145 to 1155. The Property is generally flat with gradual elevation change from the South to the North.

### **D. Drainage**

The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A portion of the site is within the Lake Thunderbird Watershed Stream Planning Corridor therefore Water Quality Protection Zone (WQPZ) is required. Stormwater and drainage on the Property will be managed through engineered solutions including bio retention ponds. 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 are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, 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 Site Development Plan.

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

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's SPUD 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:**

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

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

**Building Setback:** There shall be no front, side, and rear yard building setbacks. Buildings may not encroach upon public easements, private easements, or rights-of-way.

**Height:** There shall be no height limit for any building or structure in the Property.

#### **C. Additional Development Criteria:**

##### **1. Exterior Materials**

The exterior of the buildings constructed within the Property may be constructed of brick, stone, synthetic stone, wood, glass, high impact quality stucco or EIFS, masonry, metal accents, metal exteriors with aggregate, sandblasted or textured coating finish, and any combination thereof (collectively, "**Masonry**"). The exterior façade of the buildings on the Property shall contain no less than 80% Masonry, exclusive of all windows, doors, roofs, or glass. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

##### **2. Sanitation**

Trash dumpster will be located as depicted on the conceptual Site Development Plan or in locations as modified or approved by City sanitation services.

**3. Signage**

All signs shall comply with the commercial sign standards of the City of Norman Sign Code, and as thereafter amended.

**4. Traffic access and circulation**

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

**5. Open Space**

The areas initially planned as green space are depicted on the conceptual greenspace exhibit attached hereto as **Exhibit E**. The current layout shows approximately 1.98 acres of greenspace. A minimum of 20% of the Property will be used as open space.

**6. Parking**

Parking for the Property may be developed in compliance with the parking layout shown on the Site Development Plan, subject to final design development and the changes allowed under Section 36-510 of the City of Norman's SPUD Ordinance, as amended from time to time. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

**7. Landscaping and Fencing**

Landscaping shall be installed and maintained 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. Phasing**

It is anticipated that the development of the Property will occur in multiple phases. Notwithstanding the foregoing, the actual timing, sequence, and

number of future phases will be determined by market demand and absorption.

**9. Sidewalks**

All sidewalks will be constructed in accordance with final development plans and the City of Norman's applicable standards and specifications.

**10. 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.

**EXHIBIT A**

Legal Description of the Property

A tract of land lying in the Southwest Quarter (SW/4) of Section 12, Township 9 North (T9N), Range 3 West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter( SW/4) of the SW/4; THENCE South 89°14'14" East along the North line of said SW/4 a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89°14'14" East along said North line a distance of 421.60 feet;

THENCE South 14°26'36" East a distance of 292.12 feet;

THENCE South 52°56'45" West a distance of 205.00 feet;

THENCE North 35°19'26" West a distance of 129.80 feet;

THENCE South 58°21'10" West a distance of 187.15 feet;

THENCE North 15°25'26" West a distance of 41.50 feet to a point on a non-tangent curve;

THENCE around a curve to the right having a radius of 6780.49 feet (said curve subtended by a chord which bears North 33°16'40" West, a distance of 156.07 feet) and an arc length of 156.07 feet;

THENCE North 00°03'20" East a distance of 233.83 feet to the POINT OF BEGINNING.

Said tract contains 3.65 acres, more or less.

**NORTH FLOOD BUSINESS PARK**  
SIMPLE PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. 1/4, SECTION 12, T8N, R3W, L1M,  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

**Tecumseh Road Business Park Section 2**

**LOT 3 BLOCK 2**

**LOT 2 BLOCK 2**

**LOT 1 BLOCK 2**

**LOT 4 BLOCK 2**

**LOT 5 BLOCK 2**

**LOT 6 BLOCK 2**

**LOT 7 BLOCK 2**

**LOT 8 BLOCK 2**

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**LOT**



**EXHIBIT C**  
Allowable Uses

Allowable Commercial Uses:

- 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 and other places of worship.
- 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 or motel.
- 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.
- 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.

Allowable Industrial 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.
- Kennel.
- Trade schools and schools for vocational training.
- Medical buildings and medical uses.



*Full Size Documents Submitted to City Staff*

