

2281 36TH AVENUE NW
NORMAN, OKLAHOMA

A PROJECT BY HAMPTON HOMES, LLC
Fred Thomas IV
Builder- Developer

SIMPLE PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING FOR SPUD

8/31/2023

9/12/2023

10/12/2023

PREPARED BY:

GRUBBS CONSULTING, LLC
MARK GRUBBS
1800 S. SARA ROAD
YUKON, OK.
73099

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I. INTRODUCTION

This project is proposed as a Simple Planned Unit Development (SPUD) located at 2281 36th Avenue NW, approximately one to two blocks south of Rock Creek Road, lying along the east side of 36th Avenue NW. The property consists of 1.48 acres and proposes three multi-family structures consisting of twelve units each with related parking.

II. PROPERTY DESCRIPTION - EXISTING SITE CONDITIONS

A. Location and Legal Description

The address of the property is 2281 36th Avenue NW.

The property is part of two lots originally platted as Lots 4 and 5 in Block 1, Prairie Creek Addition Section 5, an addition to the City of Norman, Cleveland County, Oklahoma. A lot line adjustment was approved in 2009 which replatted the subject property as Lot 5A with the more specific metes and bounds description described in Exhibit A, attached hereto.

B. Existing Land Use and Zoning

The property is currently vacant and zoned C1, Local Commercial District.

C. Elevation and Topography

The site consists of relatively flat terrain. The lot drains from the west to the east. The east approximately thirty feet of the site lies within the 100-year FEMA flood plain.

D. Drainage

Storm water sheet flows across the site from west to east, towards the existing creek where “in channel” detention will be provided.

E. Utility Services

Required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to the boundaries of the property and are available for connection.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner provided NFRA 13R building sprinkler systems in applicable structures, where required, if required.

G. Traffic Circulation and Access

Primary vehicular access to the site will be from the existing shared access driveway extending east from 36th Avenue NW. The driveway is constructed with a divided median, allowing right- and left-hand turns from the property.

The parking lot drive aisle on the east side of the site will tie into the car wash access drive to the north, providing access through the site from 36th Avenue NW to Rock Creek Road. The existing alley easement along the east side of the site will be closed and vacated.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Multi-Family Development

The SPUD consists of one lot that will contain three multi-family structures, containing twelve units in each structure.

1. Site Development Regulations:

The purpose for the SPUD is to develop the property as a multi-family use.

- a. Building setback for structures shall be five feet along the west boundary (excluding the flag lot portion of the site), 15 feet along the north and south boundaries and 30 feet along the east boundary.
- b. Lot coverage, to include buildings and paved areas, shall not cover more than 75% of the subject property.
- c. Building height is maximum of 3 stories and fifty feet.
- d. Minimum lot size shall be 64,560 square feet.
- e. Density is limited to 1790 square feet per unit.

2. Building Construction and Architecture

Exterior façade shall consist of a minimum of 70% brick, rock, stone, stucco or other masonry or siding material, exclusive of doors and windows (see Exhibit C).

B. Open space and green space

The property shall be permitted up to 75% impervious area as demonstrated on the Site Plan. There will be approximately 25% open/green space within the property.

C. Traffic access/circulation/parking and sidewalks

Primary vehicular access to the site will be from the existing shared access driveway extending east from 36th Avenue NW. The driveway is constructed with a divided median, allowing right- and left-hand turns from the property.

The parking lot drive aisle on the east side of the site will tie into the car wash access drive to the north, providing access through the site from 36th Avenue NW to Rock Creek Road. The existing alley easement along the east side of the site will be released as necessary.

Parking for multi-family units shall be a minimum of 1.2 spaces per unit.

D. Development Phasing

The project may be developed in phases. Market demand will be the determining factor of when units are constructed.

E. Site Plan

The site plan shows three multi-family buildings with twelve units in each building. Additionally, a swimming pool shall be provided as an amenity for the development. (See Exhibit B)

F. Uses Permitted

The allowed uses in the SPUD are:

- (a) Apartment House (multi-family dwelling) with related amenities and accessory uses such as playground, spray ground, basketball court, volleyball court, horseshoe pit, etc.

G. Trash Service

Trash service will be provided by way of a front load container located within the southeast portion of the subject site, as shown on the Site Plan.

H. Lighting

Exterior lighting shall be provided in accordance with Section 36-549 of the City of Norman Municipal Code, as amended from time to time.

I. Signs

All signage shall be in accordance with Section 28-507 Medium Density Residential Sign Regulations of Chapter 28 of the City of Norman Municipal Code, as amended from time to time.

J. Fencing

Sight proof screening, consisting of minimum six feet wood stockade, shall be provided along the east boundary.

The following exhibits are hereby attached and incorporated into this SPUD.

Exhibit A

Legal Description of Property

Exhibit B

Site Plan

Exhibit C

Building Elevations

Exhibit D

Typical Floor Plan

EXHIBIT A
LEGAL DESCRIPTION
2281 36TH AVENUE NW

A tract of land being a part of Lots 4 and 5, Block 1 of the Prairie Creek Addition Section 5 to the City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Lot 4;

Thence S 89°28'35" E along the North line of said Lot 4, a distance of 258.00 feet to a POINT OF BEGINNING;

Thence continuing S 89°28'35" E along the North line of said Lot 4, a distance of 282.00 feet to the Northeast Corner of said Lot 4;

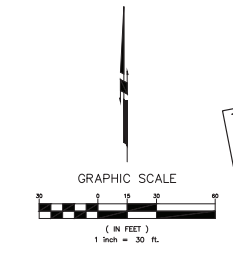
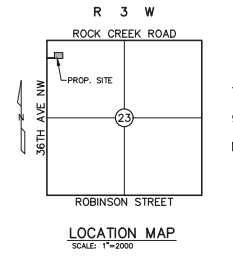
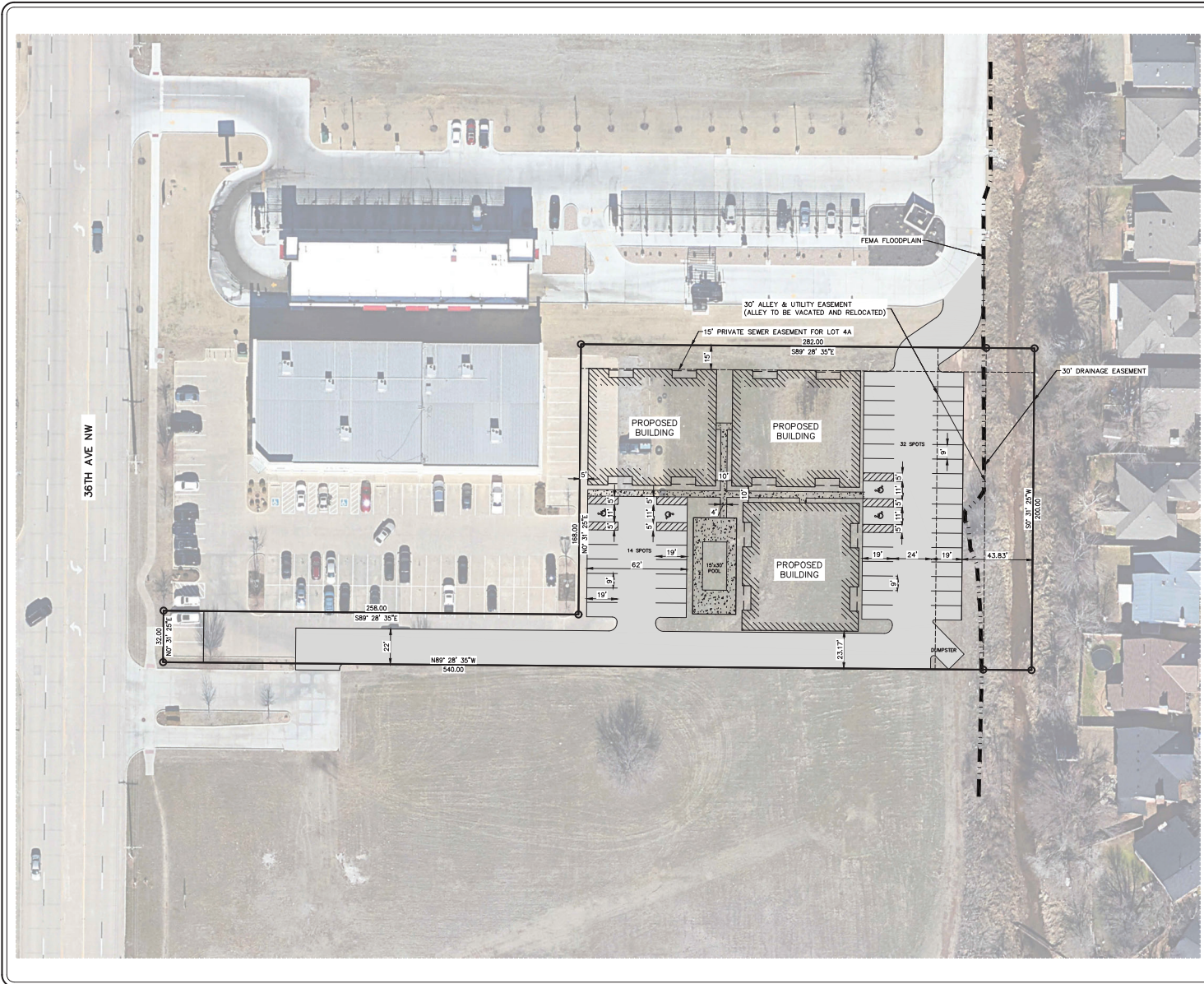
Thence S 00°31'25" W, along the East line of said Block 1, a distance of 200.00 feet to the Southeast Corner of said Lot 5;

Thence N 89°28'35" W, along the South line of said Lot 5, a distance of 540.00 feet to the Southwest Corner of said Lot 5;

Thence N 00°31'25" E, along the West line of said Block 1, a distance of 32.00 feet;

Thence S 89°28'35" E, being parallel to and 32.00 feet North of the South line of said Lot 5, a distance of 258.00 feet;

Thence N 00°31'25" E, being parallel to the West line of said Block 1, a distance of 168.00 feet to the POINT OF BEGINNING, containing 1.48 acres, more or less.



SITE SUMMARY TABLE

| | |
|-------------------|-------------------|
| NUMBER OF UNITS = | 36 |
| PROPERTY AREA = | 64565 SQ FT |
| DENSITY = | 1 UNIT/1793 SQ FT |
| IMPERVIOUS AREA = | 48,423 SQ FT |
| COVERAGE = | 75% |
| OPEN SPACE = | 25% |
| PARKING = | 46 SPOTS |



RUBBS CONSULTING, LLC
 CIVIL ENGINEERING & LAND PLANNING
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 Norman, Oklahoma 73061
 Phone: (405) 265-0041
 Fax: (405) 265-0041
 www.rubbsconsulting.com

2281 36TH AVE NW
 2281 36TH AVE NW
 NORMAN, OK
SITE PLAN

| NO. | REVISIONS | DESCRIPTION | DATE |
|-----|-----------|-------------|------|
| | | | |
| | | | |
| | | | |
| | | | |

SHEET NUMBER
EX B



THESE PLANS ARE PROVIDED BY THE CUSTOMER WHO HAS ACCEPTED THE GENERAL CONTRACT AND FOR CONSTRUCTION PURPOSES ONLY. THE USER ASSUMES ALL LIABILITY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE CONSENT OF PREFERRED PLANS, LLC.

© ALL RIGHTS RESERVED

DATE:
9/16/2025

SCALE:
AS SHOWN

HAMPTON HOMES
2281 36TH AVE

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF A LICENSED ARCHITECT OR ENGINEER. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE ARCHITECT OR ENGINEER. THE USER ASSUMES ALL LIABILITY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE CONSENT OF PREFERRED PLANS, LLC.

UNIT #1
TOTAL FRAM: 218 sq. F.
TOTAL VENEER: 211 sq. F.
BALCONY: 156 sq. F.

UNIT #2
TOTAL FRAM: 2296 sq. F.
TOTAL VENEER: 2500 sq. F.
BALCONY: 156 sq. F.

2600 VAN DYKE, S.W. 2602
NORWALK, OR 97132
TEL: 503-417-6999
www.preferred-plans.net



ELEVATIONS
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Exhibit C1



THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ARE FOR CONSTRUCTION PURPOSES ONLY. THEY ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE CONSENT OF PREFERRED PLANS, LLC.

ALL RIGHTS RESERVED

DATE: 9/5/2025

SCALE: AS SHOWN

HAMPTON HOMES
2281 36TH AVE

CONTRACTOR: [REDACTED]
OWNER: [REDACTED]
PROJECT: [REDACTED]
DATE: [REDACTED]

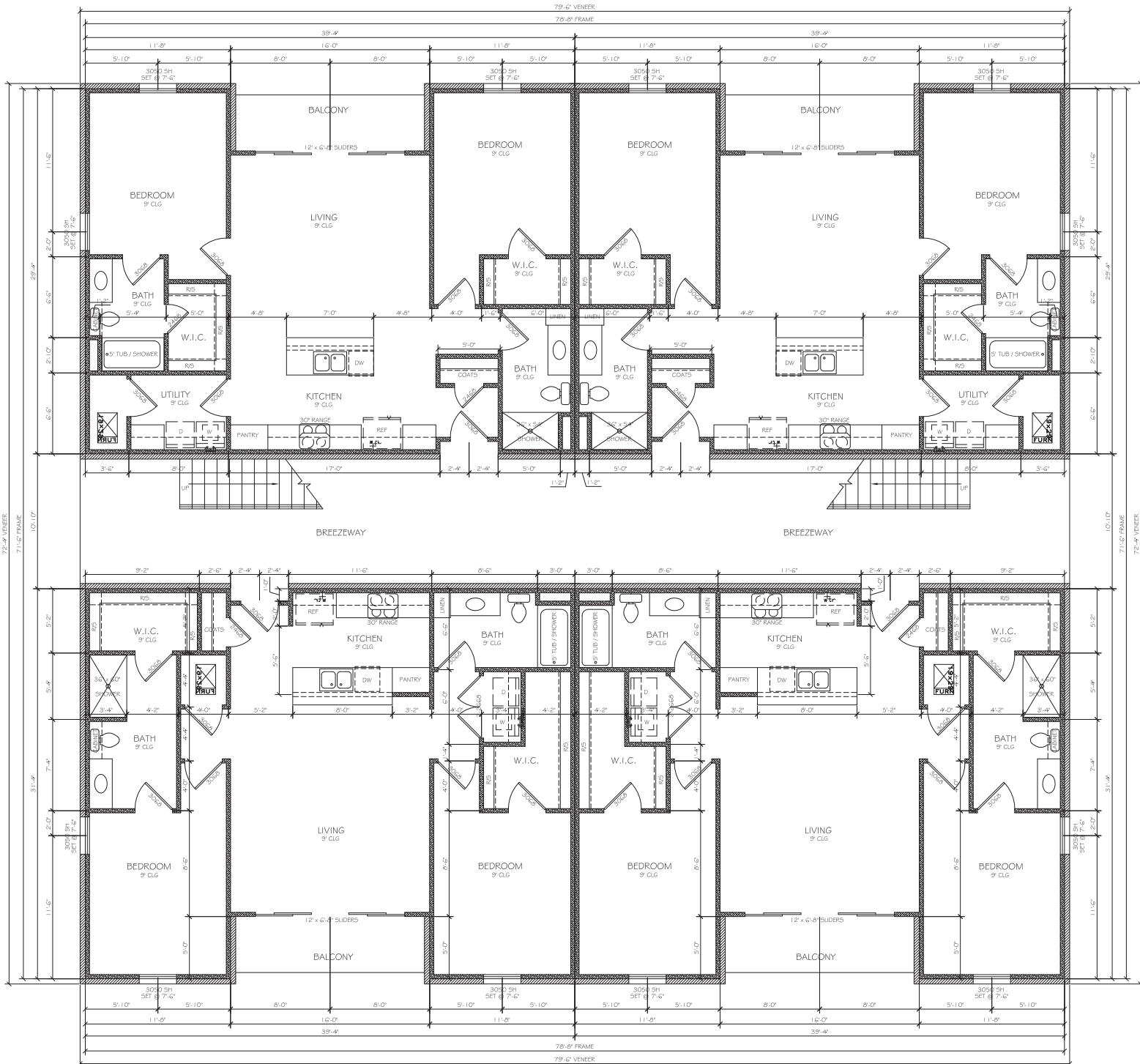
UNIT #1
TOTAL FRAM: 285 sq. ft.
TOTAL VENEER: 271 sq. ft.
BALCONY: 156 sq. ft.

UNIT #2
TOTAL FRAM: 2296 sq. ft.
TOTAL VENEER: 2580 sq. ft.
BALCONY: 156 sq. ft.

2600 VAN RIBBEN, STE. 2602
NORWALK, OR 97502
TEL: 503-417-6999
www.preferredplans.net



ELEVATIONS



THESE PLANS ARE PROVIDED BY THE CUSTOMER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL RIGHTS RESERVED.

DATE: 9/5/2025

SCALE: 1/8" = 1'-0"

HAMPTON HOMES
2281 36TH AVE

UNIT #1
TOTAL FRAME: 275 sq. ft.
TOTAL VENEER: 275 sq. ft.
BALCONY: 56 sq. ft.

UNIT #2
TOTAL FRAME: 2276 sq. ft.
TOTAL VENEER: 2276 sq. ft.
BALCONY: 56 sq. ft.

2600 VAN DERBILT, STE. 2002
NORWALK, OR 97102
TEL: 503-417-4999
www.hamptonplans.net



FIRST FLOOR
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Exhibit D