City of Norman Predevelopment **October 22, 2026**

Applicant: Riggins Investments, LLC

Project Location: 719 Jenkins Ave

Case Number: PD 26-26

Time: 5:30 P.M.

Applicant Representative:
Kaitlyn Turner

Attendees:
Keith McCabe
Bill Diedrich
Kylie Love
Dustin Graham

City Staff:
Greyson Williams, Planner II
Anais Starr, Planner II
Logan Gray, Planner II

Application Summary:
The applicant is requesting a Special Use Designation for the subject property at 719 Jenkins Ave. The requested Special Use Designation is for an additional bedroom within the proposed unit design, bringing the bedroom count from three per unit to four per unit, thus triggering the Special Use.

Neighbors' Comments/Concerns/Responses:
Neighbors and applicant discussed proposed parking in the rear of the property.

Neighbor asked if on street parking was ever an option. Staff and applicant clarified Jenkins Ave requirements.

Neighbor and applicant discussed construction logistics and methods for 719 and 731.

Neighbor asked if applicant has fire wall detail. Applicant answered they do not have that spec sheet yet.

Neighbor asked if drainage plans have been solidified. Engineer answers that yes, they are complete. Neighbor asked if drain spouts will empty on to neighboring lots. Applicant answered no. Staff clarified the 65% coverage rule and engineered solutions beyond that.

Neighbor asked if North and South elevations would have windows. Applicant answered no.

Neighbor asked what the widths of the units would be. Staff clarified there is no minimum and applicant answered around 15'. Staff will research widths more but believe they are not required.

Neighbor asked what RBL was. Staff answered 13 feet.

Neighbor asked if we were planning commission will discuss the special use 4th bedroom or CCFBC. Staff clarified it is just the bedroom being discussed.

Neighbor and applicant discussed parking.