

**2281 36<sup>TH</sup> 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  
12/19/2023  
12/27/2023

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 36<sup>th</sup> Avenue NW, approximately one to two blocks south of Rock Creek Road, lying along the east side of 36<sup>th</sup> 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 36<sup>th</sup> 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 36<sup>th</sup> 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 36<sup>th</sup> 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 36<sup>th</sup> 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 36<sup>th</sup> 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.

**K. Landscaping**

Landscaping shall be provided in accordance with Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, of Chapter 36 of the City of Norman Municipal Code, as amended from time to time. Evergreen trees planted on 20 foot centers shall be provided along the east side of the easternmost parking lot.

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 Plans

EXHIBIT A  
LEGAL DESCRIPTION  
2281 36<sup>TH</sup> 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;

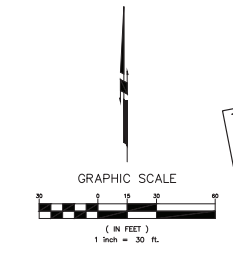
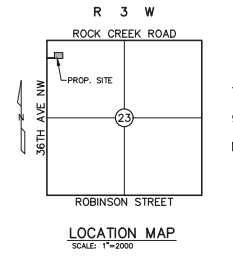
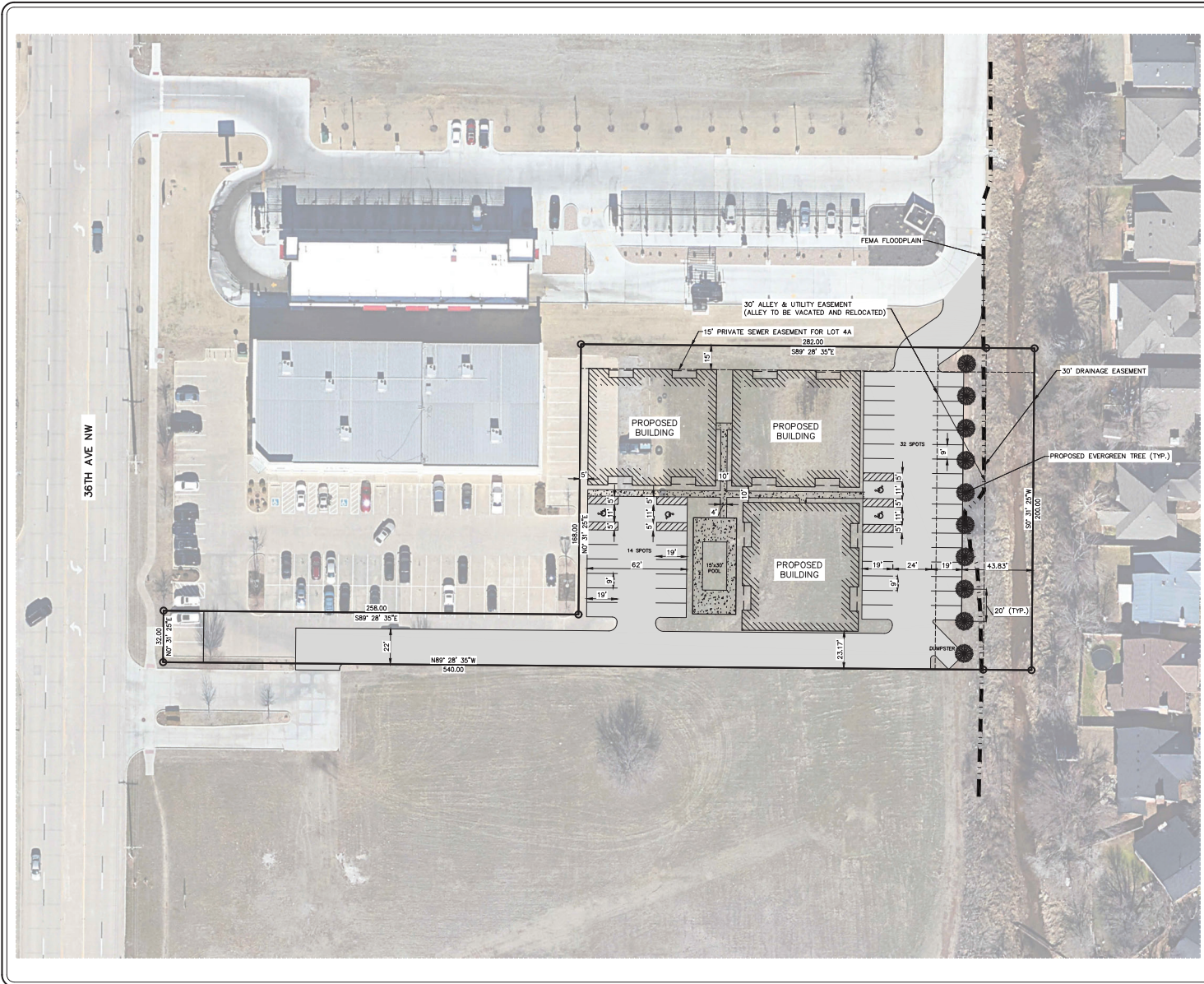
Thence N 89°28'35" W, along the South line of said Lot 5, a distance of 540.00 feet to the Southwest Corner of said Lot 5;

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.

AKA, Lot 5A, Block 1 of the Prairie Creek Addition Section 5 to the City of Norman, Cleveland County, Oklahoma, according to the recorded Lot Line Adjustment #1383 approved by the City of Norman July 22, 2009 and filed on July 24, 2009, in Book RB 4647 Pages 14-17 in the office of the County Clerk of Cleveland County, Oklahoma.



**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  
 19803 S. Star Road  
 Norman, Oklahoma 73061  
 Phone: (405) 265-0041  
 Fax: (405) 265-0042  
 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 AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE CONSENT OF PREFERRED PLANS, LLC

DATE: 9/16/2025

SCALE: AS SHOWN

**HAMPTON HOMES**  
 2281 36TH AVE

THIS PLAN IS A REPRESENTATION OF THE DESIGN AND CONSTRUCTION OF THE PROJECT. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DOCUMENTS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS.

**UNIT #1**  
 TOTAL FRAM: 218 sq. ft.  
 TOTAL VENEER: 218 sq. ft.  
 BALCONY: 156 sq. ft.

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

2600 VAN DUSEN, STE. 2602  
 NORMAN, OK 75072  
 TEL: 817-417-6999  
 www.preferredplans.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

FOR THE RECORD, THE ARCHITECT HAS REVIEWED THE INFORMATION PROVIDED BY THE OWNER AND HAS FOUND IT TO BE SUFFICIENT FOR THE PURPOSES OF THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY. HOWEVER, THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OR VERIFICATION OF THE INFORMATION PROVIDED BY THE OWNER AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

**UNIT #1**  
TOTAL FRAM: 285 sq. ft.  
TOTAL VENEER: 711 sq. ft.  
BALCONY: 156 sq. ft.

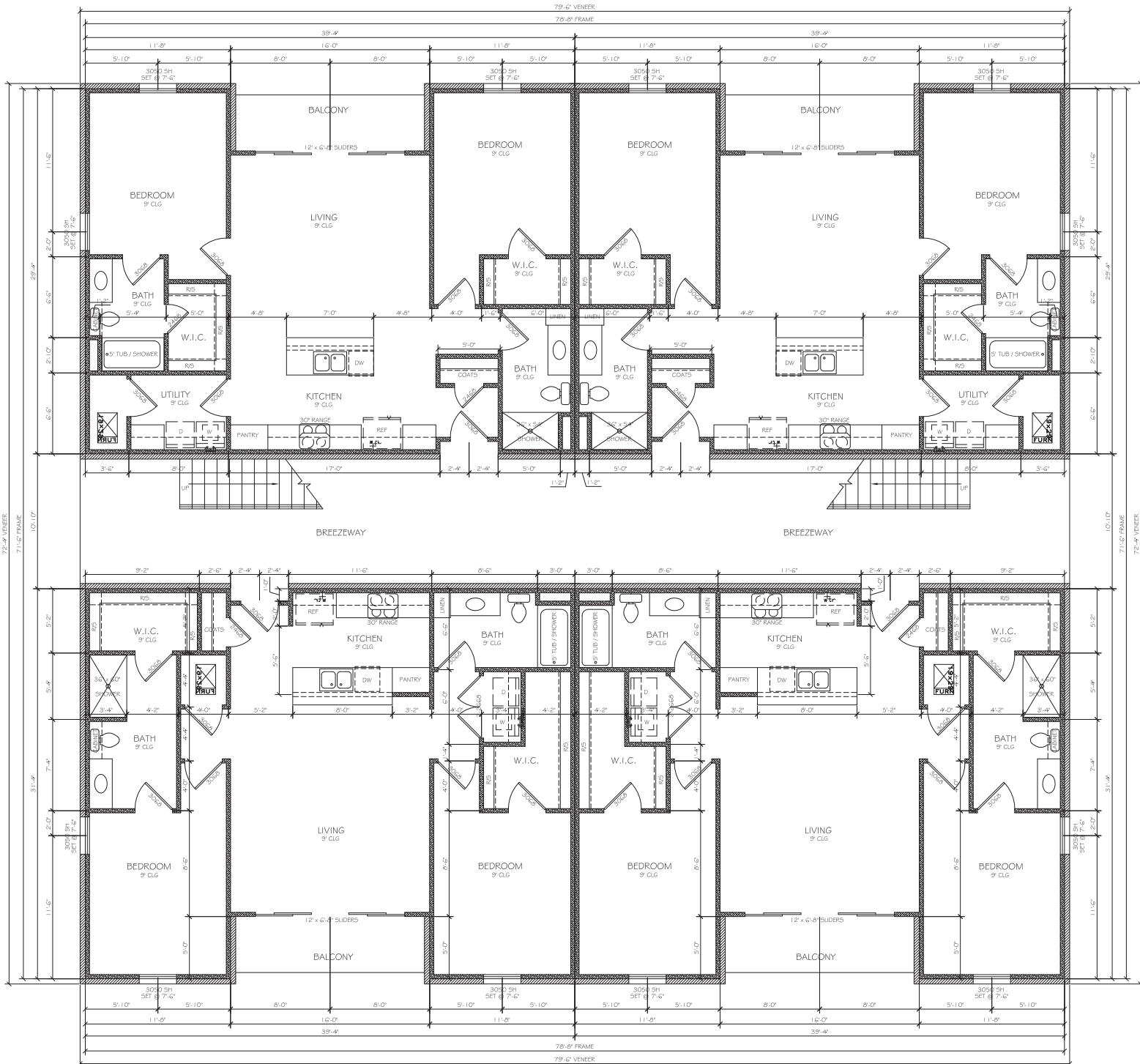
**UNIT #2**  
TOTAL FRAM: 2296 sq. ft.  
TOTAL VENEER: 2580 sq. ft.  
BALCONY: 156 sq. ft.

2600 VAN RIBBEN, STE. 2602  
NORWALK, OR 97102  
TEL: 503-417-6999  
www.preferred-plans.net



ELEVATIONS

Exhibit C2



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 USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

DATE: 9/5/2025

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

**HAMPTON HOMES**  
2281 36TH AVE

UNIT #1  
TOTAL FLOOR AREA: 215 sq. ft.  
TOTAL VENEER: 721 sq. ft.  
BALCONY: 56 sq. ft.

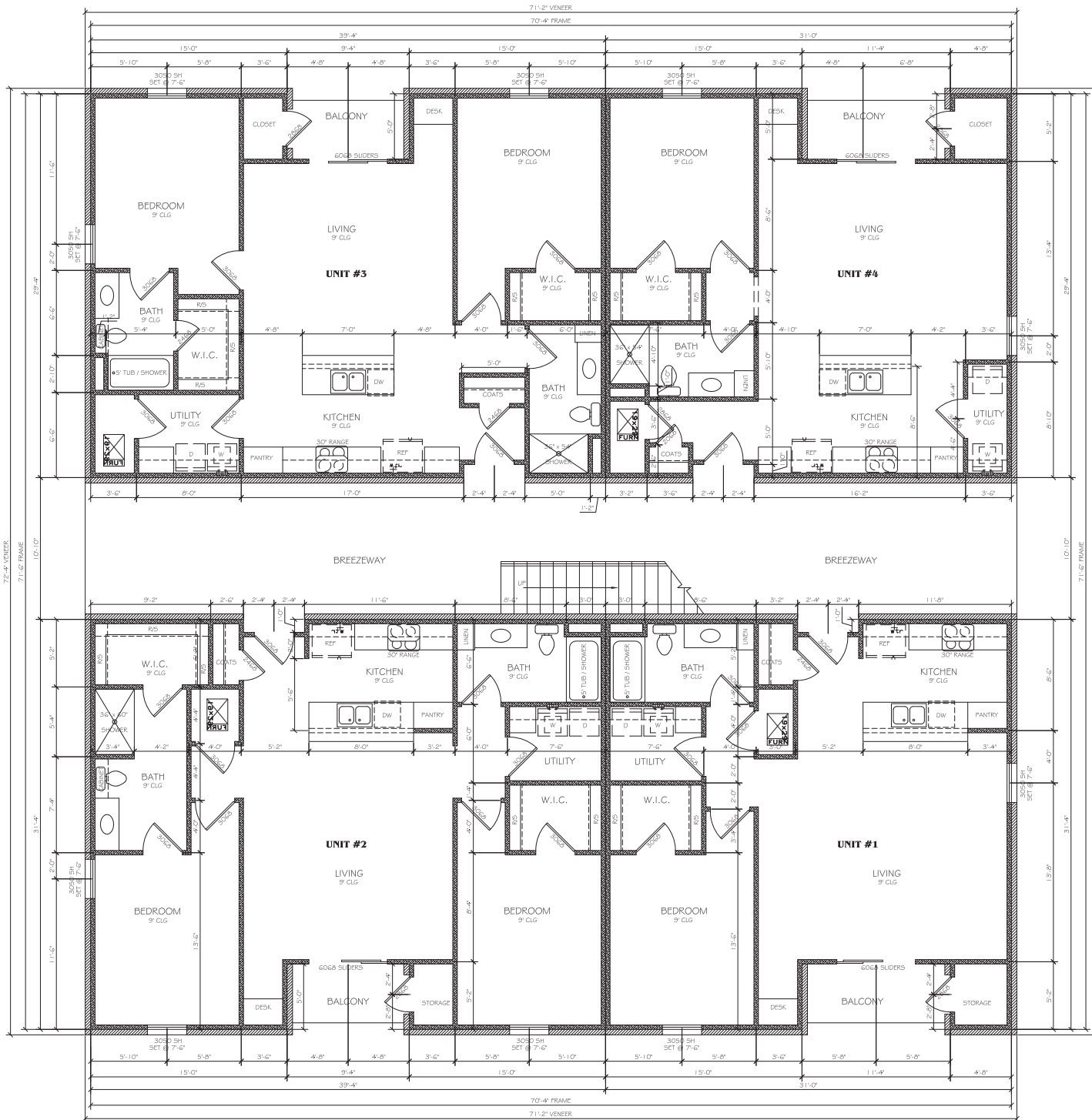
UNIT #2  
TOTAL FLOOR AREA: 226 sq. ft.  
TOTAL VENEER: 750 sq. ft.  
BALCONY: 56 sq. ft.

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



FIRST FLOOR  
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Exhibit D1



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. ANY REPRODUCTION OR TRANSMISSION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. ALL RIGHTS RESERVED.

DATE: 12/19/2025

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

**HAMPTON HOMES**  
2281 36TH AVE BUILDING C

<b>UNIT #1</b>	<b>UNIT #2</b>
TOTAL FRAME: 687 sq. Ft.	TOTAL FRAME: 114 sq. Ft.
TOTAL VENEER: 917 sq. Ft.	TOTAL VENEER: 153 sq. Ft.
BALCONY: 77 sq. Ft.	BALCONY: 59 sq. Ft.
<b>UNIT #3</b>	<b>UNIT #4</b>
TOTAL FRAME: 1036 sq. Ft.	TOTAL FRAME: 829 sq. Ft.
TOTAL VENEER: 1422 sq. Ft.	TOTAL VENEER: 954 sq. Ft.
BALCONY: 59 sq. Ft.	BALCONY: 77 sq. Ft.

717 26TH AVE NW, STE. 201  
NORWALK, OK 75069  
TEL: 409-944-6999  
www.hamptonplans.net



FIRST FLOOR  
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Exhibit D2