

2880 CLASSEN BLVD

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

APPLICANT:

P AND H HOLDINGS LLC & FLESKE COMMERCIAL

APPLICATION FOR:

**PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
NORMAN 2025**

**Submitted May 1, 2025
Revised July 2, 2025**

PREPARED BY:

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136 Thompson Drive
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I. INTRODUCTION

P AND H HOLDINGS LLC & FLESKE COMMERCIAL (collectively, the “**Applicant**”) intend to rezone and plat the property that is more particularly described on **EXHIBIT A** (the “**Property**”) to a Simple Planned Unit Development (“**SPUD**”) in order to develop a mixed-use development primarily featuring retail/office/service along Classen Boulevard and eighteen (18) multi-family dwelling units on the west side of the Property. The Property contains roughly 2.75 acres, and a 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 West of Classen Boulevard, East of the BNSF Railroad, and North of Highway 9, as more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is currently zoned C-2, General Commercial and is being used for automotive repair and outdoor storage.

C. Elevation and Topography

The Property contains elevations ranging from approximately 1,145 to 1,133. The Property generally and gently slopes downwards from the north to the south.

D. Drainage

The development of the Property will meet or exceed all applicable drainage ordinances and subdivision regulations of the City of Norman, in accordance with the proposed Preliminary Plat.

E. Utility Services

All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended as necessary, in accordance with the proposed Preliminary Plat.

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 Preliminary Site Development Plan and the proposed Preliminary Plat.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is preliminarily planned to be developed in compliance with the 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:

The Property will be developed as mixed-use development, featuring a variety of uses including commercial, office, retail, and multi-family residential uses within the Property. A complete list of the allowable uses for the Property is attached as **EXHIBIT C**.

B. Area Regulations:

Building Setbacks: There shall be a minimum ten (10) foot building setback from Classen Boulevard. There shall be a minimum five (5) foot building setback from the North and South property line. There shall be a minimum twenty (20) foot building setback from the West property line. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no other required building setbacks.

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

C. Additional Development Criteria:

1. Exterior Materials

The exterior of the commercial, office, retail, or multifamily buildings constructed within the Property may be constructed of masonry, brick, stone, synthetic stone, wood, glass, stucco, EIFS, metal accents, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

2. Sanitation

Trash dumpsters shall be located as depicted on the Site Development Plan or in locations as may be approved by City sanitation services. Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with. Dumpsters may be shared between multiple property occupants and users.

3. Signage

The development of the Property shall comply with the sign standards of the City of Norman Sign Code, and as thereafter amended, as applicable to the underlying uses on the Property. Notwithstanding the foregoing, the multifamily uses shall be entitled to an identification sign along Classen Boulevard, as well as wayfinding signage within the Property to guide residents and visitors to the residential units. Additionally, each tenant/commercial user shall be entitled to signage for their business. It is anticipated that the Property will feature a shared identification sign along Classen Boulevard. The Applicant may further restrict and control signage within the Property through the use of private design guidelines and restrictive covenants.

4. Traffic access and circulation

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

5. Open Space

A minimum of ten percent (10%) of the Property shall be reserved as open space. The Property is expected to contain a minimum of 60% green space as shown on the attached Green Space Exhibit.

6. Parking

Parking for the Property may be developed in compliance with the parking layout shown on the Preliminary Site Development Plan, 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 Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

7. Outdoor Storage

Outdoor storage of items in commercial areas shall be screened such that they cannot be seen from any adjacent residential uses, or from Classen Boulevard. Outdoor storage of any items shall not be allowed in any way that encroaches upon or interferes with fire lanes, drive lanes, or parking spaces.

8. Landscaping and Fencing

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements, as may be amended from time to time. Fencing is not required on the Property, but may be installed as desired by the developer, including, but not limited to, along the western property line to block access to the railroad track.

9. Lighting

The Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

EXHIBIT A

Legal Description of the Property

The land referred to herein below is situated in the County of Cleveland, State of Oklahoma, and is described in that certain Warranty Deed recorded in Book 6657, Page 261 on April 23, 2024, in the records of Cleveland County, Oklahoma, as follows, to-wit:

TRACT 1:

A part of the West Half of the Northwest Quarter (W/2 NW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of Section 9;

Thence North 89°14'30" East a distance of 7.65 feet to the Right-of-Way line of the AT & SF Railroad;

Thence South 27°44'11" East a distance of 1188.06 feet for a Point of Beginning;

Thence North 56°43'32" East a distance of 341.15 feet to the Right-of-Way line of State Highway No. 77;

Thence South 27°35'11" East a distance of 138.30 feet;

Thence South 48°17'14" West a distance of 349.55 feet;

Thence North 27°44'11" West a distance of 189.80 feet to the Point of Beginning.

AND

TRACT 2:

Lot One (1), in Block One (1) of MONROE ADDITION to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Containing 120,133sq. ft. or 2.7579 acres, more or less.

EXHIBIT C
Allowable Uses

ALLOWABLE USES:

- Gas Station/Convenience Store
- 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.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.
- Automobile service station.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Boat sales and service.
- 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.
- Feed and fuel store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Glass shop.
- Grocery or supermarket.
- Hardware store.
- Heating, ventilating or plumbing supplies, sales and service.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Lumber and building materials sales yard.
- Medical buildings and medical uses.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor advertising signs.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- 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.
- Small animal hospital.
- Storage warehouse.
- 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.
- Toy store.
- Trade schools and schools for vocational training.
- Wholesale distributing center.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Multi-Family Residential.
- High Density Multifamily Uses, which includes apartment buildings, either stand alone or above ground floor office/commercial uses, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses.
- Townhouse Development.
- Short-term rentals.
- Home occupations will be allowed in a slightly greater intensity of use than as found in typical R-1 developments. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise will be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf in area, attached to the surface of the dwelling, will be allowed to denote the business being carried on within.

