



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/08/2026

REQUESTER: Juniper Sage at Cobblestone Creek, L.L.C.

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-2 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PLACE THE SAME IN A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4403 12th AVE S.E.; WARD 7)

APPLICANT/REPRESENTATIVE	Juniper Sage at Cobblestone Creek, L.L.C./Fellers Snider Blankenship Bailey & Tippens, P.C.
LOCATION	4403 12 th Ave SE
WARD	7
CORE AREA	No
EXISTING ZONING	PUD, Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Urban Low
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	PUD, Planned Unit Development
PROPOSED LAND USE	No Change

SUMMARY:

The applicant, Juniper Sage at Cobblestone Creek, L.L.C., is requesting to amend the existing PUD, adopted in 2019 (O-1920-22), to allow for multifamily housing for all ages, not just seniors. The Property is already developed per the existing PUD and no additional development is proposed as part of this requested amendment.

EXISTING CONDITIONS:

SIZE OF SITE: 7.09 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	PUD	R-1	R-1	PUD	R-1
Land Use	Urban Low	Urban Low	Urban Low	Urban Low	Urban Low
Current Use	Senior Independent Living Facility	Single-Family Dwellings	Golf Course	Vacant	Single-Family Dwellings

ZONING DESIGNATION

PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.

- Maximum enhancement and minimal disruption of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

LAND USE DESIGNATION

Urban Low

See attached Urban Low Land Use Category document.

CHARACTER AREA DESIGNATION

Suburban Neighborhood

See attached Suburban Neighborhood Character Area document.

NEAREST PUBLIC PARK

Eagle Cliff Park is approximately 0.25 miles northwest of the subject property and is accessible via sidewalks along

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD26-19 July 23, 2026

This request does not require a Pre-Development meeting, however, the applicant chose to have one to receive neighbor feedback. The applicant attended the July 23, 2026, Pre-Development meeting. Please see the attached summary.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments "inconsistent" with AIM Norman Plan. Items blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Review
3. Public Works/Engineering

4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D. (As noted above, no project expansion is proposed. This is a standard comment included to inform the reader that plan review will be conducted.)

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage. (As noted above, no project expansion is proposed. This is a standard comment included to inform the reader that plan review will be conducted.)

PUBLIC WORKS/ENGINEERING

There are no comments from Public Works/Engineering on this proposal.

TRANSPORTATION ENGINEER

The Transportation Engineer has made no comments on this proposal.

PLANNING*

ZONING CONSIDERATIONS

PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.

- Maximum enhancement and minimal disruption of existing natural features and amenities.
- Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial, and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

Uses Permitted

The purpose of the proposed PUD amendment is to allow for multifamily dwelling without age restriction and associated accessory uses.

Area Regulations

All setbacks are as shown on the submitted Site Development Plan. All buildings on the Property have been developed according to these regulations. There are no proposed new structures.

Height Regulations

Structures may not exceed three stories of habitable building levels, plus additional heights for roof elements and structures, stair towers, mechanical units, building rooftop equipment, chimneys, communications equipment, and other non-habitable building elements. There are no proposed changes to the existing structure.

Landscaping

Landscaping will comply with the applicable regulations of the City of Norman Code of Ordinances.

Parking

Parking and loading areas have been developed at a ratio of 1.2 parking spaces per unit, totaling 202 parking spaces. There are no proposed changes to the existing parking facilities.

Lighting

The proposed development will comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended.

Signage

All existing signage will remain as shown on the submitted sign location exhibit.

Screening

The existing fencing along Cobblestone Creek Dr, Augusta Dr, and 12th Ave SE as shown on the Site Development Plan will remain, as will the masonry wall along the north property line of the subject tract.

Exterior Materials

The development's existing exterior building materials, being high-quality brick, stone, and hardy board, will remain.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Character Area Policies

The development is **inconsistent** with many of the Overarching General and Residential Character Area policies. However, it is existing and was developed under the previously adopted PUD, O-1920-22, which predates the adoption of these policies and the AIM Norman Land Use Plan.

Suburban Neighborhood Character Area Policies

The proposal is **consistent** with the Suburban Neighborhood Area policies, as it provides a higher density housing type along an arterial street with connections to a larger pedestrian infrastructure network.

Urban Low (UL) Land Use Policies

The proposal is **consistent** with the following UL Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Utilities**
- **Public Space**

The applicant is requesting an amendment to an existing PUD that was developed per the adopted regulations. The proposed amendment is to remove the age restriction for the multifamily residential development. The development as it exists provides greater residential density along an arterial street, pedestrian connectivity, access to open spaces, and a full range of utilities, as called for in the UL Land Use policies.

Neighborhood and/or Special Area Plans

This location is **not** within a Neighborhood or Special Planning Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development.

DISCUSSION:

The development does not meet several of the Overarching General and Residential Character Area Policies outlined in the AIM Norman Land Use Plan. However, the development is existing and predates the adoption of AIM Norman. The development is consistent with the Suburban Neighborhood Area policies and the Urban Low Land Use policies, as it provides a higher density housing option along an arterial street with pedestrian connectivity and access to open space amenities. The proposed amendment to the PUD to remove the residential age restriction does not fundamentally alter its compliance with the AIM Norman Future Land Use Plan.

CONCLUSION:

Staff forwards this request for rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, and Ordinance O-2627-2 for consideration by City Council.

ATTACHMENT(S):

Cobblestone Creek AIM Supporting Documents

PLANNING COMMISSION RESULTS:

At their meeting on August 13, 2026, the Planning Commission recommended approval of Ordinance O-2627-2, by a vote of 9-0.