CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 11/10/2026

REQUESTER: LCD Acquisitions, L.L.C.

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-12 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 BEING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN A PUD, PLANNED UNIT DEVELOPMENT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3060 CLASSEN BLVD; WARD 7)

APPLICANT/REPRESENTATIVE	LCD Acquisitions, L.L.C./Rieger Sadler Joyce, L.L.C.
LOCATION	3060 Classen Blvd
WARD	7
CORE AREA	No
EXISTING ZONING	A-2, Rural Agricultural District
EXISTING LAND USE DESIGNATION	TOD, Transit Oriented Development/ULC, Urban Living Center
CHARACTER AREA	Corridor (Gateway)
PROPOSED ZONING	PUD, Planned Unit Development

PROPOSED LAND USE UM, Urban Medium

SUMMARY:

The applicant, LCD Acquisitions, L.L.C., is requesting to rezone approximately 20 acres at 3060 Classen Blvd from A-2, Rural Agricultural District, to a PUD, Planned Unit Development, for the development of a multifamily apartment complex. The applicant is also requesting a land use amendment from TOD, Transit Oriented Development, and ULC, Urban Living Center, to UM, Urban Medium.

EXISTING CONDITIONS:

SIZE OF SITE: 20 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	A-2	A-2 & RM-6	A-2 & C-2	PUD & CO	I-1
Land Use	Transit Oriented Development & Urban Living Center	Transit Oriented Development & Urban Living Center	Urban Living Center	Urban Living Center	Job Center
Current Use	Agriculture, Single-Family Dwelling	University of Oklahoma Vacant Property, E State Highway 9 Right of Way, Multifamily Dwellings	Commercial	Multifamily, Office	Avara Pharmaceutical Services

ZONING DESIGNATION

A-2, Rural Agricultural District

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural land related purposes and will not be undergoing urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are considered to be sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to persons and

property within the developed portions of the City. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- To protect against flood damage in the 100-year floodplain and other floodprone areas within the Ten Mile Flat area.

LAND USE DESIGNATIONS

Transit Oriented Development/Urban Living Center

See attached Transit Oriented Development and Urban Living Center Land Use Category documents. The Urban Living Center portion of the property is a vestigial 28' wide strip at the southeast corner that provided access to Classen Blvd for the property's former residential use, and is not intended for development.

CHARACTER AREA DESIGNATION

Corridor

See attached Corridor (Gateway) Character Area document.

NEAREST PUBLIC PARK

Oaktree South Park is approximately 0.3 miles to the north of the subject property and is accessible via sidewalks along 12th Ave SE and Oak Tree Ave.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD26-24 September 24, 2026

The applicant attended the Pre-Development meeting for this application on September 24, 2026. Please see the attached Pre-Development meeting report.

BOARD OF PARKS COMMISSIONERS: October 1, 2026

The applicant has requested a private park decision for this development. The Board of Parks Commissioners voted to approve the private parkland request with a vote of 6-0.

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.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

Please see attached report from Engineering regarding the associated preliminary plat request.

TRANSPORTATION ENGINEER

Please see attached report from the Transportation Engineer regarding the associated preliminary plat request.

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 is to allow for 190 multifamily units and associated amenities.

Area Regulations

There is a 25' setback along 12th Ave SE, a 5' side yard setback from the north and south property lines, and 20' rear yard setback from the east property line.

Height Regulations

There is a maximum height of three stories for any building within the proposed development.

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 one parking space per bedroom, or approximately 3.5 parking spaces per unit, totaling 674 parking spaces. There are 14 proposed accessible parking spaces.

Lighting

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

Signage

The Property may feature two (2) entrance ground signs identifying the residential development. The entrance ground signs shall have a maximum area allowable of 110 square feet per side per sign and shall be located at each entrance to the Property. The entrance ground signs shall have a maximum height of eight (8) feet. In additional to the entrance signage, the Property shall be allowed to contain various directional and wayfinding signage throughout the site, such as signage directing and identifying the following: bicycle parking, scooter parking, leasing office, delivery/pick up locations, future tenant parking, amenity signage, and other similar signage as may be necessary. All signage discussed herein may be backlit or otherwise illuminated with LED or similar lighting. All signage shall be placed in appropriate locations to not interfere with applicable traffic sight triangles. All other signs on the Property will comply with the medium density residential sign standards of the City of Norman Sign Regulations, as amended from time to time.

Screening

Fencing within the proposed development is not required, except where required by Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, as amended. Other fencing is not required but may be installed in accordance with applicable City ordinances, as amended.

Exterior Materials

Buildings within the development may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, fiber cement, masonry, metal accents, and any combination thereof. There is no minimum percentage provided for any of the listed materials.

AIM NORMAN LAND USE CONSIDERATIONS

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

Overarching General and Residential Character Area Policies

The development is **consistent** with many of the Overarching General and Residential Character Area policies. It proposes a development that features pedestrian connectivity, open space and other recreational amenities, and provides greater housing options while blending with existing nearby residential development.

Corridor (Gateway) Character Area Policies

The proposal is generally **inconsistent** with the Corridor (Gateway) Character Area policies, as it does not promote transit-oriented development through high residential density and mixed uses.

Urban Medium (UM) Land Use Policies

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

- **Building Types**
- **Site Design**
- **Transportation**

- **Utilities**
- **Public Space**
- **Locational Criteria**

The proposal is consistent with the policies of the requested UM Land Use Category, as it features a relatively compact multifamily residential development with pedestrian connectivity to nearby major/minor arterials, outdoor recreational spaces, and a density of 9.5 units per acre. The site also utilizes existing utility access.

Compatibility

	UL	UM	UH	ULC	RR	AR	UR	MX	IMX	CBD	LC	C	JC	TOD	OP	CIV
UL	-	4	3	2	4	4	5	3	3	3	4	3	2	3	5	5
UM	4	-	4	3	2	2	2	4	4	4	5	4	3	4	5	5
UH	3	4	-	4	2	2	1	5	5	5	4	4	4	5	5	5
ULC	2	3	4	-	1	1	1	5	5	4	3	4	4	5	5	5
RR	4	2	2	1	-	5	5	1	1	1	2	1	1	1	5	5
AR	3	2	1	1	5	-	5	1	1	1	2	1	1	1	5	5
UR	5	2	1	1	5	5	-	1	1	1	2	2	2	1	5	5
MX	3	4	5	5	1	1	1	-	5	5	4	5	4	5	5	5
IMX	3	4	5	4	1	1	1	5	-	2	4	5	5	5	3	5
CBD	3	4	5	4	1	2	1	5	2	-	4	2	2	5	4	5
LC	4	5	4	3	2	2	2	4	4	4	-	4	4	4	4	5
C	3	4	4	4	1	2	2	5	5	2	4	-	5	5	3	5
JC	2	3	4	4	1	2	2	4	5	2	4	5	-	4	4	5
TOD	3	4	5	5	1	2	1	5	5	5	4	5	4	-	4	5
OP	5	5	5	5	5	5	5	5	3	4	4	3	4	5	-	5
CIV	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	-

Note: Larger numbers represent a higher level of compatibility between land uses.

	Subject Property	North	East	South	West
Land Use	Urban Medium	Urban Living Center	Urban Living Center	Urban Living Center	Job Center
Rating	-	3	3	3	3

The requested Land Use Category of Urban Medium is generally compatible with the surrounding Land Use Categories. However, Urban Medium has a lower compatibility score than the subject property's existing Transit Oriented Development Land Use Category. A score of 1 indicates the lowest degree of compatibility between two land use categories, while a score of 5 indicates the highest degree of compatibility.

Neighborhood and/or Special Area Plans

This location **is** within a Transit Oriented Development Special Study Area. These Special Study Areas are described within the AIM Norman Land Use Plan as "potential stops along a future commuter rail line."

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:

While the proposal meets the policies of the requested UM, Urban Medium, Land Use Category, it does not meet the policies of the subject property's current majority Land Use Category, TOD, Transit Oriented Development. The TOD Land Use Category was created in anticipation of future passenger rail service between Edmond and Norman. Developments in the TOD Land Use Category are meant to provide high intensity mixed uses at passenger rail stops, with residential densities exceeding 18 units per acre. The proposed PUD only allows for a single-use multifamily residential development with a density of 9.5 units per acre, is just over half of the density called for in the policies of the TOD Land Use Category. In order to align the proposal with the AIM Norman Comprehensive Land Use Plan, the applicant is requesting a land use amendment from TOD, Transit Oriented Development, and ULC, Urban Living Center, to UM, Urban Medium.

CONCLUSION:

Staff forwards this request for rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, and Ordinance O-2627-12 for consideration by City Council.

ATTACHMENT(S):

The Retreat at Norman AIM Supporting Documents

PLANNING COMMISSION RESULTS:

At their meeting on October 8, 2026, the Planning Commission recommended approval of Ordinance O-2627-12, by a vote of 7-0.