

**3201 Deskin Dr**  
**SIMPLE PLANNED UNIT DEVELOPMENT (SPUD)**  
**Norman, Oklahoma**

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**APPLICANT:**

John and Lisa Proctor

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**APPLICATION FOR:**

Simple Planned Unit Development (SPUD)  
Norman, 2026

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**SUBMISSION DATES:**

Submitted: June 1, 2026  
Revised: June 29, 2026

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**PREPARED BY:**

Shannan Hinckley, Countdown Events  
3201 Deskin Dr

## **TABLE OF CONTENTS**

- I. Introduction
- II. Property Description / General Site Conditions
  - A. Location
  - B. Existing Land Use and Zoning
  - C. Elevation and Topography
  - D. Drainage
  - E. Utility Services
  - F. Fire Protection Services
  - G. Traffic Circulation and Access
- III. Development Plan and Design Concept
  - A. Uses Permitted
  - B. Area Regulations
  - C. Development Criteria

## **EXHIBITS**

- A. Legal Description
- B. Site Development Plan
- C. Allowable Uses

## **I. INTRODUCTION**

John and Lisa Proctor (the “Applicant”) propose to rezone the property described in **Exhibit “A”** (the “Property”) as a Simple Planned Unit Development (“SPUD”) to allow for the use, operation, and associated amenities of a multipurpose event venue.

The Property contains approximately 0.96 acres and includes one existing building, approximately 5,300 SF in size, and an accessory building, approximately 200 SF in size, to serve as a multipurpose event space and staging area. A Site Development Plan is included as **Exhibit “B”**.

## **II. PROPERTY DESCRIPTION / GENERAL SITE CONDITIONS**

### **A. Location**

The Property is generally located at the northeast corner of Deskin Dr. and Double Dr., with the assigned street address of 3201 Deskin Dr.

### **B. Existing Land Use and Zoning**

The Property is currently zoned I-1, Light Industrial District, and is used for a multipurpose event venue.

### **C. Elevation and Topography**

The Property was platted as Lots 8 and 9 of Block 2 of the Northridge Industrial Park Section 7, Norman, Cleveland County, Oklahoma.

### **D. Drainage**

Development will comply with all applicable drainage regulations and requirements of the City of Norman.

### **E. Utility Services**

Utilities including water, sewer, electric, gas, and telecommunications are existing and currently serve the Property.

### **F. Fire Protection Services**

Fire protection will be provided by the Norman Fire Department in accordance with applicable codes and regulations.

### **G. Traffic Circulation and Access**

Access points and circulation patterns are shown on the Site Development Plan.

### **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property will be developed generally in accordance with the Site Development Plan (**Exhibit “B”**), subject to final engineering and permitted adjustments under applicable SPUD regulations.

#### **A. Uses Permitted**

The development will allow for the same uses currently allowed in the I-1, Light Industrial District, as well as a multipurpose event venue and associated amenities thereof. A detailed list of permitted uses is provided in **Exhibit “C”**.

#### **B. Area Regulations**

##### **Setbacks:**

- Front: 25 feet
- Side: 15 feet where abutting a residential zoning district or any street side corner. There shall be no side yard setback requirement where the Property does not abut a residential zoning district.
- Rear: 30 feet where abutting a residential zoning district, unless a rear alley is provided, in which case there is no required setback. There shall be no rear yard setback requirement where the Property does not abut a residential zoning district.
- Additional restrictions: Easements as shown on the Property’s Preliminary and Final Plats.

##### **Coverage:**

There shall be no maximum impervious surface coverage within this SPUD.

##### **Height:**

There shall be no maximum height for buildings within this SPUD, except where the lot abuts a residential zoning district, in which case any building shall not exceed three stories or 45 feet in height, unless it is set back one foot from all yard lines for each foot of additional height above 45 feet.

##### **Minimum Lot Size:**

There shall be no minimum lot size within this SPUD.

#### **C. Development Criteria**

##### **1. Exterior Materials**

All buildings shall comply with applicable provisions of Section 36-547, Exterior Appearance, of the City of Norman Municipal Code. Additional architectural controls may be established through private covenants.

## **2. Sanitation**

All uses within the SPUD shall comply with applicable City solid waste disposal regulations.

## **3. Signage**

Signage shall comply with applicable provisions of the Industrial Zone Sign Standards of Chapter 28, Sign Regulations, of the City of Norman Municipal Code.

## **4. Traffic Access and Circulation**

Vehicular access and internal circulation shall be developed as shown on the Site Development Plan.

## **5. Parking**

Parking shall comply with applicable provisions of Sections 36-548, Off-Street Parking Requirements, and 36-550, Development and Maintenance of Off-Street Parking Facilities, of the City of Norman Municipal Code, and the conceptual layout shown on the Site Development Plan. There is an existing gravel parking lot on the south side of the property that may remain.

## **6. Outdoor Storage**

Outdoor storage shall be screened and not visible from public rights-of-way or adjacent residential areas.

## **8. Landscaping and Fencing**

Landscaping shall meet or exceed the applicable provisions of Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, of the City of Norman Municipal Code, as amended from time to time. Fencing may be installed as shown on the Site Development Plan and as needed. Fencing will meet Section 36-552, Fencing, Walls, and Screening, as amended from time to time.

## **9. Lighting**

Lighting shall comply with applicable provisions of Section 36-549, Commercial Outdoor Lighting Standards, of the City of Norman Municipal Code, as amended from time to time, and be designed to minimize off-site impacts.

**Exhibit A: Legal Description**

A parcel of land being all of Lots eight (8) and Nine (9), of Block Two (2), of the NORTHRIDGE INDUSTRIAL PARK SECTION 7, to Norman, Cleveland Conty, Oklahoma according to the recorded plat thereof, and being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 8;

Thence North  $65^{\circ}38'04''$  East a Distance of 215.00 feet;

Thence South  $24^{\circ}24'56''$  East a Distance of 195.33 feet;

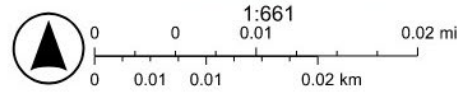
Thence South  $65^{\circ}38'03''$  West a Distance of 190.00 feet;

Thence North  $69^{\circ}23'27''$  West a Distance of 35.37 feet;

Thence North  $24^{\circ}24'56''$  West a Distance 170.15 feet to the Point of Beginning.

NKA Lots 8A according to the Lot Line Adjustment recorded in Book 3489, Page 853.

**Exhibit B: Site Development Plan**



## Exhibit C: Allowed Uses

- Automobile sales and service, but not including automobile or machinery wrecking establishments
- Boat sales and service
- Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant.
- Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors.
- Crematorium, subject to all the following conditions and requirements:
  1. Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any RE, R-1, R-2, and R-3 zoning districts and 100 feet from all other zoning districts measured from the closest point of the building to the nearest residential district.
  2. Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
  3. All storage shall be inside.
  4. Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
  5. Crematoriums shall have direct vehicle access to an arterial street.
- Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
  1. Any building which incorporates a crematorium shall meet the setback requirements of the underlying zoning district.
  2. Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
  3. All storage shall be inside.
  4. Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
- Farm machinery or contractor's machinery storage yard
- Mobile home or camper sales
- Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor

stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

- Public utility service company yard or electric receiving or transforming station.
- Truck and farm implement sales and service.
- Truck terminal
- Veterinary hospital
- Warehousing
- Trade schools and schools for vocational training
- Impoundment yard, subject to the following conditions:
  1. The operator of the storage facility must obtain both a City license to operate an impoundment yard and a State wrecker license;
  2. All areas used for the storage of impounded vehicles shall be completely screened by an eight-foot tall opaque fence, and maintained in good condition;
  3. All public parking areas shall be paved in accordance with City standards. However, areas used for storage of disabled vehicles shall, at a minimum, be surfaced with at least six inches of crushed rock, preferably limestone with appropriate gradations, installed on a sub-base which has been cleared and grubbed, properly graded and compacted, and consists of a suitable soil (one with a low to moderate plasticity index);
  4. No disabled automobiles, parts, or salvage material of any kind shall be stored outside or above the fence.
- The following uses when conducted within a completely enclosed building:
  - Manufacture of beer, wine and spirits and associated sales of those products manufactured on-site, subject to the following conditions and requirements and compliant with the State Alcoholic Beverage Laws and Enforcement Commission (ABLE):
    1. Compliance with all applicable State ABLE laws regarding manufacturing and packaging of beer, wine and spirits;
    2. Compliance with all applicable State ABLE laws regarding on-site serving of alcoholic beverages (beer, wine and spirits) and pre-packaged sales, as well as retailing of associated merchandise;
    3. Licensure with the State ABLE and the City.
  - The manufacture, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products

- The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process
- The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
- The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
- Manufacture of musical instruments, toys, novelties, and rubber and metal stamps
- Machine shop excluding punch presses over 20 tons rated capacity, drop hammers, and automatic screw machines
- Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like
- Laboratories. Experimental, photo or motion picture, film or testing. For the purposes of this section, the term "laboratories" includes medical marijuana testing laboratories, as allowed by State law, that fully comply with this provision
- Poultry or rabbit killing incidental to a retail business on the same premises
- Foundry casting light weight non-ferrous metals
- Tire retreading and recapping when incidental to a retail tire business
- Pipe storage yard
- Machinery or equipment storage yard
- Medical marijuana commercial grower, as allowed by State law
- Medical marijuana education facility, as allowed by State law
- Medical marijuana processor (any tier, except that Tier I and Tier II will not be allowed to have on-site sales), as allowed by State law
- Medical marijuana storage facility
- Medical marijuana waste facility (incineration and/or composting only), as allowed by State law
- Multipurpose event venue; events may include but are not limited to the following:
  - Bridal Showers
  - Graduations
  - Birthday Parties
  - Weddings and Wedding Receptions
  - Rehearsal Dinners

- Celebrations of Life
- Banquets
- Meetings
- Classes and workshops
- Religious services and events
- Live music and DJ performances commonly associated with these uses, except that there shall be no live entertainment events for which an admission fee or cover charge is imposed to observe said entertainment.
- Buildings, structures and uses accessory and customarily incidental to any of the above uses