



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 10, 2026 at 5:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Journal Record and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF AUGUST 13, 2026.

Preliminary Plats

- 2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-4: A PRELIMINARY PLAT FOR 108TH AVE. BUSINESS ADDITION.**

NON-CONSENT ITEMS

CEDAR LANE

- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: 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 SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)**
- 4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE ADDITION**

201 W APACHE

- 5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-1: 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 LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE; WARD 4)**

The applicant requests postponement to the October 8, 2026 Planning Commission meeting.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF
ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT,
AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF AUGUST 13, 2026.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 13, 2026 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, August 13, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Bird called the meeting to order at 5:34 p.m.

ROLL CALL

PRESENT

Commissioner Cameron Brewer
Commissioner Douglas McClure
Commissioner Liz McKown
Chair Erica Bird
Secretary Kevan Parker
Vice Chair Michael Jablonski
Commissioner Steven McDaniel
Commissioner Jim Griffith
Commissioner Maria Kindel

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Kelly Abell, Planner I
Logan Gray, Planner II
Bailey LaChance, Admin Tech IV
Brandon Brooks, Capital Projects Engineer
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT

Lynn Golbeck, 4403 12th Ave. S.E., Norman, OK
Linda & Lennard Wright, 4403 12th Ave. S.E., Norman, OK
Jim & Carma Taylor, 1204 Sawgrass Dr., Norman, OK
Sharie Young, 7451 Franklin Ct., Norman, OK
Joe Krodel, 100 N Broadway Ave., STE 1700, OKC, OK
Jay Rippeto, 520 Post Oak Blvd., STE 575, Houston, TX
Dan Helmer, 1117 Caracara Dr., Norman, OK
John Proctor, 1505 Shadybrook, Norman, OK
Sherri Loach, 4403 12th Ave. S.E., Norman, OK
Linda Brown, 4403 12th Ave. S.E., Norman, OK

Debra Williams, 4403 12th Ave. S.E., Norman, OK
 Linda Roop, 4403 12th Ave. S.E., Norman, OK
 Lori Mouse, 4403 12th Ave. S.E., Norman, OK
 Kissie Mouse, 4403 12th Ave. S.E., Norman, OK
 Timothy Shannon, 4704 Augusta Dr., Norman, OK
 Cynthia Darity, 4403 12th Ave. S.E., Norman, OK
 Eldie Lois Morris, 4403 12th Ave. S.E., Norman, OK
 A Luanne Alexander, 4403 12th Ave. S.E., Norman, OK
 Phil Hollingsworth, 4016 Morrison Ct., Norman, OK
 Patrick Janeway, 7206 Franklin Ct., Norman, OK
 Steve Guthrie, 6312 Sawgrass Dr., Norman, OK
 Bonnie Homes, 4403 12th Ave. S.E., Norman, OK

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF JULY 9, 2026.

ITEMS SUBMITTED FOR THE RECORD

1. July 9, 2026 Planning Commission Meeting Minutes

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-2, A PRELIMINARY PLAT FOR LUXNOVA LLC.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Preliminary Site Development Plan

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2627-2 FOR CHEYENNE ESTATES

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

2. Location Map
3. Certificate of Survey

Motion to approve all items on consent docket made by Commissioner Kindel,
Seconded by Commissioner McDaniel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
 Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel,
 Commissioner Griffith, Commissioner Kindel

The motion was approved.

NON-CONSENT ITEMS

404 E. Symmes

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3: 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 THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Supporting AIM Documents
3. Location Map
4. Site Plan

Staff Presentation

Kelly Abell, Planner I, presented the staff report for the 404 E. Symmes project.

Applicant Presentation

Phil Hollingsworth, applicant, presented the 404 E. Symmes project.

Public Comments

There were no public comments.

Commission Discussion

There was no Commission discussion.

Motion to approve made by Commissioner McKown, **Seconded** by Commissioner McDaniel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel,
Commissioner Griffith, Commissioner Kindel

Item 1.

Planning Commission recommended approval of O-2627-3.

Uses in I-1

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PCR-2627-1: A RESOLUTION OF THE PLANNING COMMISSION DETERMINING WHETHER THE USE OF OUTDOOR STORAGE/PARKING OF THIRD-PARTY EQUIPMENT, VEHICLES, TRAILERS, BOATS, AND RECREATIONAL VEHICLES UNDER CERTAIN CONDITIONS IS APPROPRIATE IN THE I-1, LIGHT INDUSTRIAL DISTRICT, PER THE PROVISIONS OF SECTION 36-529(A)(4).

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. I-1, Light Industrial District Code

Staff Presentation

Logan Gray, Planner II, presented the staff report for Uses in I-1.

Commissioner McDaniel sought clarification as to whether the gravel parking area would be located behind a screening fence and whether stored vehicles and equipment would be screened by an opaque fence. Mr. Gray confirmed that was correct.

Commissioner McDaniel also sought clarification regarding the current code, asking whether gravel could be used as a surface behind the fence if no items were being stored. Mr. Gray stated gravel is permitted, but it cannot be used as a parking surface.

Commissioner Bird sought confirmation that the request would apply comprehensively to all I-1 zoned properties, rather than only the property associated with the request. Mr. Gray confirmed that was correct.

Applicant Presentation

No applicant presentation as staff is the applicant.

Public Comments

John Proctor, 1505 Shadybrook Drive. (Support)

Mr. Proctor sought clarification as to whether the paved area would be designated for stored vehicles or for customers visiting the property. Mr. Gray stated any public parking area would be required to be paved, while the vehicle storage area could be gravel.

Commission Discussion

Commissioner Kindel expressed support for allowing gravel parking surfaces, noting the City's stormwater runoff concerns. She sought clarification on how tall the fence must be. Mr. Gray confirmed the fence would be eight feet tall.

Commissioner Bird asked whether taller fencing could be used to screen vehicles such as RVs. Mr. Gray stated alternative fence heights may be requested administratively or through the Board of Adjustment. Commissioner Bird supported allowing taller fencing when necessary for screening.

Commissioner McDaniel asked whether a taller vehicle could comply if positioned far enough from the fence that it was not visible. Mr. Gray stated the requirement is for vehicles and equipment to be completely screened and indicated a non-visible vehicle would comply. Commissioner McDaniel supported providing staff flexibility in applying the requirement. Lora Hoggatt, Planning Services Manager, clarified fences over eight feet require Board of Adjustment approval.

Commissioner Jablonski asked about current regulations for trailer and vehicle storage, noting some existing facilities he has seen do not appear to have opaque fencing. He stated the proposal appeared more restrictive in its screening requirements but less restrictive by allowing gravel. Mr. Gray stated he could not address a specific property without knowing its zoning.

Commissioner Kindel asked whether this type of vehicle storage is currently permitted in a specific zoning district. Ms. Hoggatt stated requirements depend on the zoning and type of storage and some existing uses may be grandfathered. Mr. Gray added vehicles held for sale may be considered business inventory in certain districts.

Commissioner Brewer noted auto repair and similar commercial businesses may have different vehicle storage allowances depending on zoning.

Commissioner McKown asked whether a tree line could satisfy the opaque screening requirement. Mr. Gray stated typical fencing material would be required.

Commissioner Bird stated that clarification may be needed regarding what constitutes "completely screened" and supported allowing staff to determine whether taller items are adequately screened based on placement and sight lines.

Commissioner Kindel noted elevation and lot size could affect whether stored items are visible. Commissioner Bird added existing properties may be grandfathered and the proposed requirements are primarily applying to future uses.

Commissioner McDaniel emphasized the need for clear language so property owners and developers understand the requirements. Ms. Hoggatt explained she would interpret "completely screened" as requiring the storage area to be screened on all sides rather than requiring the fence to match the height of stored items. Commissioner McDaniel supported incorporating that interpretation into the language.

Commissioner Brewer asked whether the proposed language was available for review. Mr. Gray stated there was no PowerPoint presentation because the amendment would

apply throughout the I-1 district not just at one property. Commissioner Brewer also suggested clarifying acceptable screening materials.

Beth Muckala, Assistant City Attorney, clarified the Commission was determining whether the proposed use was similar in character to permitted I-1 uses and, if approved, it would become an allowable use going forward. She stated screening language used elsewhere in the Zoning Ordinance already has established interpretations and any different application should be specifically stated.

Commissioner Brewer asked whether similar eight-foot opaque fence requirements existed elsewhere in the Zoning Ordinance. Ms. Muckala deferred to Planning staff and noted that the Commission could deny the request with recommendations for revised language rather than developing new language during the meeting.

Commissioner Kindel asked whether existing screening standards already establish acceptable materials. Ms. Hoggatt explained that opaque fencing may use various materials but cannot include corrugated fiberglass, corrugated metal, unpaneled sheet metal, or barbed wire. She noted similar eight-foot screening requirements apply to I-1 impoundment yards and that the Commission could modify or expand that language.

Commissioner Jablonski expressed concern that vehicle storage on gravel could generate more dust than an impoundment yard and questioned how the existing dust provisions would apply.

Commissioner Kindel noted other permitted I-1 uses, including the storage of sand, gravel, and cement, could generate more dust than vehicle storage. She stated the proposed use was similar in character and supported allowing gravel surfaces subject to applicable screening requirements.

Ms. Muckala clarified that dust generation is a factor in determining whether the proposed use is similar in character to existing I-1 uses. If the Commission determined the use would generate more dust than comparable uses, that could provide a basis for denial.

Commissioner Bird noted existing I-1 language allows outdoor storage to be screened by ornamental fences, walls, or evergreen plantings so it cannot be seen from a public street. Ms. Hoggatt confirmed that the language is contained within the same zoning provisions.

Ms. Muckala questioned whether the word “completely” was creating ambiguity in the screening requirement. Commissioner McDaniel agreed and supported removing it. Commissioner Bird summarized the apparent consensus as finding the use similar in character, allowing gravel, and requiring screening by ornamental fences, walls, or evergreen plantings so stored vehicles cannot be seen from a public street. Commissioner Kindel agreed.

Commissioner Jablonski remained concerned that frequent traffic on larger gravel areas could generate significant dust and suggested addressing regular dust generation while still allowing gravel parking. Ms. Hoggatt noted frequently traveled gravel can also become compacted and lose permeability.

Brandon Brooks, Capital Projects Engineer, explained gravel materials and different drainage characteristics of each.

Commissioner Parker asked for clarification regarding the determinations before the Commission and how dust would be addressed. Commissioner Bird stated that the Commission was considering whether the use was similar in character to other I-1 uses and whether gravel was appropriate for vehicle storage, with dust being a concern related to gravel.

Commissioner Kindel stated that many existing I-1 uses could generate greater dust concerns and did not believe additional dust language was necessary. Commissioner Bird noted a general consensus not to add additional dust provisions while acknowledging Commissioner Jablonski's concerns.

Motion to approve the uses as similar in character and gravel to be an appropriate use but with language change to strike the word completely from completely screened and to strike that it be screened by an eight-foot- tall opaque fence to replace it with by ornamental fences, walls, or evergreen planting that cannot be seen from a public street, made by Chair Bird, **Seconded** by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel
Voting Nay: Vice Chair Jablonski

The motion was approved.

Juniper Sage at Cobblestone Creek

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-2: 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 PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4403 12th AVE S.E.; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Supporting AIM Documents
3. Location Map
4. Amended PUD
5. Site Plan
6. Green Space Plan
7. Sign Location
8. Pre-Development Summary
9. Protest Letters

Staff Presentation

Logan Gray, Planner II, presented the staff report for the Juniper Sage at Cobblestone Creek project.

Commissioner McDaniel sought clarification on the wording used to describe the age restriction in the original PUD. Lora Hoggatt, Planning Services Manager, stated it was for 55 plus.

Applicant Presentation

Joe Krodel, the applicant's representative, presented the Juniper Sage at Cobblestone Creek project.

Jay Rippeto, applicant, presented the Juniper Sage at Cobblestone Creek project.

Commissioner Kindel asked how removing the age restriction would affect who could live at the property. Mr. Krodel explained age restrictions generally must qualify under 55-and-older housing requirements to comply with fair housing laws. He stated families with children could reside there, but the unit mix and price point are intended to attract adult professionals rather than by-the-bed student tenants.

Mr. Rippeto added that fair housing requirements prevent excluding families with children or designating individual buildings exclusively for seniors. He stated the development would not offer by-the-bed rentals and that rent levels, unit mix, and location are expected to influence the resident demographic.

Commissioner McClure asked how the development intended to discourage student occupancy while complying with fair housing requirements. Mr. Rippeto stated they do not intend to accept parental guarantees or offer seasonal or by-the-bed leasing, although some students could independently qualify. Commissioner McClure expressed support for the request.

Commissioner McDaniel asked whether the federal 80/20 rule for senior housing could allow some residents under age 55 without modifying the PUD. Mr. Krodel explained federal regulations allow certain exceptions, including up to 20 percent of occupancy by persons under 55, but felt that flexibility would not sufficiently address the development's occupancy and financial concerns.

Commissioner McDaniel asked whether the existing PUD prevented use of the 80/20 flexibility. Mr. Krodel stated that the PUD and covenants identify the development as senior housing. Mr. Rippeto added that the property has historically been marketed as a 55-and-older community, making it challenging to attract younger residents while retaining that designation. He stated that they had recently begun adjusting their marketing.

Commissioner Jablonski asked whether alternatives to removing the age restriction had been considered, including conversion to assisted living. Mr. Rippeto stated the property was designed to accommodate a potential future conversion to independent or assisted living, although modifications such as a commercial kitchen would be

necessary. He stated they would consider selling or leasing for such a use but had not actively sought an operator for a conversion.

Commissioner Bird asked whether the property's Opportunity Zone status affected the owners' ability to sell. Mr. Rippeto stated selling before approximately 2030 or 2031 could result in the loss of certain tax benefits. However, an earlier sale could become necessary if occupancy does not improve and the owners discontinue financial support.

Commissioner Bird asked about current occupancy. Mr. Rippeto stated approximately 95 or 96 of the 168 units were occupied, or roughly 57 percent.

Commissioner Bird asked whether a portion of the development could remain 55-and-older while opening the remaining units to other residents. Mr. Krodel stated his understanding was that senior housing requirements generally apply to the development as a whole, subject to the 80/20 framework, and the proposed arrangement would not be permitted under the current zoning and covenants.

Commissioner Bird asked whether dividing the property or individual buildings could affect that determination. Ms. Hoggatt stated her understanding was federal requirements apply to the development as a whole and at least 80 percent would need to qualify as senior housing for the applicable fair housing exemption.

Public Comments

Linda Wright, 4403 12th Ave. S.E. (Protest)

Eldie "Lois" Morris, 4403 12th Ave. S.E. (Protest)

Lori Mouse, 4403 12th Ave. S.E. (Protest)

Kissie Mouse, 4403 12th Ave. S.E. (Protest)

Timothy Shannon, 4704 Augusta Dr. (Support)

Bonnie Holmes, 4403 12th Ave. S.E. (Protest)

Commission Discussion

Commissioner Bird thanked those in attendance for their participation and feedback and acknowledged the strong sense of community surrounding the development.

Commissioner Brewer asked when the zoning change would take effect if approved and whether the effective date could be deferred to give current residents additional time. Mr. Gray stated the change would take effect 30 days after City Council approval and he was unaware of deferred zoning.

Commissioner Brewer noted a 30-day effective date could create a significant change for current residents with existing leases. Ms. Muckala stated she would need to research whether a deferred effective date was possible but noted zoning decisions generally address the property and surrounding development as they currently exist.

Commissioner Bird asked whether City Council could postpone consideration of the item. Ms. Muckala explained first reading is generally required for public notice, while postponements at second reading are within City Council's discretion.

Commissioner Bird asked whether City Council could postpone the item on its own motion rather than at the applicant's request. Ms. Muckala confirmed City Council could do so.

Commissioner Jablonski asked whether City Council could require residents to be released from their leases if the PUD change were approved. Ms. Muckala stated lease provisions are generally better addressed through private contracts rather than zoning regulations.

Commissioner Bird noted that the Commission had also received a request regarding HOA dues and stated private HOA dues and rental rates would not be appropriate matters for the Planning Commission to regulate.

Commissioner Brewer asked about the development's current policy regarding children. Mr. Rippeto stated children may visit, but households with children are not currently permitted to lease units.

Mr. Rippeto stated, if the request is approved, management intends to allow residents to terminate their leases with 60 days' notice regardless of the remaining lease term. Residents whose leases expire before City Council consideration could also transition to month-to-month arrangements, and additional leasing incentives may be offered.

Commissioner Griffith asked about proposed rent incentives and noted some residents had not previously heard about them. Mr. Rippeto stated approximately 40 to 50 residents attended an earlier meeting where these issues were discussed, out of an estimated 120 residents.

Commissioner Griffith asked whether rent incentives would be standardized or individually negotiated. Mr. Rippeto stated management intends to publish a standardized leasing plan allowing residents to terminate with 60 days' notice or renew with incentives based on the length of the lease term.

Commissioner Griffith asked whether future marketing would target graduate students and young professionals. Mr. Rippeto stated the property would be marketed to applicants meeting the income requirements, noting the requirement of approximately three times the monthly rent could make it difficult for many full-time students to qualify.

Commissioner Jablonski supported moving the request forward rather than postponing it, noting both the applicant and residents would benefit from certainty. He suggested the applicant put its lease commitments in writing before City Council consideration so residents and Council would have a clear understanding of what was being offered.

Commissioner Bird stated lease agreements and negotiations are private matters that should not be mandated through the Commission's recommendation. She encouraged the applicant to improve communication with residents through meetings, newsletters, or other formal communications.

Commissioner Bird added residents could contact City Council members, submit additional letters, and provide public comment at the meeting before Council considers the request. She encouraged continued transparency from the applicant but reiterated lease terms should remain a private matter.

Commissioner McKown agreed additional communication from management could help residents understand their options and make informed decisions. She agreed it was not the Commission's role to dictate how those private matters should be handled.

Commissioner Kindel emphasized clear communication could affect residents' trust and the property's future occupancy. She noted management has an incentive to thoroughly screen future tenants to maintain the quality of the community and retain existing residents.

Commissioner Kindel acknowledged the development challenges faced by the applicant and encouraged greater communication with residents before City Council consideration. She stated increased transparency could help residents feel more informed and potentially build support for the proposed change.

Commissioner Parker expressed concern that the discussion had become too focused on how the applicant should operate its business. He noted the applicant developed the senior housing requested by the community, but it had not performed as anticipated and stated the Commission should focus on the requested change to the age restriction.

Commissioner McKown acknowledged existing residents were being asked to accept a significant change from what they originally agreed to. She encouraged residents to remain open to the potential benefits of intergenerational living.

Commissioner McKown also emphasized adequate occupancy is necessary to maintain the development's financial viability, amenities, and overall quality. She stated the request was reasonable given changing market conditions and expressed support for the PUD amendment.

Commissioner Bird reminded the Commission zoning runs with the land rather than the applicant. She acknowledged the significant support and opposition to the request and noted that the issue was complex, with strong perspectives on both sides.

Commissioner Bird highlighted the development's one-bedroom units, noting this type of housing is limited within the community and could provide valuable options for working professionals and other residents.

Commissioner Brewer thanked the residents for participating and the applicant for appearing before the Commission. He noted the discussion allowed the applicant to hear residents' concerns directly while providing transparency regarding the development's financial challenges.

Motion to approve made by Commissioner Brewer, **Seconded** by Commissioner Griffith.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel,
Commissioner Griffith, Commissioner Kindel

Item 1.

Planning Commission recommended approval of O-2627-2.

Cedar Lane

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: 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 SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

The applicant requests postponement to the September 10, 2026 Planning Commission meeting.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

The applicant requests postponement to the September 10, 2026 Planning Commission meeting.

Motion to postpone O-2526-65 and PP-2627-3 to the September 10, 2026 Planning Commission meeting made by Commissioner Kindel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel,
Commissioner Griffith, Commissioner Kindel

Item 1.

The motion was approved.

Franklin Baptist Church

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-4: 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 LOTS ONE (1) THROUGH TWENTY (20), INCLUSIVE, OF BLOCK TWO (2), BEING PART OF THE ORIGINAL TOWN PLAT OF FRANKLIN, CLEVELAND COUNTY, OKLAHOMA AS FILED IN PLAT BOOK 1 AT PAGE 99, DATED MAY 29, 1908 IN THE CLEVELAND COUNTY CLERK'S RECORDS, FROM THE A-2, RURAL AGRICULTAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (7327 E FRANKLIN RD, WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

The applicant requests postponement to the December 10, 2026 Planning Commission meeting.

Motion to postpone O-2627-4 to the December 10, 2026 Planning Commission meeting made by Commissioner Kindel, **Seconded** by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel,
Commissioner Griffith, Commissioner Kindel

The motion was approved.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-4: A PRELIMINARY PLAT FOR 108TH AVE. BUSINESS ADDITION.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2026

REQUESTER: John Traw

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-4: A PRELIMINARY PLAT FOR 108TH AVE. BUSINESS ADDITION.

LOCATION: Located at the southeast corner of the intersection of State Highway No. 9 and 108th Avenue S.E.

INFORMATION:

1. Owner. John Traw.
2. Developer. Dollar General.
3. Engineer. Flatland Civil, LLC.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. October 10, 1985. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the TC, Tourist Commercial District and removed from A-2, Rural Agricultural District.
4. October 10, 1985. Planning Commission, on a vote of 6-0, approved the preliminary plat for Russell Addition.
5. November 12, 1985. City Council adopted Ordinance No. O-8586-26 placing this property in the TC, Tourist Commercial District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Sanitary Sewers. A private sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
2. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately maintained detention facilities located throughout the property.
3. Streets. State Highway No. 9 is existing. 108th Avenue S.E. is designated as a rural collector.
4. Water Main. A water well will be installed in accordance with City and Oklahoma Department of Environmental Quality Standards.
5. WQPZ. This property contains the Water Quality Protection Zone. However, there are no proposed structures within the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ with final platting.

PUBLIC DEDICATIONS:

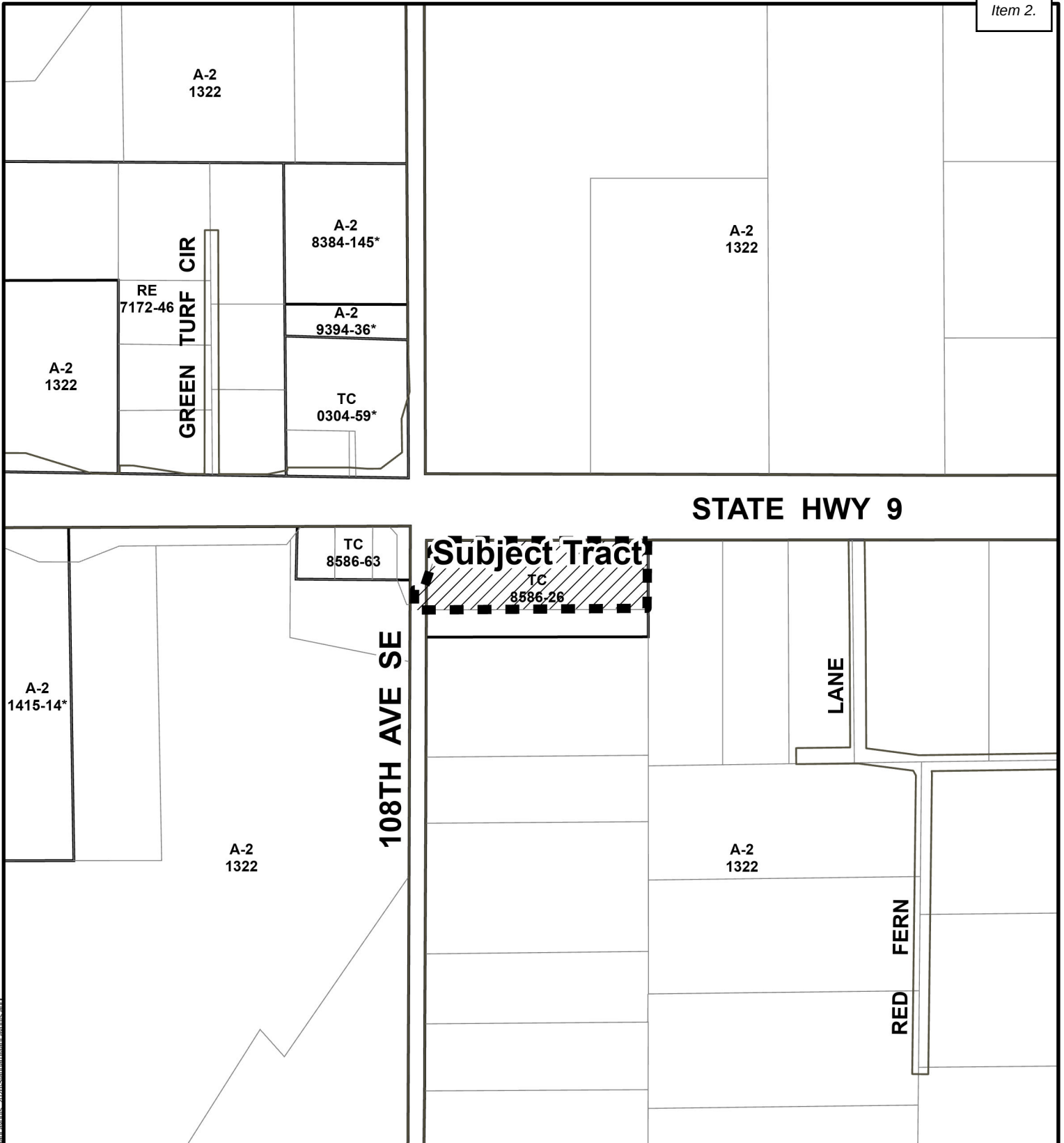
1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 4.5468 acres and one (1) lot. The intended use is a Dollar General store. There is no proposal for the use of the eastern portion of the property. It will remain natural.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 108th Ave. Business Addition to City Council.

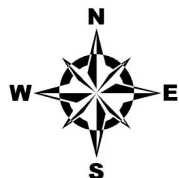
ACTION TAKEN: _____



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



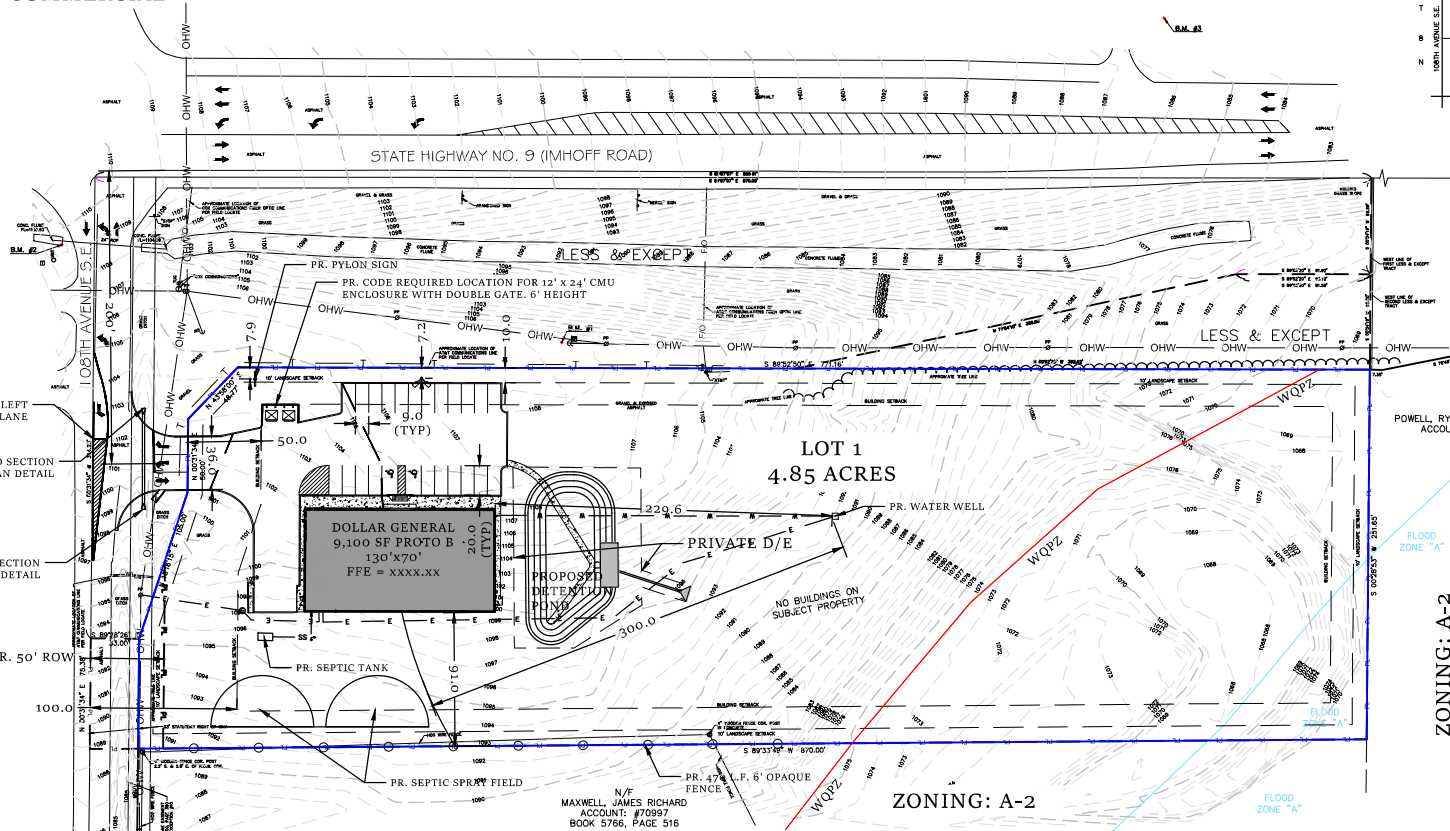
August 5, 2026

0 250 500 Ft.



Subject Tract

PRELIMINARY SITE PLAN: 108TH AVE. BUSINESS ADDITION
ZONING: TOURIST COMMERCIAL
09/01/26



ZONING: A-2

ZONING: A-2

LEGAL DESCRIPTION

Part of the Northwest Quarter (NW/4) of Section Eleven (11), Township Eight (8) North, Range One (1) West of the Indian meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section Eleven (11);

THENCE South 00°31'34" West, along the West line of the Northwest Quarter, a distance of 314.23 feet to the intersection of said Section line with the South right of way line of State Highway 9, said point also being the POINT OF BEGINNING;

THENCE South 89°59'20" East, along the South right of way of State Highway 9, a distance of 31.00 feet;

THENCE North 18°16'15" East, along the South right of way of State Highway 9, a distance of 105.00 feet;

THENCE North 00°31'34" East, along the South right of way of State Highway 9, a distance of 50.00 feet;

THENCE North 43°59'00" East, along the South right of way of State Highway 9, a distance of 48.77 feet;

THENCE South 89°52'50" East, along the South right of way of State Highway 9, a distance of 771.16 feet;

THENCE South 00°38'53" West a distance of 251.65 feet;

THENCE South 89°33'49" West a distance of 870.00 feet to a point the West line of the Northwest Quarter of Section 11;

THENCE North 00°31'34" East, along the West line of the Northwest Quarter of said Section 11 a distance of 75.38 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 311.545 square feet or 4.8564 acres, more or less.

CONTACT

OWNER: JOHN TRAW
P.O. Box 548
NORMAN, OK 73070

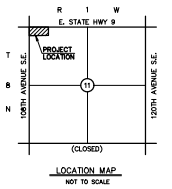
CIVIL ENGINEER: FLATLAND CIVIL LLC
200 36TH AVE NW
P.O. BOX 720072
NORMAN, OK 73070
(405) 863-8984

SURVEYOR: MARK DEAL AND ASSOCIATES
P.O. BOX 6578
NORMAN, OK 73070
(405) 681-3325

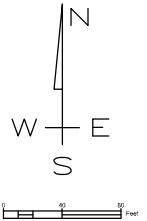
STORMWATER DETENTION EASEMENT

DRAINAGE DETENTION FACILITIES ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY SHALL BE THE RIGHT, DUTY, AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF 2403108TH AVE SE, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COST ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

ALL MEASUREMENTS IN FEET UNLESS NOTED OTHERWISE



200 36TH AVE NW
PO BOX 720072
NORMAN, OK
73070
P: 405-863-8984
OK CA # 9971
EXP: JUNE 30TH 2028



BM #1 (NAD 83 SPC 3502 OK S.)
112.0' SOUTH & 318.0' EAST OF
S.E. COR. OF SEC. 11
ELEV=1108.37

BM #2
CUT "X" - S.E. COR. OF CONC.
FLUME - 46.3' SOUTH & 22.8'
WEST OF N.W. COR. OF SEC. 11
ELEV=1109.55

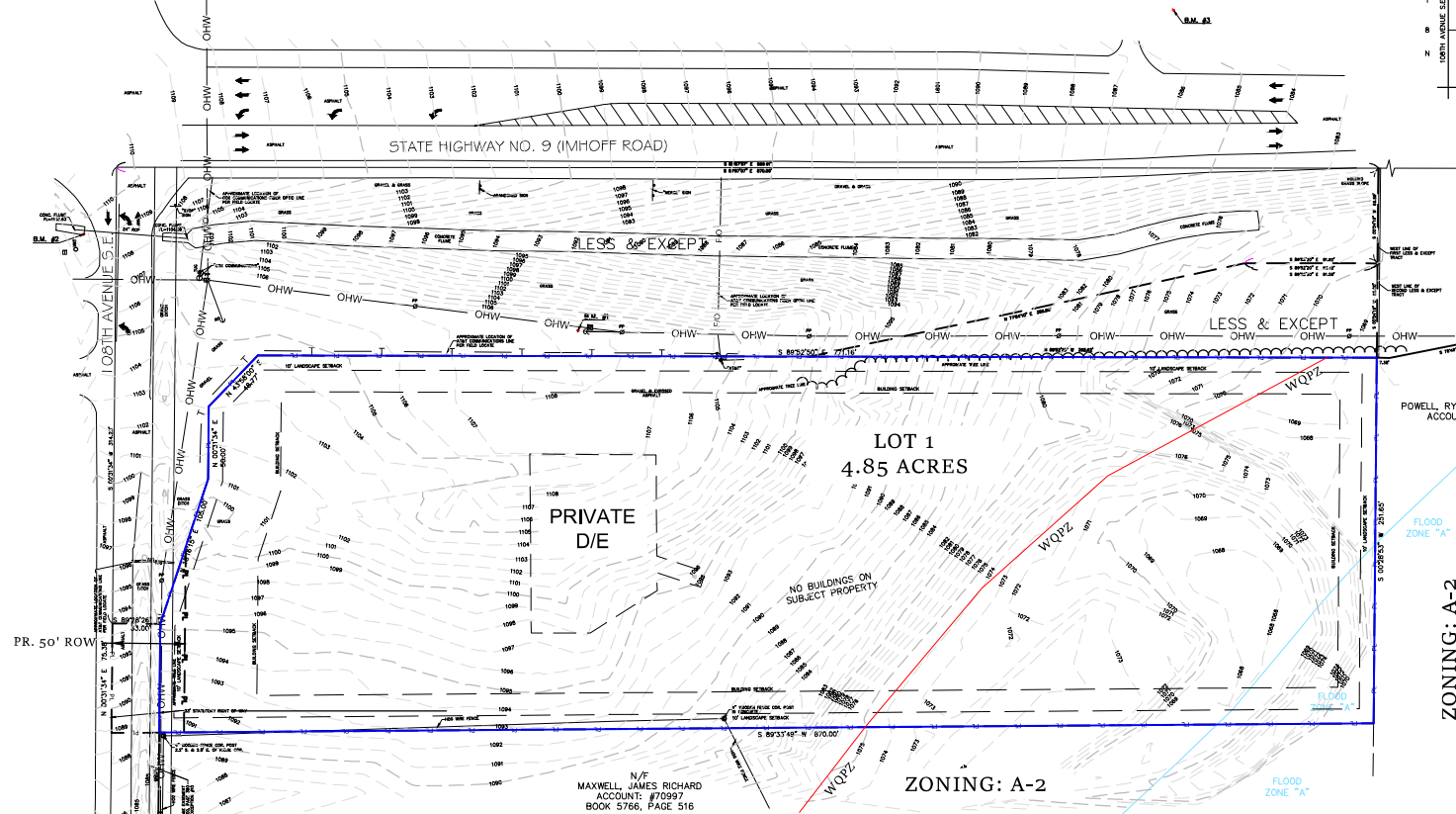
BM #3
CUT "X" - IN CENTER WEST END
OF CONC. FLUME - EAST FLUME
OF NORTH ADJACENT
ELEV=1080.91

BM #4
CUT "X" - IN CONC. CULVERT
138.4' SOUTH & 21.2' WEST
OF S.W. PROPERTY COR.
ELEV=1082.67

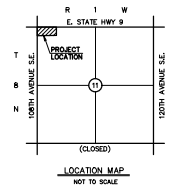
LEGEND

---	EX. CENTERLINE	---	PR. BLDG SETBACK
---	EX. 1' CONTOUR	---	PR. CENTERLINE
---	EX. 5' CONTOUR	---	PR. 1' CONTOUR
---	EX. EASEMENT	---	PR. 5' CONTOUR
---	EX. FENCE	---	PR. EASEMENT
---	EX. FIBER	---	PR. ELECTRIC
---	EX. GAS	---	PR. FENCE
---	EX. LOT	---	PR. FIBER
---	EX. OVERHEAD WIRE	---	PR. GAS
---	EX. PROPERTY LINE	---	PR. LOT
---	EX. ROW	---	PR. OVERHEAD WIRE
---	EX. SECTION LINE	---	PR. SANITARY SEWER
---	EX. SANITARY SEWER	---	PR. STORM DRAIN
---	EX. STORM DRAIN	---	PR. TELECOMMUNICATIONS
---	EX. TELECOMMUNICATIONS	---	PR. WATER
---	EX. WATER		
⊙	SANITARY SEWER MANHOLE	⊙	NATURAL GAS MANHOLE
⊙	SANITARY SEWER CLEANOUT	⊙	ELECTRIC MANHOLE/TRANSFORMER
⊙	STORM DRAIN MANHOLE	⊙	ELECTRIC METER
⊙	WATER METER	⊙	GAS METER
⊙	FIRE HYDRANT	⊙	TELECOMMUNICATIONS HANDHOLE
⊙	ROSE HYDRANT/EDC		

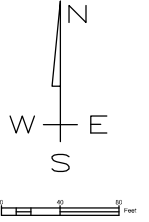
**PRELIMINARY PLAT: 108TH AVE. BUSINESS ADDITION
ZONING: TOURIST COMMERCIAL
09/01/2026**



ZONING: A-2



200 36TH AVE NW
PO BOX 720072
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P: 405-863-8984
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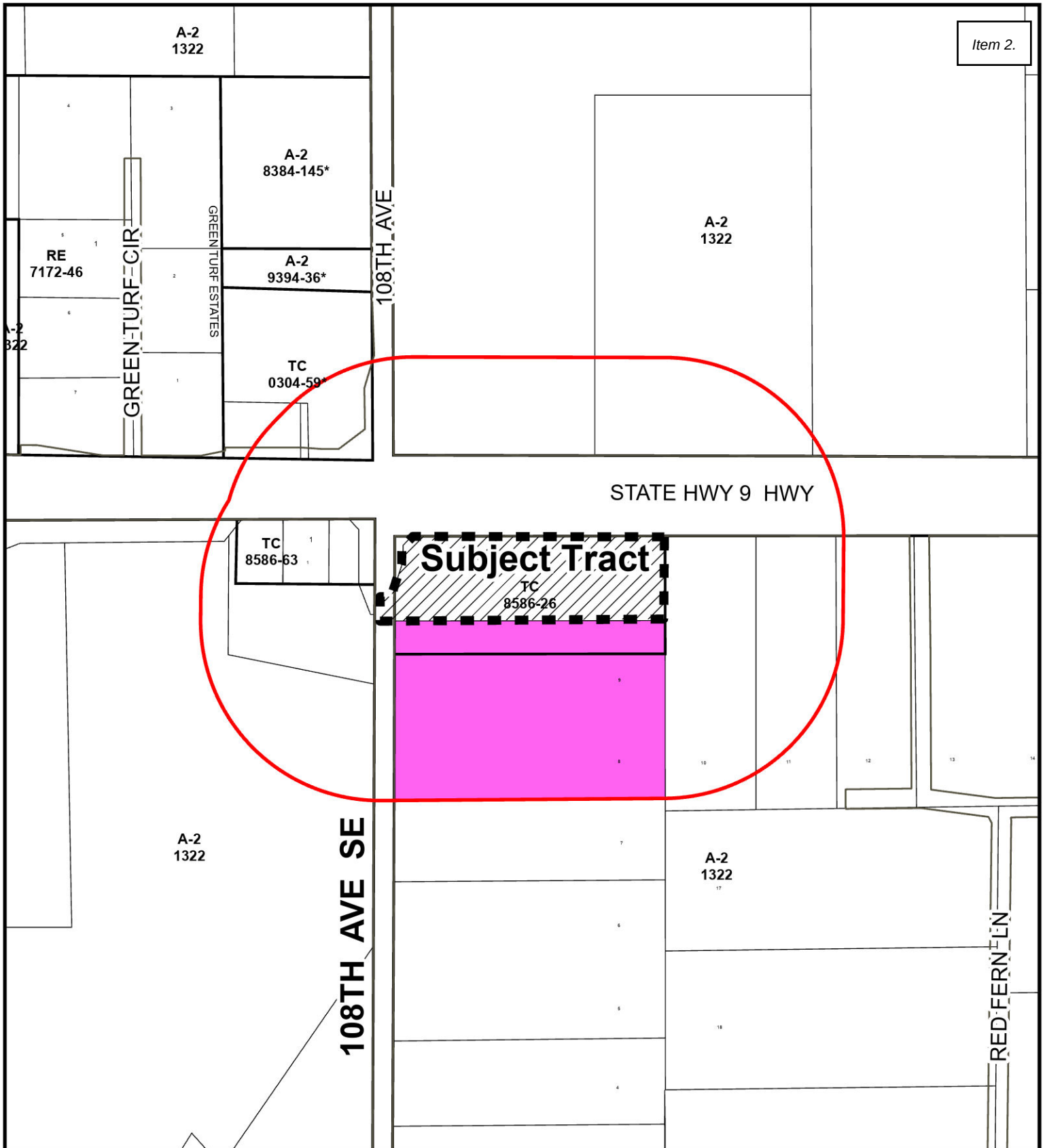
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⊙	FIRE HYDRANT	⊙	TELECOMMUNICATIONS HANDHOLE
⊙	ROSE HYDRANT/EDC		



Protest Map



27.7% Protest Within Notification Area

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 200 400 Feet

September 9, 2026

-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area

James Maxwell
2601 108th Ave SE
Norman. OK 73026
512-567-3965
jrmax80@gmail.com

September 8th, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 09/08/26-LW

Case Number: PD 26-21

To Whom It May Concern;

The reason for this protest is;

The proximity of aerobic waste water runoff /spray, (approximately 15 -20 feet from my property line) making portions of my property inaccessible and unuseable at times. I have used these areas of my property to provide cooking wood, harvesting seasonal nuts, and maintaining natural compost areas for my gardens. I regularly walk this area of my property and really don't want to risk having my neighbors waste water system go off while I'm walking around. This potentially exposes anyone on my property, in that area, to direct contact from back spray and mist.

Secondly, the placement of the aerobic wastewater system is within 65 feet of my water well, potentially making it in violation of the Department of Environmental Quality under OAC 252:642 (appendix E) and Oklahoma Water Resource Board OAC 785:35-7-1. This distance puts my household potentially at risk of downhill runoff waste water leaking into my well.

I also have a pond that I maintain within approximately 125 feet downhill from the proposed aerobic waste water location. Again potentially putting it in violation of the Oklahoma Water Resource Board.

This aerobic system is within approximately 300' of a creek that feeds into the Thunderbird watershed program (again putting it at jeopardy of being

in violation of the DEQ and OWRB). The aerobic system and additional runoff, due to the structure and parking lot of the potential building site, go into the bar ditch that fields this waste and pollution directly to the north creek of my property that feeds into Lake Thunderbird.

I am also concerned about the additional erosion to the bar ditch (east side of 108th Ave SE) from the additional water shed. This bar ditch has never been maintained by the city since I have owned the property. I have done my best to grade and smooth it out over the years. With additional watershed into this area I am worried about additional erosion affecting my North /South property and fence lines.

I am also concerned about the additional traffic that will be in this area. There is no right hand turn lane for eastbound traffic off of Highway 9 turning south to 108th Ave SE at a point where Highway 9 condenses down from two lanes of traffic to one.

Additionally the proposed left hand turn lane on 108th Ave SE is at a spot that narrows down for single lane traffic (the best I can tell from the preliminary site plan). Nor does this plan account for northbound traffic on 108th Ave SE turning eastbound into Lakemart Valero without turn lane access. The amount of congestion in this area, in the short 75-125 foot area is unsafe. Additionally this doesn't address concerns of blind spots that occur here due to both geography and signage from existing businesses and the potential new one that needs to be considered.

Thank you for your consideration in keeping my property and family safe, the citizens and travelers in this area safe, and the waterways on our creeks, streams, ponds, and lakes protected.

A handwritten signature in black ink, appearing to read 'James Maxwell', with a large, stylized initial 'J' and 'M'.

James Maxwell

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: 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 SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2026

REQUESTER: Cedar Lane, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: 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 SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

APPLICANT/REPRESENTATIVE	Cedar Lane, LLC/Steve Rollins, Arc Engineering Consultants, LLC
LOCATION	Near 12 th Ave SE and Cedar Lane Rd
WARD	7
CORE AREA	No

EXISTING ZONING	A-2, Rural Agricultural District, PL, Park Land District, and PUD, Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Urban Low and Urban High
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	R-1, Single-Family Dwelling District
PROPOSED LAND USE	No Change

SUMMARY:

The applicant, Cedar Lane, LLC, is requesting to zone the subject properties to R-1, Single-Family Dwelling District. The proposed zoning will allow for the development of single-family homes. There is a companion preliminary plat request associated with this zoning application.

EXISTING CONDITIONS:

SIZE OF SITE: 56.9 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	A-2/PL/PUD	R-1/PL	R-1/BNSF Railway	R-1/RE/City of Noble	R-1/PL/RE
Land Use	Urban Low/Urban High	Urban Low/Park	Urban Low/BNSF Railway	Urban Low/City of Noble	Urban Low
Current Use	Vacant	Songbird Park/Single-Family Dwellings/Vacant	Single-Family Dwellings/Vacant	Single-Family Dwellings/City of Noble	Single-Family Dwellings/Vacant

ZONING DESIGNATIONS

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 and 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.

PL, Park Land District

The PL, Park Land District is intended to provide a special zoning district to accomplish the reservation and later use of land for park and open space purposes.

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.

LAND USE DESIGNATION

Urban Low and Urban High

See attached Urban Low and Urban High Land Use documents.

CHARACTER AREA DESIGNATION

Suburban Neighborhood Areas

See attached Suburban Neighborhood Character Area document.

NEAREST PUBLIC PARK

Songbird Park is the nearest park to the subject property and is accessible via sidewalks within the development.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD26-12 May 28, 2026

This request required a Pre-Development meeting due to the size of the rezoning acreage and the companion preliminary plat application. The applicant attended the May 28 Pre-Development meeting. Please see the attached summary.

BOARD OF PARKS COMMISSIONERS: September 3, 2026

The applicant requested fee-in-lieu of land for this project, with the collected fees assigned to the Songbird Park development account. The Board of Parks Commissioners voted to approve the fee-in-lieu decision 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 the attached preliminary plat report from Engineering.

TRANSPORTATION ENGINEER

Please see the attached reports from the Transportation Engineer for the associated preliminary plat.

PLANNING*

ZONING CONSIDERATIONS

R-1, Single-Family Dwelling District

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

The applicant will meet all R-1 requirements. Please see attached Section 36-514 R-1, Single-Family Dwelling District regulations. Single-family dwellings are required to provide two parking spaces per unit. There are no applicable zoning requirements for landscaping, lighting, or exterior materials for single-family dwellings.

AIM NORMAN LAND USE CONSIDERATIONS

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

Overarching General and Non-Residential Policies

The proposal is generally **consistent** with the Overarching General and Residential Character Area policies, as the proposed development blends with the existing housing in the area. The proposed development is an extension of the existing Cedar Lane neighborhood to the north; however, the new streets follow more of a grid system design than the existing streets. While the proposed density is not varied within the development, it is a higher density than the existing PUD on the south end of the development where the minimum lot size is 0.75 acres.

Suburban Neighborhood Policies

The proposal is **consistent** with the Suburban Neighborhood policies, as it features a single-family housing typology that is supported by the corresponding Urban Low Land

Use designation. The proposed development will also connect to existing City water and sewer services, as called for in the Suburban Neighborhood policies.

Urban Low (UL) Land Use Policies

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

- **Building Types**
- **Site Design**
- **Transportation**
- **Utility Access**
- **Public Space**

Approximately 25% of the preliminary plat area is designated as Urban Low. The applicant is proposing a single-family residential development at a density of 3.5 units per acre. Under the provisions of the R-1, Single-Family Dwelling District, attached or detached accessory dwelling units may be allowed, with the potential to further increase the overall density within the development up to 7 units per acre. The development will connect to existing City water and sewer services. Sidewalks and roadways will connect to the currently developed sections of Cedar Lane to the north, improving connection and circulation. These sidewalks will connect to the greater pedestrian infrastructure network via Cedar Lane Rd. to the north. The proposed development will have pedestrian access to Songbird Park.

Urban High (UH) Land Use Policies

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

- **Utility Access**

A full range of utilities are available and serve the subject property.

The proposal is **inconsistent** with the following UH Land Use policies:

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

Approximately 75% of the preliminary plat area is designated as Urban High. The proposed development is inconsistent with several of the UH Land Use policies. The proposed density of 3.5 units per acre falls below the desired 12 units per acre, with a housing typology of single-family dwellings as opposed to multi-unit, midrise residential and mixed-use buildings called for in the UH Land Use policies. As stated above, attached or detached accessory dwelling units developed in the R-1, Single-Family Dwelling District, could potentially raise the overall density to 7 units per acre. Additionally, it should be noted that the proposal allows for higher single-family densities than is allowed under the PUD, Planned Unit Development, that governs the southern portion of the subject property. The existing PUD requires a minimum lot size of 0.75 acres with a gross density of 0.64 units per acre. When compared to the UH Land Use

Policies, the site design is not conducive to walking; while the development includes sidewalks and pedestrian connectivity, the scale of separation between uses inhibits the walkability of the area.

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 proposed development meets the Urban Low Land Use policies but generally does not meet the Urban High Land Use policies. However, this proposal is a continuation of an existing single-family development, and the proposal allows for greater densities and a design that is closer to the intent of the UH Land Use policies than the current PUD zoning district. Cedar Lane Addition was developed 20 years before the AIM Norman Plan was adopted. When the PUD was adopted in 2005, access to City services was not available, requiring individual sewer solutions, which necessitated a larger lot design. With access in place for City services, increasing the density is appropriate at this time. The proposed rezoning and accompanying preliminary plat is intended to continue the existing Cedar Lane subdivision. The proposal will increase automobile and pedestrian connectivity and augment Norman's housing stock in a fast-growing area of the city.

CONCLUSION:

Staff forwards this request for zoning to R-1, Single-Family Dwelling District, and Ordinance O-2526-65 to the Planning Commission for consideration and recommendation to City Council.

ATTACHMENT(S):

Section 36-514, R-1, Single-Family Dwelling District
Cedar Lane AIM Supporting Documents

36-514 R-1, Single-Family Dwelling District

- (a) *Uses permitted.* Property and buildings in an R-1, Single-Family Dwelling District shall be used only for the following purposes:
- (1) Detached one-family dwelling.
 - (2) Family day care home.
 - (3) General purpose farm or garden.
 - (4) Home occupation.
 - (5) Municipal recreation or water supply.
 - (6) Accessory buildings.
 - (7) One accessory dwelling unit with a total area of no more than six hundred fifty square feet (650 SF) ("ADU"), except that this use shall not be adopted by reference into the uses allowed in R-2 ("Two-Family Dwelling District"), RM-2 ("Low-Density Apartment District"), and R-3 ("Multifamily Dwelling District").
 - (8) Commercial parking only on days when the University of Oklahoma football team plays at home, subject to the following restrictions and conditions:
 - a. On all sides of the parking area abutting other property a barrier shall be erected so as to prevent vehicles from damaging fences, trees, shrubs or other improvements on the adjoining property, such barrier to be at least two feet within the property line of the property used for parking. All vehicles shall be parked within the property line of such property.
 - b. An attendant over 18 years of age shall be on duty at all times when vehicles are parked on the property.
 - c. All papers, containers and other trash shall be removed from the premises immediately after the vehicles have been removed.
 - d. No vehicle shall ever be parked between the property line and any adjoining street.
 - e. Unless a driveway is provided, a wooden or metal incline shall be placed in the gutter next to the curb on any street where there is a concrete curb, and the same shall be removed immediately after the last parked vehicle has departed. Such incline shall not exceed 25 feet in length or 12 inches in width.
 - f. Any violation of the foregoing restrictions, whether by the owner of the property, driver of a vehicle, or other person, shall constitute an offense, and in addition to the other penalties provided by law, the owner or operator of such property so used for parking, upon conviction of such offense, shall not use said property for such purpose for the remainder of the year during which such violation occurs.
 - (9) Model home, subject to an annual permit, as defined in NCC 36-101, for no more than four years.
 - (10) Short-term rentals.
- (b) *Special use.* The following uses may be permitted, after review, in accordance with provisions contained in NCC 36-560:
- (1) Municipal use, public building and public utility.

- (2) Public or private golf courses including any country clubs, club houses, or any accessory commercial enterprises.
- (3) Church, temple or other place of worship.
- (4) School offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
- (5) Type I bed and breakfast establishment.
- (6) Model home accessory parking lot, with the following conditions:
 - a. The parking lot must be adjacent to a permitted model home. The parking lot must be completely removed when the model home reverts to residential use.
 - b. The lot must be designed and built to City standards, including surface material and drainage approved by the City Engineer, and striped or curbed (or bumper blocks installed) to safely allow its use.
 - c. The rear and side abutting other residences should be screened with a six-foot opaque fence, which may not extend beyond the front of the model home.
 - d. Sidewalks must be installed across both the model home and the parking lot.
 - e. A ten-foot landscape strip must be installed between the public sidewalk and parking area, and a five-foot strip along the side and rear of the lot. The lot should be landscaped with trees and shrubs.
 - f. No lighting is allowed other than low-voltage landscape fixtures.

(c) *Area regulations.*

- (1) *Front yard.* All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:
 - a. The minimum depth of the front yard shall be 25 feet.
 - b. When a lot has double frontage, the front yard requirements shall be provided on both streets, unless a limits of no access has been established across the rear of the lot.
- (2) *Side yard.*
 - a. Except as hereinafter provided in NCC 36-515 and 36-544, there shall be a side yard on each side of a principal building which shall have a width of not less than five feet; unattached, one-story buildings of accessory use, including ADUs, shall be set back five feet from any side lot line; provided, however, that accessory buildings shall not be required to set back more than three feet from the interior side lot line when all parts of said building are located not more than 50 feet from the rear property line or rear utility easement line.
 - b. On any corner lot a main building shall set back from the right-of-way line of the intersecting street a distance of 15 feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case. Accessory buildings, including ADUs, shall be set back from the right-of-way line of the intersecting street ten feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case.
 - c. In no case shall a garage which faces a street be located closer than 20 feet to that street property line.

- (3) *Rear yard.* There shall be a rear yard having a depth of not less than 20 feet percent of the depth of the lot, whichever amount is smaller; unattached one-story buildings of accessory use, including ADUs, shall set back one foot from the utility easement or alley line.
- (4) *Lot width.* There shall be a minimum lot width of 50 feet at the building line, and such lot shall abut on a street for a distance of not less than 35 feet.
- (5) *Intensity of use.* There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 and all the boundary lines of that lot touch lands under other ownership that lot may be used for any of the uses permitted by this section.
- (6) *Impervious area.* The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 25-foot front yard, and comply with NCC 36-550(a) (3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:
 - a. The driveway is needed to access a garage for three or more cars;
 - b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
 - c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.
- (7) *Limit on buildings.* Not more than one principal dwelling and one ADU shall be constructed on any one lot.

(d) *Height regulations.*

- (1) Except, as provided in NCC 36-546, no building shall exceed two stories in height. A three-story building may be constructed if the side yards are increased an additional five feet.
- (2) Any accessory building, including an ADU, shall not exceed a wall height of ten feet unless the required side and rear yard setbacks are increased by one foot for each additional foot of wall height above ten feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

(Ord. No. O-7778-22, 11-1-1977; Ord. No. O-7778-60, 5-2-1978; Ord. No. O-7778-68, 10-3-1978; Ord. No. O-7980-27, 2-5-1980; Ord. No. O-8485-91, 7-9-1985; Ord. No. O-8990-42, 7-24-1990; Ord. No. O-9091-40, 7-23-1991; Ord. No. O-9293-38, 8-24-1993; Ord. No. O-9596-19, 12-12-1995; Ord. No. O-9697-7, 8-27-1996; Ord. No. O-9900-21, 1-11-2000; Ord. No. O-0102-27, 3-26-2002; Ord. No. O-0708-36, 4-22-2008)

HISTORY

Amended by Ord. [O-1920-56](#) on 7/28/2020

Amended by Ord. [8-27-2020](#) § 421.1 on 8/27/2020

Adopted by Ord. [O-2223-23](#) on 2/28/2023

Amended by Ord. [O-2324-40](#) on 3/26/2024

Amended by Ord. [O-2324-39](#) on 3/26/2024

Amended by Ord. [O-2324-54](#) on 7/23/2024

OVERARCHING POLICIES

These policies are designed for all Character Areas throughout Norman, as applicable.

GENERAL

- Based upon the recommendations of the most recent Stormwater Management Plan (SWMP), improve stormwater management for all development projects.
 - *Improve stormwater and floodplain management with all infill development.*
- Based on the most recent Transportation Plan and Complete Streets Policy, City projects and new development should establish a network of complete streets (see glossary).
- Appropriately regulate development within the floodplains and Stream Planning Corridors via the Floodplain and Water Quality Protection Zones (WQPZ) ordinances.
- Create and uphold quality build and site design standards to bolster community identity and pride.
- Where feasible, new streets and internal streets should follow a grid pattern of small blocks for a more condensed form of development.
- Improve pedestrian and bicycle connectivity, especially between public transit stops and destinations with new projects, redevelopments, or reconfiguration of existing development.
- Amenities such as, but not limited to, seating, public art, natural green space, fountains and other outdoor landscape elements should be included within each development. These amenities should be conscious and considerate of impacts on the natural environment.
- Develop buildings that meet or exceed Universal Design principles.
- Promote building principles such as energy efficiency and renewable energy sources, indoor environmental quality, water conservation, and minimizing impacts on wildlife through space and material optimization and building with resilient design.
- Coordinate all capital improvement projects between all necessary City departments (e.g. transportation, water, wastewater, stormwater, parks).
- Strengthen programming for disseminating information on the City's Fertilizer Ordinance and other pollution prevention initiatives.

RESIDENTIAL

- New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- New residential development should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

NON-RESIDENTIAL

- New non-residential development should use high quality building materials such as glass, brick, stone, wood or cementitious siding.
- Require that loading areas be located to the rear and sides of buildings and screened from view.
- Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- Buildings in a corporate campus setting should have an internal pedestrian network between buildings.

40

adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.

- *Prioritize preservation of existing mature street trees.*
- Promote a mix of housing types, including accessory dwelling units, and new, well-designed similarly scaled multi-unit residences to increase neighborhood density and income diversity.
 - *Priority for higher density, mixed-income, and affordable housing opportunities should be assigned to locations with multi-modal transportation access and capacity.*
 - *Based on associated Land Use, housing typologies of all intensity levels are appropriate within the Suburban Character area.*
- Encourage:
 - *More mixing of uses, including neighborhood services, job centers, and residential uses of similar intensities.*
 - *Retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the life of this plan.*
 - *Civic, cultural uses, entertainment establishments that will promote community interaction and public open space.*
- As streets move further from the center of the Core Neighborhood Character Area and parcel sizes and development patterns work against pedestrian circulation, focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians and bicyclists. Transportation accommodations should:
 - *Ensure interconnectivity between developments for local and collector streets.*
 - *Provide access to trails with all new development, when feasible to integrate trail plans outlined in the Transportation and Park Master Plans into developments.*
 - *Connect streets between land uses and include complete street approaches for undeveloped sites.*
 - *Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.*
 - *Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.*
- *Use building and site design as transitions between commercial centers and adjacent residential areas, as opposed to distance.*
- *Promote pedestrian access between buildings.*
- *New, transformative housing developments must have multiple access points onto the road network to ensure adequate external connections to the larger neighborhood community.*
- *Create incentives for establishing natural, undeveloped spaces for ecological conservation and interconnectedness of these areas across multiple developments (i.e. wildlife habitat corridors).*
- *Protect and/or preserve wetlands when developing east towards the 2045 Reserve.*

ACTION ITEMS

- Continue to work with developers on dedication of park land for neighborhood parks.
- Based on the most recent Transportation Plan, expand access to public transit.
- Update regulations to:

LAND USE

Land Use Category Descriptions

The following attributes for each land use category help guide rezoning, site plan approvals, and other site development decisions.

BUILDING TYPES

The scale and transparency of buildings dictate the feel and intensity of the areas. Larger commercial spaces or buildings with more residential units generate more trips, impacting factors like parking demand. Scale also influences the feel of an area, such as the difference between a block of one- and two-story structures versus structures with five or more stories. Transparency, or the ability to see into or out of a structure (often with windows), can make an area feel more comfortable, safe, and interesting for pedestrians. The recommendations in this section guide how to regulate and administer building types and uses in the adopted Development Codes.

SITE DESIGN

The area and shape of lots, streets, sidewalks, parking, landscaping, design of open spaces, and access all influence the feel of a development and should be handled differently based on the intensity of the use. Site design can often mitigate the effects of higher intensity uses on less intense neighboring uses. The recommendations in this section guide how to regulate and administer site design standards through the adopted Development Codes.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Transportation accommodations vary depending on the intensity of the use. For example, commercial uses that generate more traffic will require access to arterial and collector streets. Site design will guide circulation and access within a site, but projects also need to consider how circulation and access are addressed between sites and future developments. The recommendations in this section guide how to regulate and administer access and circulation standards through the adopted Development Codes.

UTILITY ACCESS

Access to public services - water, wastewater, and regional stormwater management - may be required depending on the location and/or intensity of a development. Utility access recommendations in this section are strict to ensure services can support the development.

PUBLIC SPACE TYPES

Public spaces are open and accessible to anyone in the community. These spaces can include plazas, parks, courtyards, natural areas, and more. They create a sense of community and a way for residents to interact with their neighbors. The recommendations in this section guide where public spaces are needed and guide standards through the adopted Development Codes.

LOCATIONAL CRITERIA

Location Criteria considers the influence of a use on adjacent properties and land uses. The recommendations in this section guide how to administer compatibility of adjacent land uses and their influence on one another through the adopted Development Codes.

ZONING DISTRICTS

This section identifies the most appropriate zoning districts (based upon the current code) for each land use designation. For properties within an Overlay Zoning District, the base Zoning District will apply.

ZONING DISTRICTS IN GREEN ARE TYPICALLY APPROPRIATE IN THE DESIGNATED LAND USE

ZONING DISTRICTS IN YELLOW MAY BE APPROPRIATE IN THE DESIGNATED LAND USE, BUT REQUIRE INTENSE REVIEW

ZONING DISTRICTS IN RED ARE TYPICALLY NOT APPROPRIATE IN THE DESIGNATED LAND USE

Norman's Current Zoning Districts are:

- PUD: Planned Unit Development
- SPUD: Simple Planned Unit Development
- A-1: General Agricultural
- A-2: Rural Agricultural
- RE: Residential Estate Dwelling
- R-1: Single-Family Dwelling
- R-1-A: Single-Family Attached Dwelling
- R-2: Two-Family Dwelling
- RM-2: Low Density Apartment
- RM-4: Mobile Home Park
- RM-6: Medium Density Apartment
- R-3: Multi-Family Dwelling
- RO: Residence-Office
- O-1: Office-Institutional
- CO: Suburban Office Commercial
- C-1: Local Commercial
- C-2: General Commercial
- TC: Tourist Commercial
- CR: Rural Commercial
- C-3: Intensive Commercial
- I-1: Light Industrial
- I-2 Heavy Industrial
- M-1: Restricted Industrial
- MUD: Mixed-Use Development
- FH: Flood Hazard
- PL: Park Land
- CCFBC: Center City Form-Based Code

More information on Zoning and Overlay Districts may be found in Section 36-505 of the City of Norman Municipal Code.

LAND USE CATEGORY

Urban Low (UL)

DESCRIPTION & CONTEXT

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development should be greater than 3 units per acre.

BUILDING TYPES

Existing: All types of residential structures, primarily 1 or 2 story; single-story commercial, often with large parking lots, civic/institutional uses such as fire stations and schools are in close proximity.

New Development:

- Varied types of residential structures.
 - *Emphasis on single-unit detached and attached residential developments, including small-, standard, and large-lot single-unit detached, duplexes, and townhomes.*
- Attached housing may transition to higher intensities along collector and arterial streets, or adjacent to higher intensity uses.
 - *Attached housing may be allowed throughout a development to create variety.*
 - *Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.*
- 2 or 3 story commercial and higher density residential on arterials with limited parking areas.

SITE DESIGN

- It is critical that these locations take every opportunity to improve connectivity and help mitigate missing connections to nearby developed areas in order to strengthen neighborhood connectivity.
- The variety and diversity of housing stock should be improved as should the functionality of these areas, such as extensive street and sidewalk connections, a wider variety of lot sizes, and integration of and access to open spaces and other nearby activities should be incorporated into the design of new areas.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Existing: The type and arrangement of streets means that almost all trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Few of these areas have easy access to transit at this time.

Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure.

UTILITY ACCESS

A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

PUBLIC SPACE TYPES

This UL Land Use supports a variety of public spaces including parks of various sizes, regional trails, natural areas including wildlife corridor, and walking paths.

LOCATIONAL CRITERIA

- Low intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
- Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Non-residential development is appropriate along arterial and collector streets, primarily at intersections.
- Urban Low is most compatible adjacent to: UM, RR, AR, UR, LCC, TOD, and OP.
- Urban Low is least compatible adjacent to: ULC, CBD, and C and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

ZONING DISTRICTS

R-1	R-1-A	R-2	RO	O-1	CO	C-1					
MUD	PUD	SPUD	RM-4	C-2							
A-1	A-2	RE	RM-6	R-3	TC	CR	C-3	I-1	I-2	M-1	

Single-Unit



Small Lot Single-Unit



LAND USE CATEGORY

Urban High (UH)

DESCRIPTION & CONTEXT

Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building spacing and separation of uses. This area is intended to create opportunities for economic activities attracting a city-wide audience, and place residents closer to services and jobs.

- High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.
- Gross densities in any single development should be greater than 12 units per acre.

BUILDING TYPES

- Medium and Small-scale 3- to 5-story buildings are common. Within existing developed areas, buildings may go up to 2-stories higher than surrounding properties.
- Multi-unit structures are the priority, but a variety of housing types from townhomes to apartments are expected.
- Mixed-use buildings including retail, work-spaces, and residences are most common.
- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- New developments that are single-use developments or predominantly single-unit or garden apartments are not appropriate.

SITE DESIGN

- The scale and layout of the built environment are conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- Multi-unit developments without connections to neighboring properties and uses weakens the development pattern and should be limited or avoided altogether.
- Street trees should form a continuous urban canopy over public areas and rights-of-way.
- Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system.
- Site layout should take every opportunity to maximize the public infrastructure available in this area.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

This area features a relatively dense grid of streets and sidewalks. A full street hierarchy provides a variety of connections and route choices to people moving to, through, and within the area. Parking is a secondary use and should be as small as possible due to character and value of land in the area. Most of these areas have, or will have, easy access to public transportation (less than one half-mile walk of a stop). Improving access for pedestrians and bicyclists will continue to be a priority, including modernizing multi-modal infrastructure.

UTILITY ACCESS

A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

PUBLIC SPACE TYPES

Consisting of appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and walking paths. Pedestrian amenities should commonly integrated into public and private projects.

LOCATIONAL CRITERIA

- Large building footprints (>12,500 SF) compromise the development pattern and are not appropriate, except along arterials and at arterial intersections.
- Medium intensity residential uses should be discouraged along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Medium intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
- High Urban is most compatible adjacent to: UM, ULC, MX, IMX, CBD, LCC, C, JC, TOD, and OP.
- High Urban is least compatible adjacent to: AR and UR and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

ZONING DISTRICTS

RM-2	RM-6	R-3	RO	O-1	CO	C-1	C-2	C-3	MUD		
PUD	SPUD										
A-1	A-2	RE	R-1	R-1-A	R-2	RM-4	TC	CR	I-1	I-2	M-1

Multi-Unit Residential



Mixed-Use



Applicant: Cedar Lane, LLC

Project Location: Generally located at 12th Ave SE & Post Oak Rd

Case Number: PD 26-12

Time: 5:30 P.M.

Applicant Representative:

Steve Rollins, ARC Engineering
BJ Hawkins

Attendees:

Ron Musgrave
Erica Bird

City Staff:

Lora Hoggatt, Planning Services Manager
Landon Gum, Subdivision Development Coordinator

Application Summary:

Cedar Lane, LLC, is requesting a preliminary plat and rezoning from PL, Park Land District, A-2, Rural Agricultural District, and PUD, Planned Unit Development, to R-1, Single-Family Dwelling District.

Neighbors' Comments/Concerns/Responses:

There was one neighbor in attendance. There were questions about the phasing plan for the project. The applicant representative stated they believe the project will continue developing on the north end, near the existing neighborhood, and move south over a period of a few years. The neighbor asked whether Post Oak Rd. will be improved on the north and south sides of the right-of-way. The applicant representative stated they will be required to improve the north side of Post Oak Rd.

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE ADDITION



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2026

REQUESTER: Cedar Lane, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE ADDITION

LOCATION: Located at the southeast corner of the intersection of 12th Avenue S.E. and Cedar Lane Road.

INFORMATION:

1. Owners. Cedar Lane L.L.C.
2. Developer. Cedar Lane L.L.C.
3. Engineer. ARC Engineering Consultants, L.L.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman corporate city limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Norman corporate city limits without zoning.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property into the A-2, Rural Agricultural District.
4. November 3, 2005. The Norman Board of Parks Commissioners reviewed the preliminary plat for Cedar Lane Addition and, on a vote of 6-0, recommended park land.
5. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council the amending of the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area Designation to Current Urban Service Area Designation

HISTORY (CON'T):

- and from Very Low Density Residential to Low Density Residential and Commercial Designations.
6. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District, C-1, Local Commercial District, PL, Park Land and PUD, Planned Unit Development and removed from A-2 Rural Agricultural District.
 7. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
 8. April 25, 2006. City Council amended the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential and Commercial Designations.
 9. April 25, 2006. City Council adopted Ordinance No. O-0506-16 placing this property in R-1, Single-Family Dwelling District, C-1, Local Commercial District, PL Park, Land and PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.
 10. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition.
 11. December 14, 2006. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Cedar Lane Addition be approved.
 12. February 13, 2007. City Council approved the revised preliminary plat for Cedar Lane Addition.
 13. October 8, 2015. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
 14. December 22, 2015. City Council approved the preliminary plat for Cedar Lane Addition.
 15. August 6, 2026. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Cedar Lane Addition. Results of that review will be presented separately.
 16. August 13, 2026. The applicant has made a request to place a portion of this property in R-1, Single-Family Dwelling District and remove it from PUD, Planned Unit Development. In addition, the applicant has requested to place a portion of this property in the R-1, Single -Family from A-2, Rural Agricultural District to R-1, Single-Family Dwelling District.

HISTORY (CON'T):

17. August 13, 2026. The applicant requested Planning Commission postpone placing a portion of this property in R-1, Single-Family Dwelling District and removing it from PUD, Planned Unit Development and placing a portion of this property from A-2, Rural Agricultural District to R-1, Single-Family Dwelling District. In addition, the preliminary plat for Cedar Lane Addition was postponed to the next Planning Commission meeting.
18. September 3, 2026. The Norman Board of Parks Commissioners is scheduled to consider park land requirements for the areas that are going to be rezoned as R-1, Single-Family Dwelling District. Results of that decision will be presented separately.
19. September 10, 2026. The applicant has made a request to place a portion of this property in R-1, Single-Family Dwelling District and remove it from PUD, Planned Unit Development. In addition, the applicant has requested to place a portion of this property in the R-1, Single -Family from A-2, Rural Agricultural District to R-1, Single-Family Dwelling District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of final plats.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. This area will be served by an existing lift station. Utilities Department supports the sanitary sewer solution subject to the developer and City Council approving a Lift Station Agreement and Fee to be included on future utility bills for this development.
4. Sidewalks. Sidewalks will be installed on each lot prior to occupancy. Sidewalks will be installed adjacent to all common areas prior to the filing of the final plat being filed of record. Sidewalks will be installed adjacent to Post Oak Road.
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately maintained detention facilities.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Post Oak Road is classified as a collector street and will be constructed as an urban collector.
7. Water Main. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

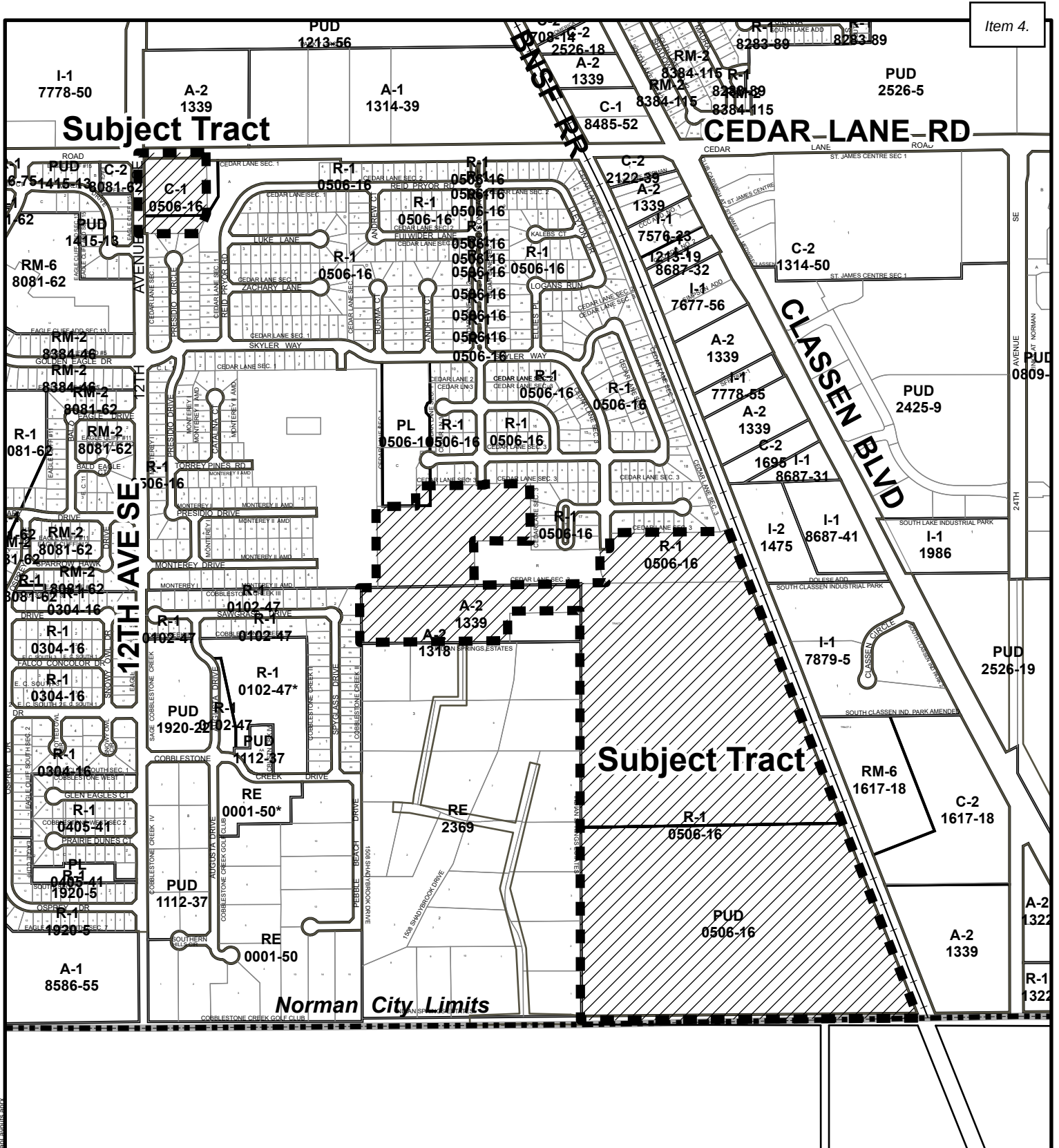
1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan and oil well site plans are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Cedar Lane Addition is composed of 122.18 acres. There is one (1) 4.55 acre commercial lot located at the southeast corner of Cedar Lane Road and 12th Avenue S.E. There is currently an active oil well on the commercial property. The remainder of the preliminary plat consists of 412 single-family residential lots on 116.68 acres that will be served by public sanitary sewer. There are several open space areas within the property. There are several plugged and active oil wells within the development. Site plans have been submitted reflecting these oil wells and accessibility. Staff recommends approval of the preliminary plat for Cedar Lane Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Cedar Lane Addition to the City Council.

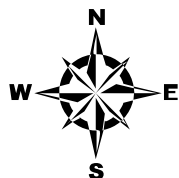
ACTION TAKEN: _____



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



May 5, 2026

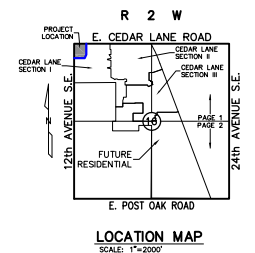
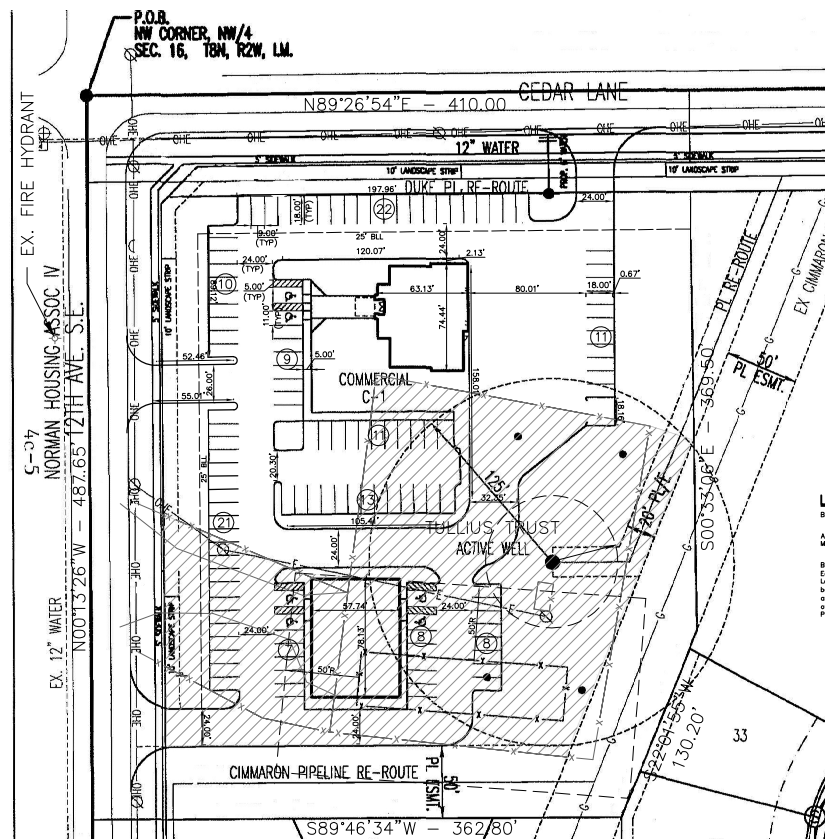
0 400 800 Ft.



Subject Tract

PRELIMINARY SITE DEVELOPMENT PLAN OF
CEDAR LANE COMMERCIAL

A PART OF SECTION 16, T-8-N, R-2-W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

BASIS OF BEARINGS: North $89^{\circ}26'54''$ East, being the North Line of said Section 16.

A tract of land lying in Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest Corner of the Northwest Quarter (NW/4) of said Section 16; Thence North 89°26'54" East along the North line of said NW/4 a distance of 410.00 feet to a point on the west boundary of Cedar Lane Section 1, an addition to the City of Norman, Cleveland County, Oklahoma; Thence along the Cedar Lane boundary the following three (3) calls: South 00°33'06" East a distance of 369.50; Thence South 22°01'55" West a distance of 130.20 feet; Thence South 89°46'34" West a distance of 362.80 feet to a point on the West line of said NW/4; Thence along the West line of said NW/4 North 00°13'26" West a distance of 487.65 feet to the Point of Beginning. Said tract contains 4.5475 acres more or less.

NOTES:

1. THE CROSS HATCHED AREA WILL BE AVAILABLE FOR CONSTRUCTION ONCE THE ACTIVE OIL WELLS HAVE STOPPED PRODUCING, THE WELLS HAVE BEEN PLUGGED AND THE RADIUS HAS BEEN REDUCED TO 45 FEET PER CITY OF NORMAN SPECIFICATIONS. UNTIL SUCH TIME, THE HATCHED AREA CAN BE USED AS ACCESS TO THE WELL SITE.

OWNER/DEVELOPER:
CEDAR LANE, LLC
P.O. BOX 5156
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
135 DEER CREEK ROAD
EDMOND, OK 73012

CEDAR LANE COMMERCIAL

DRAWN BY:		REVISONS		
SDR		NO.	DESCRIPTION	DATE
CHECKED BY:		1.	REVISIONS PER DRI MEETING	7/15/26
SDR				
APPROVED BY:				
COP				

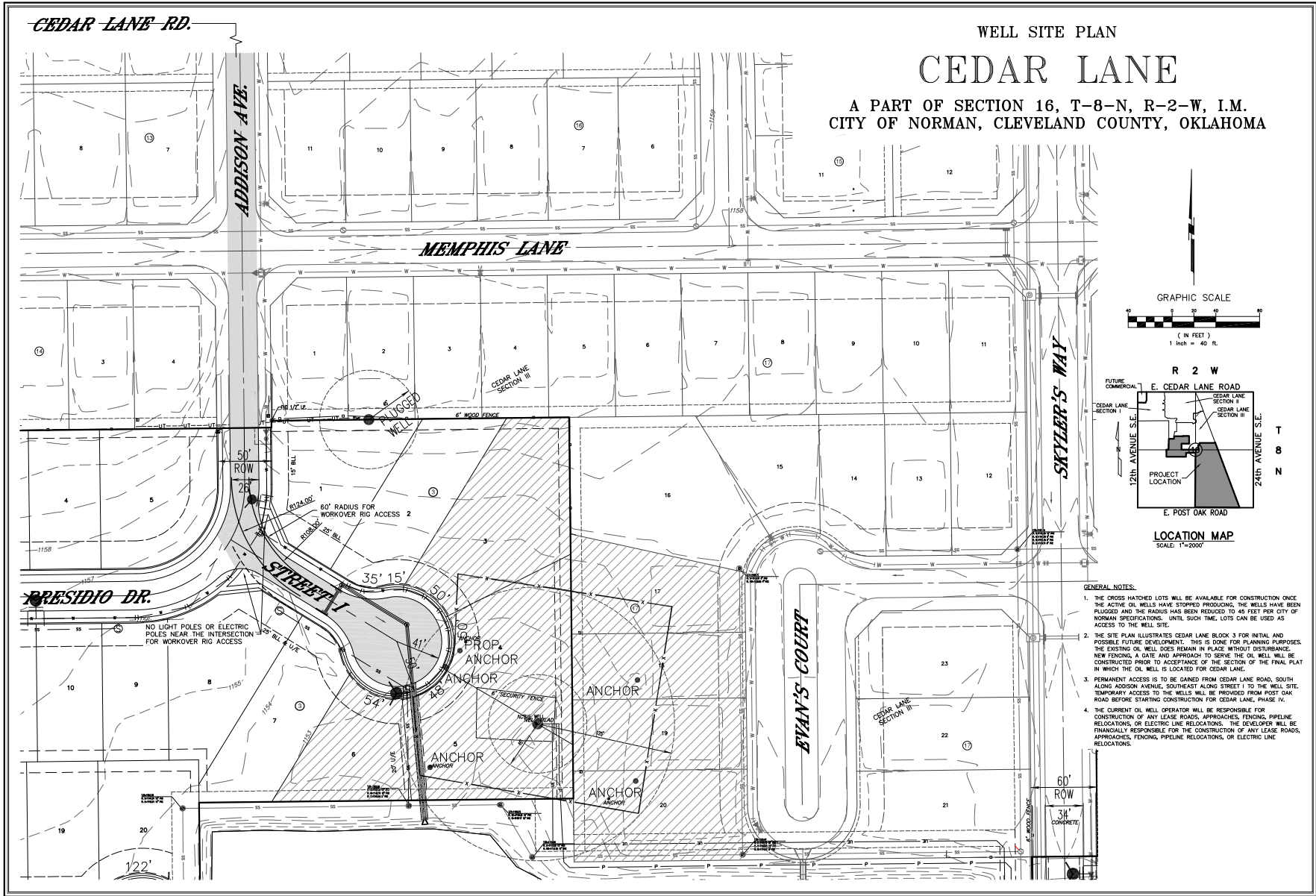
PROJECT NUMBER:
26-004

DATE:
05-01-26

SCALE:
(HORIZ.) 1" = 40'
(VERT.) N/A

SHEET NUMBER

1 of 1



CEDAR LANE

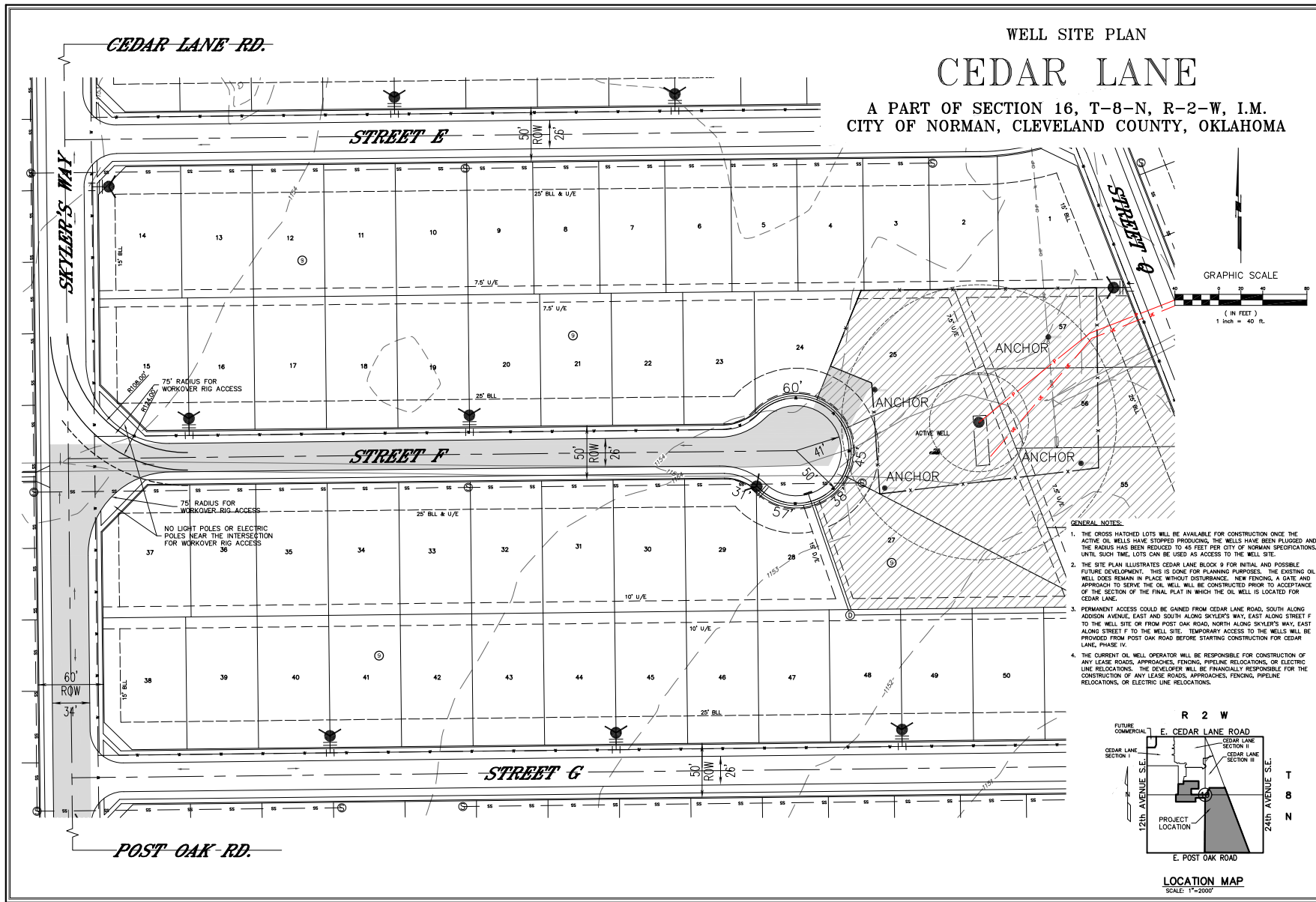
Arc Engineering Consultants, LLC
CIVIL ENGINEERING
LAND PLANNING
135 DEER CREEK ROAD
NORMAN, OKLAHOMA 73062
PHONE (405) 598-0072
SHALL@ARCECONS.COM
CERTIFICATE OF AUTHORIZATION NO. 6200 EXP. 6/22/28

Arc
ENGINEERING
CONSULTANTS

CEDAR LANE
12TH AVE. SE & CEDAR LANE RD.
NORMAN, CLEVELAND CO, OKLAHOMA
WELL SITE PLAN
BLOCK 3

DRAWN BY	SR	CHECKED BY	DATE	DESCRIPTION	NO.	BLOCK NUMBER

PROJECT NUMBER:	26-004
DATE:	05-01-26
SCALE:	(HORIZ.) 1"=40'
(VERT.)	N/A
SHEET NUMBER	1 of 1



DRAWN BY: SDR	REVISIONS		
	NO.	DESCRIPTION	DATE
CHECKED BY: SDR	1.	BLOCK NUMBER	9/04/76
APPROVED BY: SDR			

PROJECT NUMBER:	26-004
DATE:	05-01-26
SCALE:	
(HORIZ.)	1"=40'
(VERT.)	N/A

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-1: 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 LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE; WARD 4)

The applicant requests postponement to the October 8, 2026 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2026

REQUESTER: Riggins Ventures, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-1: 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 LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE; WARD 4)

***The applicant requests postponement to the October 8, 2026
Planning Commission meeting.***
