

# **BOB MOORE FARMS NORTH**

A PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA

APPLICANT:  
***BOB MOORE FARMS NORTH LLC***

APPLICATION FOR:  
PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAT

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## **I. INTRODUCTION**

Bob Moore Farms North LLC (the “**Applicant**”) seeks to amend the existing Planned Unit Development (“**PUD**”) for its property more particularly described on **Exhibit A** (the “**Property**”) in order to develop a master planned community on the Property, with allowances for various residential opportunities throughout the site, as more particularly enumerated in this PUD. The Applicant has also submitted a corresponding Preliminary Plat for the Property in order to facilitate the subdivision of the Property. The Property contains approximately 55.7 acres. A preliminary site plan of the proposed development has been attached hereto as **Exhibit B**.

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

### **A. Location**

The Property is generally located South of West Main Street, West of Ed Noble Parkway, North of West Lindsey Street, and East of 36<sup>th</sup> Avenue SW, as is more particularly shown on the attached exhibits.

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

The Property is currently zoned as a PUD. Additionally, the Property’s AIM NORMAN Character Area designation is Corridor, and the Future Land Use designations are Mixed Use, Urban Living Center, and Urban High. The Property is surrounded by commercial properties to the North and East. Single-family neighborhoods are located south of Willowbend Drive and West of 36<sup>th</sup> Ave SW. There is also a multi-family residential development West of 36<sup>th</sup> Ave SW. The Property is currently undeveloped.

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

Generally, the Property slopes Southeast towards the existing detention areas. The Property contains little to no vegetation or heavily wooded areas.

### **D. Drainage**

The Property will utilize stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A preliminary drainage report has been provided to City Staff as part of the Preliminary Plat application.

### **E. Utility Services**

All necessary utilities for this development are currently located within the necessary proximity to serve the Property, or they will be extended as necessary to facilitate the planned development as future development phases commence.

## **F. Fire Protection Services**

Fire protection services will be provided by the City of Norman Fire Department and by individual property owners as may be required by applicable City codes, ordinances, and regulations, as may be amended from time to time.

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

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan and Preliminary Plat. A Traffic Impact Analysis report has been provided to City Staff as part of the Preliminary Plat application.

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

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are equally binding and are fully incorporated herein by reference and further depict the development criteria for the Property.

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

The Property will be developed with multi-family residential uses, together with associated amenities and supporting uses. Such amenities and supporting uses are intended to serve the residents of the community and be integrated into the overall development. A complete list of allowable uses for the Property is attached hereto as **Exhibit C**.

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

1. **Building Setbacks:** There shall be a minimum building setback of fifteen feet (15') from the frontages of 36<sup>th</sup> Ave SW and Willowbend Road. There shall be a minimum building setback of ten (10') feet from any property line abutting a tract outside of the boundaries of the Property. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no required building setbacks.
2. **Impervious Area:** The total amount of impervious area for the Property, including all buildings and permanently paved areas shall not cover more than eighty percent (80%).

#### **C. Additional Development Criteria:**

## **1. Height**

All buildings shall be allowed to reach a maximum height of four (4) stories, exclusive of any subgrade elements as well as any necessary rooftop mechanical units, equipment, screening, or parapet walls.

## **2. Exterior Materials**

The exterior of the buildings constructed within the Property may be constructed of a minimum of seventy percent (70%) brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Applicant may further restrict the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

## **3. Sanitation**

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. Final sanitation plans shall be subject to review and approval of City Staff at time of Final Plats.

## **4. Signage**

Signage shall comply with the City of Norman's medium density residential sign standards, as amended from time to time. In addition to the signage allowances contained therein, the Property shall be allowed to feature the following signs:

a. Entrance Signs – Up to four signs within the Property advertising the Property. Each Entrance Sign may be a maximum of 250 square feet per side, each sign having no more than two (2) sides.

b. Directional Signs – Up to eight Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 100 square feet per side.

c. Illumination – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable medium density residential signage restrictions, as amended from time to time.

d. Sight Triangle Protection – All signage within the Property shall be placed in appropriate locations and shall not block nor interfere with applicable traffic sight triangles.

e. Easements – Signs may not be placed in any easements without first obtaining consent to such encroachment from the applicable utility providers and the City of Norman.

f. The Applicant may further restrict signage within the Property through the use of private design guidelines and restrictive covenants.

g. Height – None of the additional development signs specifically enumerated above shall exceed fifteen (15) feet in height.

## **5. Traffic access and circulation**

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

## **6. Open Space**

The areas initially planned as open space are generally depicted on the attached Preliminary Site Development Plan. The Property is initially contemplated to contain approximately 43% or 24 acres of greenspace, as shown on the Preliminary Greenspace Exhibit attached hereto as **Exhibit E**. The total amount of open space actually developed within the Property may be less than the amount shown on the Preliminary Site Development Plan, pursuant to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time.

## **7. Parking**

Parking for the Property may be developed in compliance with the parking layout shown on the Preliminary Site Development Plan, subject to final design development and the changes allowed under Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

## **8. Landscaping**

Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the parking lot development within the Property, as amended from time to time.

## **9. Sidewalks**

Sidewalks will be constructed within the Property in accordance with the City of Norman's applicable standards and specifications, as may be amended from time to time.

#### **10. Lighting**

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

#### **11. Initial Phasing and Development Plan**

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates.

## EXHIBIT A

### Legal Description of the Property

A tract of land being a part of the Northwest Quarter (NW/4), Southwest Quarter (SW/4) and Southeast Quarter (SE/4) of Section Thirty-five (35), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said NW/4; THENCE South 00°14'36" East along the West line of said NW/4 a distance of 827.06 feet; THENCE North 89°29'56" East a distance of 50.00 feet to a point on the Easterly right-of-way line of 36<sup>th</sup> Ave. S.W. and the **POINT OF BEGINNING**;

THENCE South 45°20'05" East a distance of 537.56 feet; THENCE North 44°39'55" East a distance of 506.00 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 95.00 feet (said curve subtended by a chord which bears North 07°54'43" West, a distance of 115.49 feet) and an arc length of 124.14 feet to a point on a non-tangent curve; THENCE around a compound curve to the right having a radius of 1025.00 feet (said curve subtended by a chord which bears North 88°27'24" East, a distance of 91.24 feet) and an arc length of 91.27 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 770.74 feet (said curve subtended by a chord which bears North 86°36'01" East, a distance of 118.46 feet) and an arc length of 118.58 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 1816.33 feet (said curve subtended by a chord which bears North 86°21'15" East, a distance of 263.60 feet) and an arc length of 263.83 feet to a point of continuing curvature; THENCE around a compound curve to the right having a radius of 400.00 feet (said curve subtended by a chord which bears South 80°48'07" East, a distance of 120.77 feet) and an arc length of 121.23 feet; THENCE South 72°07'10" East a distance of 47.63 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 388.10 feet (said curve subtended by a chord which bears South 20°35'17" West, a distance of 36.67 feet) and an arc length of 36.68 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 30.00 feet (said curve subtended by a chord which bears North 51°13'49" West, a distance of 21.39 feet) and an arc length of 21.88 feet; THENCE North 72°07'10" West a distance of 42.27 feet to a point of curvature; THENCE around a curve to the left having a radius of 371.66 feet (said curve subtended by a chord which bears North 81°06'57" West, a distance of 116.24 feet) and an arc length of 116.71 feet to a point of continuing curvature; THENCE around a compound curve to the left having a radius of 1792.33 feet (said curve subtended by a chord which bears South 87°50'31" West, a distance of 127.48 feet) and an arc length of 127.50 feet; THENCE South 20°06'11" West a distance of 437.23 feet; THENCE North 89°43'36" East a distance of 391.55 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 387.26 feet (said curve subtended by a chord which bears South 22°28'06" East, a distance of 50.21 feet) and an arc length of 50.24 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 290.36 feet (said curve subtended by a chord which bears South 17°07'10" East, a distance of 91.50 feet) and an arc length of 91.89 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 88.00 feet (said curve subtended by a chord which bears South 25°43'56" East, a distance of 53.45 feet) and an arc length of 54.30 feet; THENCE South 13°30'57" West a distance of 31.29 feet; THENCE North 89°43'36" East a distance of 133.96 feet; THENCE North 34°46'56" West a distance of 21.91 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 88.00 feet (said curve subtended by a chord which bears

North 00°47'23" East, a distance of 143.13 feet) and an arc length of 167.15 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 248.94 feet (said curve subtended by a chord which bears North 31°28'24" West, a distance of 187.72 feet) and an arc length of 192.48 feet to a point on a non-tangent curve; THENCE around a compound curve to the right having a radius of 1010.41 feet (said curve subtended by a chord which bears South 82°15'01" East, a distance of 322.91 feet) and an arc length of 324.31 feet; THENCE South 18°15'37" West a distance of 291.79 feet; THENCE North 89°43'36" East a distance of 15.78 feet; THENCE South 27°14'56" East a distance of 294.39 feet; THENCE South 83°43'01" East a distance of 73.17 feet; THENCE South 27°14'56" East a distance of 337.21 feet; THENCE South 62°45'04" West a distance of 51.82 feet; THENCE South 00°18'00" East a distance of 252.21 feet; THENCE South 25°24'32" East a distance of 475.59 feet; THENCE South 40°53'25" East a distance of 63.30 feet; THENCE North 89°02'02" East a distance of 173.37 feet; THENCE South 27°14'56" East a distance of 38.12 feet; THENCE South 34°02'05" West a distance of 108.89 feet; THENCE South 41°07'36" East a distance of 443.87 feet; THENCE South 27°11'49" East a distance of 305.85 feet; THENCE South 00°18'14" East a distance of 546.23 feet; THENCE South 89°15'14" West a distance of 262.44 feet; THENCE North 00°18'14" West a distance of 662.45 feet; THENCE North 29°35'07" West a distance of 8.43 feet; THENCE North 68°56'17" West a distance of 497.22 feet; THENCE North 00°15'28" West a distance of 147.75 feet; THENCE South 89°44'32" West a distance of 34.94 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 530.00 feet (said curve subtended by a chord which bears North 19°34'50" West, a distance of 352.09 feet) and an arc length of 358.91 feet to a point of continuing curvature; THENCE around a compound curve to the left having a radius of 2030.00 feet (said curve subtended by a chord which bears North 39°30'54" West, a distance of 37.86 feet) and an arc length of 37.86 feet; THENCE South 49°57'03" West a distance of 60.00 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 1970.00 feet (said curve subtended by a chord which bears North 44°21'03" West, a distance of 295.53 feet) and an arc length of 295.81 feet; THENCE around a compound curve to the left having a radius of 1970.00 feet (said curve subtended by a chord which bears North 55°40'32" West, a distance of 481.73 feet) and an arc length of 482.94 feet; THENCE North 13°24'41" East a distance of 61.75 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 2030.00 feet (said curve subtended by a chord which bears North 75°54'02" West, a distance of 898.35 feet) and an arc length of 905.85 feet; THENCE South 89°43'36" West a distance of 298.79 feet; THENCE North 45°15'30" West a distance of 35.35 feet; THENCE North 00°14'36" West a distance of 1022.37 feet to the **POINT OF BEGINNING**.

Said tract contains 55.70 acres, more or less.



**EXHIBIT C**  
Allowable Uses

- Multi-family residential dwelling units
- Townhomes
- Short-term rentals
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar private recreational amenities for the residents of the development
- Accessory buildings and associated amenities and supporting uses customarily incidental to any of the above uses when located on the same lot



**Exhibit E**  
 Preliminary Greenspace Exhibit  
 Full Size Documents Submitted to City Staff

