

765 JENKINS AVE

**A SIMPLE PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

APPLICANT:

BMH JENKINS 2022, LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted: October 1, 2025

Revised: November 5, 2025

PREPARED BY:

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136 Thompson Drive
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I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at 765 Jenkins Avenue, as more particularly described on **Exhibit A** (the “**Property**”). This SPUD seeks to amend the previous SPUD (O-2223-3) to remove the previously approved commercial uses on the ground-floor and allow for the development of the Property featuring exclusively multi-family residential uses.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 765 Jenkins Avenue, which is near the intersection of West Boyd Street and Jenkins Avenue.

B. Existing Land Use and Zoning

The existing zoning is a SPUD; Simple Planned Unit Development.

C. Elevation and Topography

The Property is currently vacant, and the topography of the Property is relatively flat.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

E. Fire Protection Services

Fire protection services shall be provided in accordance with all applicable City of Norman regulations for such services.

F. Traffic Circulation and Access

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted

This SPUD will allow for the development of a multi-family residential structure on the Property. The previously approved commercial uses on the ground floor are being removed, and the entire building will be used for residential purposes. The

current plan contemplates approximately six (6) units with a total of twelve (12) bedrooms and is comprised of six (6) bedrooms on the first floor, six (6) bedrooms on the second floor, and common residential space on the third floor. A complete list of allowable residential uses is attached as **Exhibit C**.

B. Site Plan

The Property shall be developed as depicted on the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's SPUD Ordinance, as may be amended from time to time.

The following shall be the required building setbacks:

- Front: 18 feet
- Side:
 - North: 5 feet
 - South: 10 feet
- Rear: 40 feet
- Buildings may not encroach upon or within one (1') foot of public easements, private easements, or rights-of-way.

C. Traffic access/circulation/sidewalks

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

D. Open Space / Greenspace

The impervious area for the Property shall not exceed 66%. The applicant will also endeavor to utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property to further assist in drainage management on site. The locations and types of LIDs and BMPs will be determined during site development. Greenspace will be provided in the locations shown on the Site Development Plan. A minimum of two (2) trees of two-inch caliper or greater will be planted and maintained in the front yard area of the Property. Additional landscaping will be utilized on site, such as, by way of example, flower beds, bushes, or shrubbery, in locations and types to be finalized during final site development.

E. Signage

All signage shall comply with Medium Density Residential Sign Standards contained in the City of Norman Sign Code, as amended from time to time.

F. Lighting

All new exterior lighting shall comply with the applicable provisions of the City of Norman's Lighting Standards, as the same may be amended from time to time.

G. Height

The maximum height for the structure shall be three (3) stories, with a useable rooftop space.

H. Parking

Parking for the Property may be developed in compliance with the parking layout shown on the Site Development Plan, subject to final design development and the changes allowed under Section 36-510 of the City of Norman's SPUD Ordinance, as amended from time to time. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

I. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, stone, synthetic stone, wood, glass, high impact quality stucco or EIFS, masonry, metal accents, metal exteriors with aggregate, sandblasted or textured coating finish, and any combination thereof (collectively, "**Masonry**"). The exterior façade of the buildings on the Property shall contain no less than 80% Masonry, exclusive of all windows, doors, roofs, or glass. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

J. Fencing

Fencing shall not be required on the Property. The absence of perimeter fencing will assist vehicular and pedestrian ingress and egress to the Property from the sidewalk and alley.

K. Sanitation

Sanitation services for the Property shall be consistent with the City of Norman's applicable sanitation standards and regulations applicable to apartment units, as amended from time to time, such as poly cart service for each lot. No curbside recycling services will be provided on the Property.

EXHIBIT A

Legal Description of the Property

Lots Forty-Eight (48) and Forty-Nine (49), in Block Four (4), of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

Site Development Plan (A full size document has been provided to City Staff)

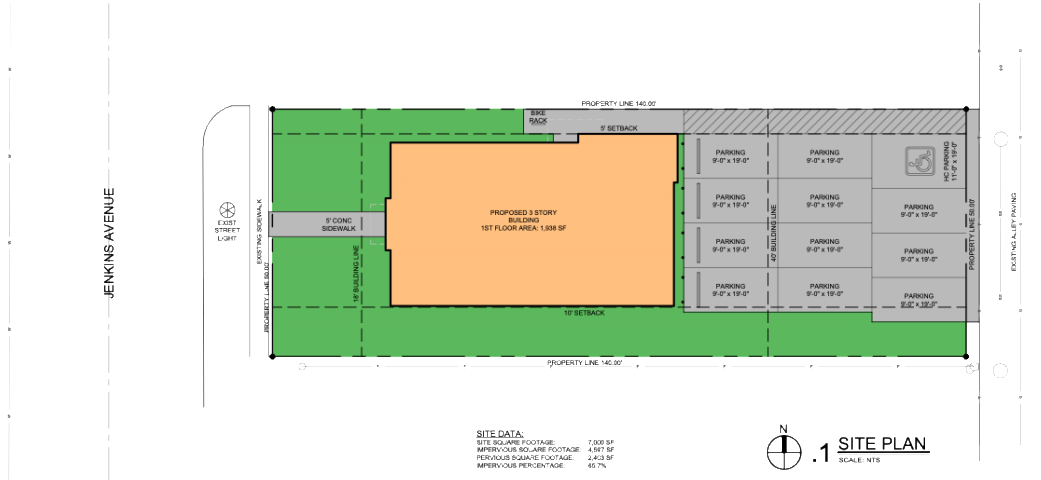


EXHIBIT C
Allowable Uses

- Multi-family residential
- Common areas and lounges for residents
- Laundry facilities for residents
- Mail and package rooms
- Storage rooms and bicycle storage areas
- Rooftop or upper-story amenity spaces for residents
- Accessory uses customarily incidental to residential occupancy (e.g., mechanical rooms, trash enclosures, parking areas)