

**1107 AND 1111 S. CHAUTAUQUA AVE.
NORMAN OK**

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

CRADLE INVESTMENTS, L.L.C.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

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I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at the 1107 and 1111 Chautauqua Avenue, Norman, OK (the “**Property**”). The Property consists of two unplatted lots that will be combined into one single lot through a Short Form Plat, to be submitted after the zoning request is reviewed by City Council. Currently, the Property is zoned R-1, Single-Family Dwelling District. The parcels to the south and east of the Property are zoned R-3, Multifamily Dwelling District. The parcel to the north is zoned RM-6, Medium-Density Apartment District. The parcels across Chautauqua Avenue are zoned R-1, Single-Family Dwelling District. All parcels on the block are designated as Urban Medium in the AIM Norman Land Use Plan. This Property sits directly north of the OU Campus area recognized as Greek Row, consisting of most of the fraternities and sororities. The Applicant seeks to develop a microunit residential structure on the Property to redevelop the area and appropriately utilize an essential housing opportunity in Norman, in recognition of the Property’s proximity to Campus, while ensuring compatibility with nearby residential areas.

Micro-units are typically less than 500 square feet and offer housing in urban locations near services, reducing the need for personal vehicles and providing a compact living space for a single-resident prioritizing location over space.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 1107 and 1111 Chautauqua Avenue, Norman, Oklahoma.

B. Existing Land Use and Zoning

The Property is currently zoned R-1, Single-Family Dwelling District. The Property is currently designated on AIM Norman 2045 as Urban Medium. Through the adoption of the new Comprehensive Plan, AIM Norman, the intent for this area is to continue to increase the overall density. As noted above, the majority of other lots on this block are already zoned for increased density, such as the existing R-2, Two-Family Dwelling District, R-3, Multifamily Dwelling District and RM-6, Medium-Density Dwelling District.

C. Elevation and Topography; Drainage

The Property gently slopes southwest. No portion of the Property is in the FEMA 100-year flood plain or the WQPZ. The Applicant will utilize low impact development techniques (“**LIDs**”) and best management practices (“**BMPs**”) in the development of the Property to control stormwater runoff.

D. Utility Services

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

Property as this is an already developed location.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. If required, fire hydrants will be installed on or near the Property in compliance with the applicable provisions of Norman's fire and building codes.

F. Traffic Circulation and Access

There are currently two access points on Chautauqua Avenue for the Property. These will be combined into a single access point on Chautauqua Avenue, as shown on the site development plan EXHIBIT A.

G. Fencing

The Property currently has 6' stockade fences on the south and east property lines and a 4' chain link fence on the north property line. There is a 4' chain link fence separating the two parcels, which will be eliminated with planned development.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in conformance with the Site Development Plan, attached hereto as **EXHIBIT A**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's Municipal Code, as may be amended from time to time. The exhibits attached hereto are incorporated herein by reference.

A. Uses Permitted

A multi-family residential apartment building containing microunits is planned for this site. A list of the allowable uses for the Property is attached hereto as EXHIBIT B.

The apartment building planned on the Property shall contain no more than 24 dwelling units arranged in a three-story building configuration. The building shall include associated parking and landscaping, as shown on the Site Development Plan.

As planned, the development will consist of "microunits", these units will be what many compared to a "single-room occupancy" or "efficiency apartment" for individual residents.

B. Area Regulations

North Setback: The project will maintain a 5' setback from the North property line as shown on the Site Development Plan.

South Setback: The project will maintain a 31' setback from the South property line as depicted on the Site Development Plan.

East Setback: The project will maintain a 70' setback from the East property line as shown on the Site Development Plan.

West Setback: The project will maintain an 11' setback from the West property line as depicted on the Site Development Plan. The stoop/entry shall be allowed to encroach into the 11' setback along the west side of the lot.

C. Open Space / Impervious Coverage

The impervious area for the Property should not exceed 85%. Additionally, the Applicant will utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property. The locations and types of LIDs and BMPs are subject to modification during final site development. The open space for the Property shall be as shown on the Site Development Plan, at a quantity of approximately 2,100 SF or 15% of the total site.

D. Traffic access/circulation/sidewalks

Primary vehicular access to the Property will be provided from Chautauqua Avenue on the west side of the Property. The development provides twenty-one (21) total parking spaces arranged in three distinct parking areas: seven (7) spaces along the east side of the building, ten (10) spaces along the east property line, and four (4) spaces along the south property line. Pedestrian circulation will be provided through internal walkways connecting parking areas to building entrances. New sidewalks will be installed along street frontages as required. All sidewalks to be ADA compliant.

E. Landscaping/Tree Preservation

The landscaping areas depicted on the Site Development Plan will be developed as shown.

The Applicant proposes three (3) trees along the southern boundary of the Property, as shown on the Site Development Plan. The Applicant proposes shrubs around the perimeter of the building, as shown on the Site Development Plan. The area along the east Property line is minimal, approximately 2 ½ feet up to 3 feet running north and south. This area contains a sanitary sewer line and has an overhead electric line. The parking spaces adjacent to this strip of land will overhang into this narrow strip. Planting of groundcover for this area will be established.

F. Signage

If the Property is developed as a microunit residential building pursuant to this SPUD, the Property may feature signage that complies with the City of Norman's

sign code for medium density residential uses, as may be amended from time to time.

G. Lighting

The Applicant shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. The Property will endeavor to utilize low level and/or shielded directional LED lighting in the parking areas, to the extent reasonably feasible to maintain appropriate level of lighting for safe pedestrian and vehicular use.

H. Fencing

The Property will feature a new six (6') foot solid opaque fence along the north and south boundaries of the Property, located only along the parking areas. The south fence may tier down to three (3') at the west end of the parallel parking spaces. There will be no fencing required adjacent to the new multi-family structure forward of the parking lot on the north property line. The east boundary abuts a new development planned for additional multi-family. There will be no fencing required along the east property line.

I. Height

Height shall be three (3) stories for the microunit building structure, as depicted in the building elevations submitted with this SPUD.

J. Parking

The applicant designed the site with twenty-one (21) parking spaces to serve the 24 micro-units, citing the property's proximity to the University of Oklahoma campus, the existing sidewalks and the planned installation of additional bicycle racks to access campus. These measures are intended to encourage and support multi-modal transportation options for residents. There are two (2) bike racks required for this Property; the Applicant is providing five (5).

K. Sanitation

Polycart services will be allowed for this site. There shall be six (6) polycarts issued to this site.

L. Exterior Materials

Exterior materials of the building to be constructed on the Property will be brick as shown on the Elevations submitted with this Project. Accents for the building may be 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.

EXHIBIT A **Site Development Plan** *Full Size PDF Provided to City Staff*

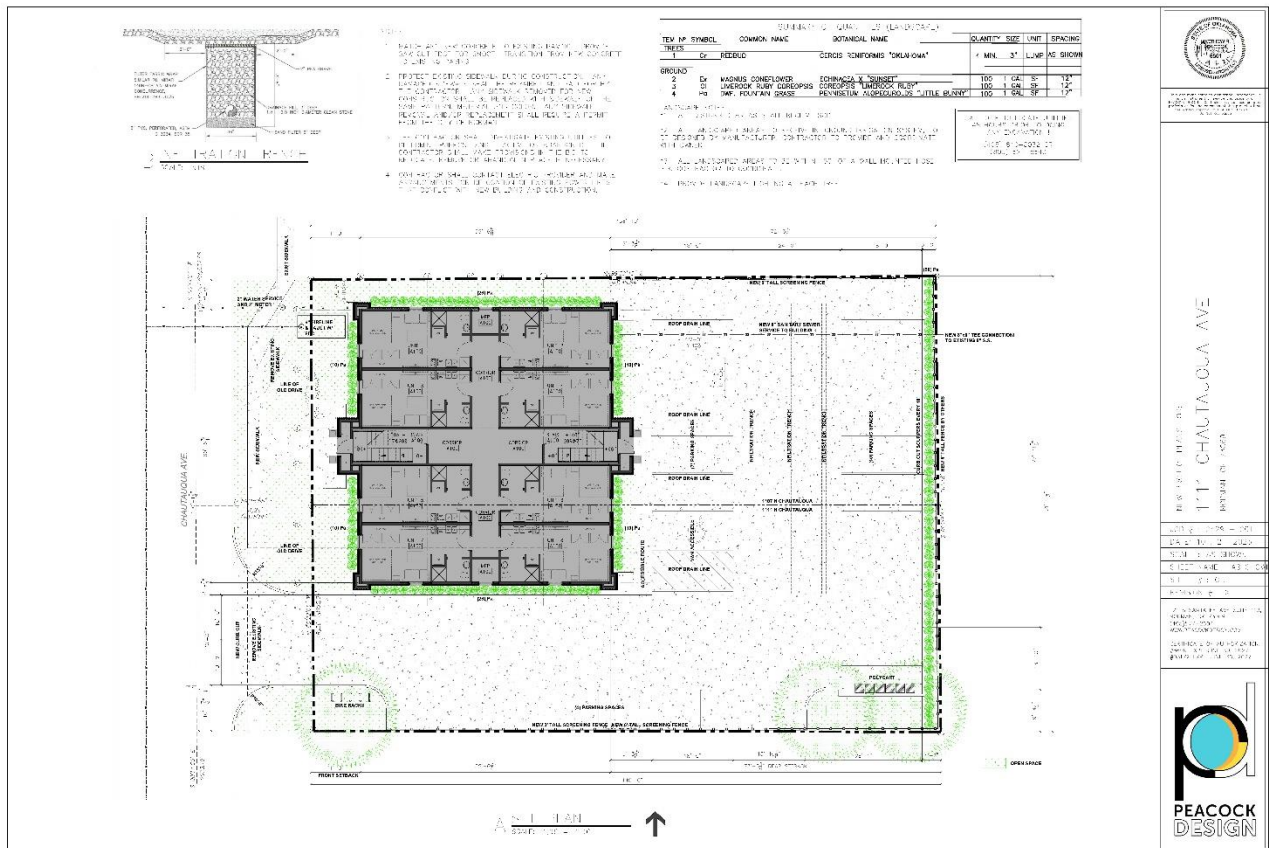


EXHIBIT B

Allowable Uses

- Multi-family residential microunit building with associated parking