

115 S. PETERS AVE
SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

James Adair

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Revised: December 21, 2021

TABLE OF CONTENTS

I. INTRODUCTION

A. Background and Intent

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

B. Existing Land Use and Zoning

C. Elevation and Topography

D. Utility Services

E. Fire Protection Services

F. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permissible Uses

B. Building Height

C. Parking

D. Dumpster and Trash Enclosures

E. Miscellaneous Development Criteria

EXHIBITS

A. Legal Description of the Property

B. Site Development Plan

C. Permissible Uses

I. INTRODUCTION

A. Background and Intent:

Adair and Associates ("Applicant") seeks to rezone property located at **115 N. Peters Ave, Norman, OK 73069-7235**, more particularly described on the attached **Exhibit A** (collectively referred to herein as the "**Property**"). The Applicant intends to renovate the existing building, within the boundary of the existing building footprint and covered overhang.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is made up of a 40'x100' parcel generally located south of Main Street, East of Peters Avenue, and North of Comanche Street.

B. Existing Land Use and Zoning

Currently, the entire Property is zoned C-3; Intensive Commercial. The entire Property's current NORMAN 2025 Designation is Commercial.

C. Elevation and Topography

The site is relatively low slope with minimal topographic variation. No part of the Property is in any FEMA 100-year flood plain, and no part of the Property is in any Water Quality Protection Zone.

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 will be provided by the City of Norman Fire Department and by the Applicant as such are required by adopted City codes.

F. Traffic Circulation and Access

Access to the Property is existing and shall be permitted in the manner depicted on the attached Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Project is planned as a renovation to an existing building to accommodate downtown loft apartments, and leasable commercial space. The intent of the project is to strengthen the mixed-use commercial district in the area, by creating additional housing options on the Property, and thereby fostering a pedestrian-oriented and multi-modal development.

A. Permissible Uses

A list of the allowable uses for the Property is attached hereto as Exhibit C. The Property shall not have more than five (5) dwelling units on the upper story, and shall have no less than one accessible dwelling unit on the ground floor. The Property may also feature a live-work arrangement as part of that use distribution.

Definition of Live-work:

Live-work – Denoting or relating to property which combines residential living space with office/commercial space.

B. Building Height

The existing building is two stories in height, and the initial development will be for a renovation to that existing structure. In the event of future development, the maximum building height shall be in accordance with Norman's applicable height regulations currently found in Section 425.1 – C-3, Intensive Commercial District, as amended from time to time.

C. Parking

The Property does not have any on-site parking, and none is proposed. To foster pedestrian-oriented and multi-modal development, the Property will utilize on-street handicap accessible parking spaces, and/or (1) off-street handicap accessible parking space located within the parking lot directly across from the Property on Peters Ave (to be acquired via lease).

D. Dumpster and Trash Enclosures

Trash will be handled through existing dumpsters located in the alley.

E. Miscellaneous Development Criteria

1. Site Plan

The Site Development Plan (Exhibit B) for the site is currently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be substantially constructed and utilized as presented thereon, subject only to the changes allowed by Sec. 420.05(11) of the City of Norman's SPUD Ordinance.

2. Open Space

No increase to the existing building footprint is being proposed. There is no open/green space on this site. The building footprint covers this site.

3. Signage

The signage for the Property shall comply with Norman's applicable signage regulations for Commercial uses, as amended from time to time.

4. Sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. Sidewalks currently exist adjacent to the Property. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. There is an existing exterior egress stairway, located in the existing alley, that will need to be updated and/or moved for compliance with current building codes.

5. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman Outdoor Lighting Standards, as such may be amended from time to time.

6. Landscaping

In the event of future development, the Property shall be in conformity to the City of Norman ordinances, as amended from time to time.

EXHIBIT A

Legal Description of the Property

Full Size Documents submitted to City Staff.

LOTS 32 AND 33 LESS E25' BLK 13. MC RUNYAN'S SUBDIVISION OF LOTS 28 THRU 32,
BLOCK 13, ORIGINAL TOWNSITE

EXHIBIT B

Site Development Plan

Full size documents submitted to City Staff

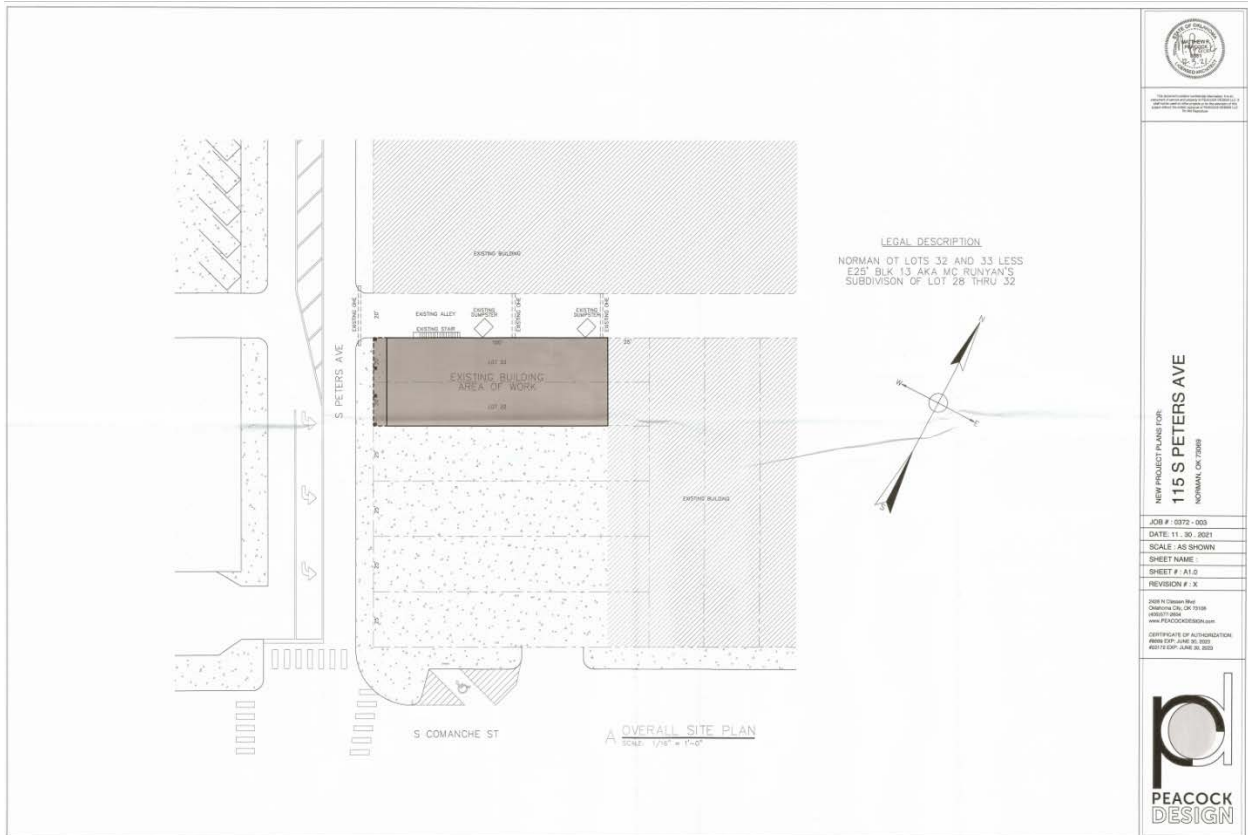


EXHIBIT C

Permissible Uses

Full size documents submitted to City Staff

1. Property and buildings shall allow uses as outlined below:

(a)

Amusement enterprises.
Antique shop.
Apartment Hotel.
Appliance Store.
Art Gallery.
Artist materials supply, or studio.
Assembly Halls of non-profit corporations.
Automobile service station.
Automobile supply store.
Baby shop.
Bakery goods store.
Bakery.
Bank.
Barber shop, or beauty parlor.
Spa/Bath.
Book or stationery store.
Bus terminal.
Camera shop.
Candy store.
Carpenter and cabinet shop.
Cleaning and dyeing works.
Catering establishment.
Child Care Center, as currently found in Section 438.3. (O-9596-19)
Churches, temples or other places of worship (O-2109)
Clothing or apparel store.
Dairy products or ice cream store.
Delicatessen store.
Dress shop.
Drug store or fountain.
Dry goods store.
Electric sales and service.
Emergency Medical Transportation Services. (O-0203-46)
Fabric or notion store.
Feed and fuel store.
Florist.
Frozen food locker.
Furniture Store
Gift Shop.
Glass shop.

Grocery or supermarket.
Hardware store.
Hotel or motel.
Interior decorating store.
Jewelry shop.
Key shop.
Laundry.
Leathergoods shop.
Libraries.
Lodge hall.
Medical Marijuana Dispensary, as allowed by state law. (O-1920-4)
Messenger or telegraph services.
Municipal use, public buildings and public utility. (O-1617-31)
Museums.
Music Conservatories.
Music, radio or television shop.
Office buildings and offices for such professional services as, but not limited to;
accountant, architect, attorney, business or management consultant, court reporter,
dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape
architect, optometrist, optician, osteopathic physician, planning consultant,
psychologist, physician or surgeon, or registered nurse.
Painting and decorating shop.
Pawn shop.
Pet shop.
Pharmacy.
Photographer's studio.
Public and private schools and college with students in residence and dormitories
associated therewith.
Radio and television sales and service.
Restaurant.
Retail spirits store. (O-1718-51)
Sewing machine sales.
Small animal hospital.
Sporting goods sales.
Shoe store or repair shop.
Short-term rentals. (O-1920-56)
Tailor shop.
Theater, including one that sells alcoholic beverages in compliance with state law. (O-
1718-51)
Tier I Medical Marijuana Processor, as allowed by state law. (O-1920-39)
Tier II Medical Marijuana Processor, as allowed by state law. (O-1920-39)
Toy store.
Trade schools and schools for vocational training.

(b) Buildings and structures and uses accessory and customarily incidental to any of the
above uses, provided:

(1) There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

(2) The Planning Commission makes a determination that such operations are not objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood.

(c) Any other retail or wholesale store, shop or establishment which in the opinion of the Planning Commission is of similar character to those listed above and is not more objectionable to the area in which located due to reasons specified in paragraph (b)(2) above.

(d) Mixed building in which one or more dwelling units may be located on the upper floor, and an allowance for one (1) residential dwelling unit on the ground floor to be ADA accessible.

(e) The following uses are permitted, but not subject to the language set forth in subparts (b) and (c) above:

Bar, lounge or tavern (O-7677-47; O-9192-18)
Live Entertainment Venue. (O-0102-51)