

# 1300 W. LINDSEY

## **SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

***SOONER TRADITIONS REALTY, LLC***

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT  
NORMAN 2025 AMENDMENT

NOVEMBER 28, 2022  
REVISED FEBRUARY 28, 2023

PREPARED BY:

**RIEGER LAW GROUP PLLC**  
136 Thompson Drive  
Norman, Oklahoma 73069

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## **I. INTRODUCTION**

This Simple Planned Unit Development (the “SPUD”) is being submitted for the property located at 1300 W. Lindsey Street, as more particularly described on **Exhibit A** (the “Property”). This SPUD seeks to facilitate a development featuring commercial, retail, and office buildings on the Property, in accordance with the development regulations contained in this SPUD. The Applicant will subsequently seek a short form plat bifurcating the Property into the two parcels shown on the attached Preliminary Site Development Plan. This SPUD will allow for development that is compatible with the surrounding uses, while maintaining substantial green space to the rear of the Property.

## **II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS**

### **A. Location**

The Property is located at 1300 W. Lindsey Street.

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

The existing zoning is CO, Suburban Office Commercial and R-3, Multi-Family Dwelling District. The existing NORMAN 2025 Land Use Plan designation is Commercial and High Density Residential. The Applicant seeks to rezone the Property, pursuant to this SPUD, and amend the Property’s NORMAN 2025 Land Use Plan designation to Commercial.

### **C. Elevation and Topography; Drainage**

The Property is generally flat with little elevation change throughout. An existing office is located on the Property.

### **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 Preliminary Site Development Plan. As noted on the Preliminary Site Development Plan, no access will be permitted to Rebecca Lane.

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

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

This SPUD will feature commercial, retail, and office uses. A complete list of allowable uses on the Property is attached as **Exhibit C**.

#### **B. Site Plan**

The Property shall be developed as depicted on the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 22.420.05(11) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

#### **C. Area Regulations**

**Front Setback:** All buildings shall be set back a minimum of twenty-five (25) feet from the northernmost property line of Parcel A and Parcel B.

**Side Setback:** There shall be a minimum five (5) feet building setback on both Parcel A and Parcel B measured from the easternmost and westernmost property lines.

**Rear Setback:** All buildings shall be set back a minimum of twenty (20) feet from the southernmost property line of Parcel A. All buildings shall be set back a minimum of thirty (30) feet from the southernmost property line Parcel B

**Height:** No buildings shall exceed three and one-half (3-1/2) stories or forty-five (45) feet in height, excluding any necessary roof top mechanical units, equipment, screening, or parapet walls.

#### **D. Traffic access/circulation/sidewalks**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. All sidewalks shall be in accordance with the final development plans and the City of Norman's applicable standards and specifications. The Applicant will provide signage or lane striping at the curb cut along W. Lindsey St. to encourage right in, right out usage of said access point.

#### **E. Signage**

All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 18, for the commercial uses, as amended from time to time.

#### **F. Lighting**



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

**G. Parking**

Parking for the Property shall be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

**H. Landscaping/Tree Preservation**

The Applicant shall endeavor in good faith to preserve the trees on the Property, to the extent commercially feasible, as shown on the Preliminary Site Development Plan. Except as shown on the Preliminary Site Development Plan, or as may prove to be commercially unfeasible to retain such mature tree, no mature trees will be removed by the Applicant unless one or more of the following circumstances apply: (i) a tree needs to be removed or altered in order to comply with Norman's City Ordinances, as amended from time to time; (ii) a tree(s) needs to be removed to allow for installation of new sidewalk or entry drive approaches, utility installation, bus stop changes, or other public or private infrastructure modifications; or (iii) a tree is a dangerous tree, diseased, or infected tree as defined in Article X of Chapter 10 of the City of Norman's Code of Ordinances, as amended from time to time. The Property's remaining landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements, as amended from time to time. Trees may be limbed up, trimmed up, or otherwise maintained from time to time in order to ensure desired visibility of the commercial spaces on the Property.

**I. Open Space**

Open space and green space areas are located throughout the Property, as shown on the Open Space Exhibit attached hereto as Exhibit D. A minimum of 10% of the Property shall be designated as Open Space.

**J. Phasing**

It is anticipated that the development of the Property will occur in multiple phases. It is expected that the initial phase of development will be Parcel A; however, the actual timing, sequence, and number of future phases will be determined by market demand and absorption rates.

**K. Sanitation**

Trash dumpster will be located as depicted on the Preliminary Site Development Plan or in locations as modified or approved by City sanitation services.

**L. Exterior Materials**

The exterior of the buildings may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof.

**M. Drainage**

A preliminary drainage report has been provided to City Staff. The development of the Property shall meet or exceed the applicable ordinances and standards of the City.

**EXHIBIT A**

Legal Description of the Property

Lot One (1), in Block One (1), of Historic Berry Farms Addition, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

**EXHIBIT B**

Preliminary Site Development Plan

[Attached]



**EXHIBIT C**  
Allowable Uses

- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel or motel.



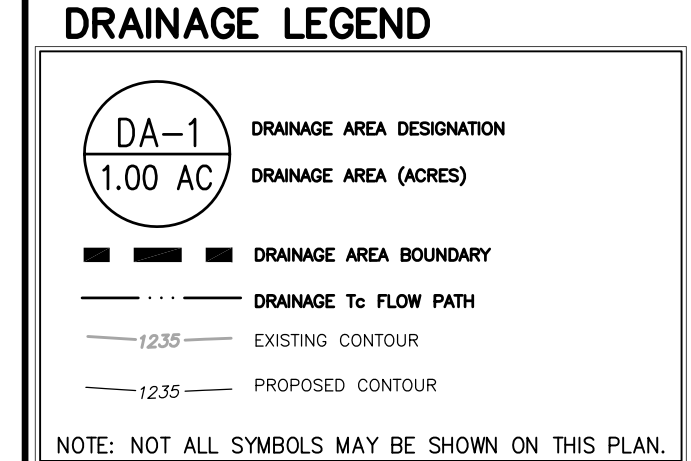
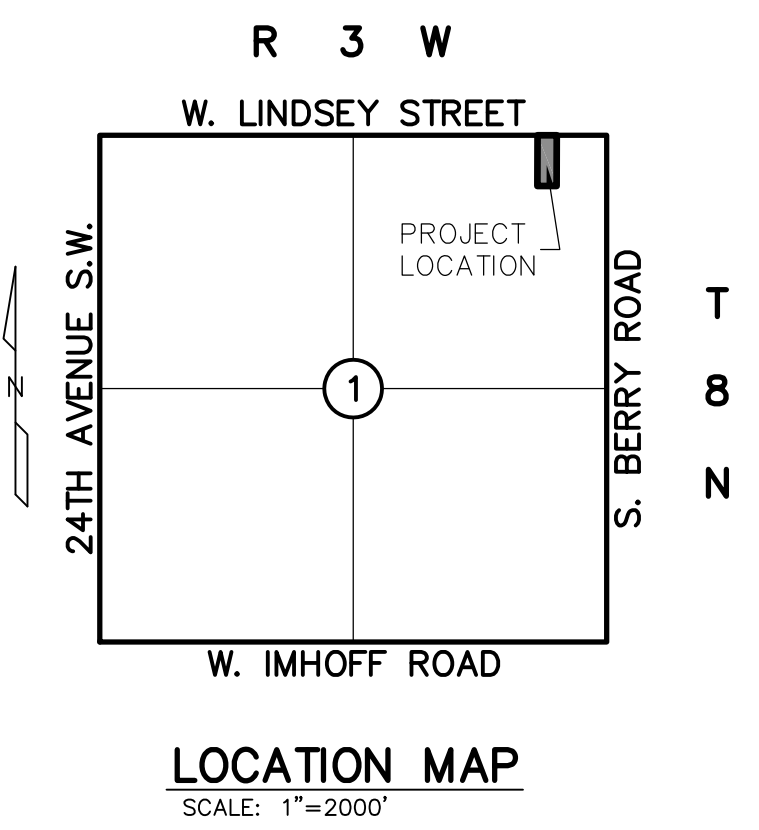
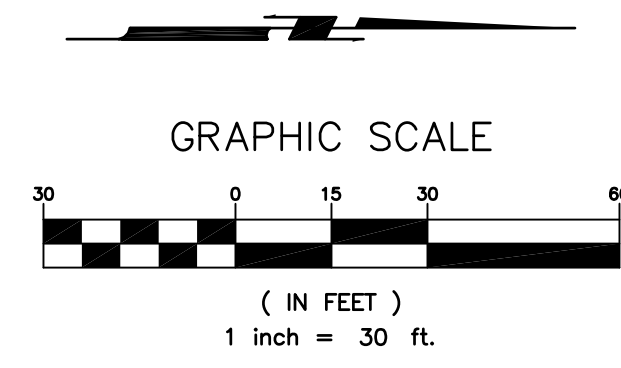
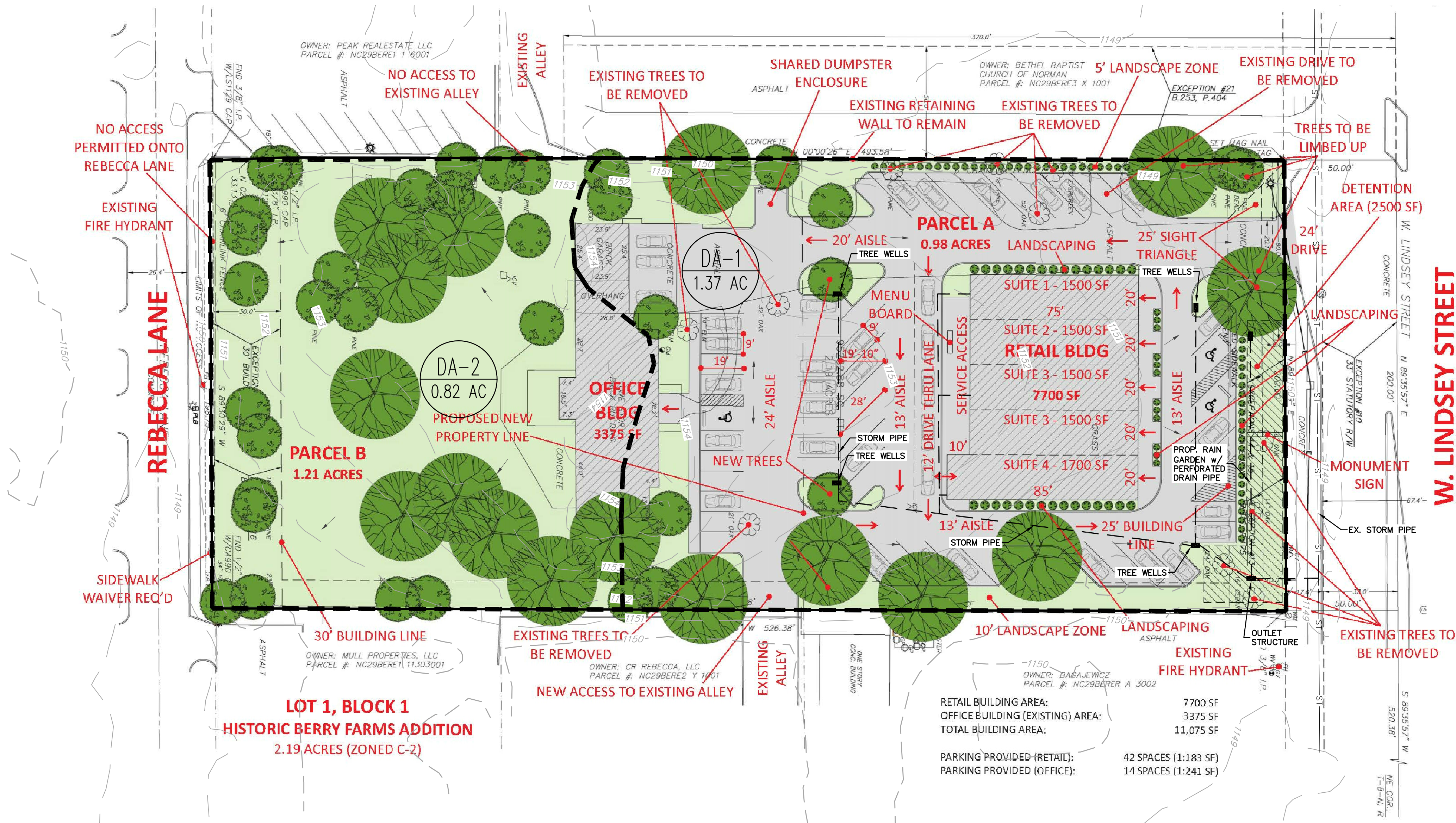
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
  - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, and Arcade, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.

**EXHIBIT D**

Preliminary Open Space Plan

[Attached]





**PICKARD ACRES COMMERCIAL**

**HISTORIC:**

IMPERVIOUS AREA: 16417 sf = 17%  
95283 sf

IMPERVIOUS "C"= 0.95  
PERVIOUS "C"= 0.30

CALCULATED "C"= 0.17(0.95) + 0.83(0.30)= 0.411

**PROPOSED:**

IMPERVIOUS AREA: 46265 sf = 49%  
TOTAL AREA: 95283 sf

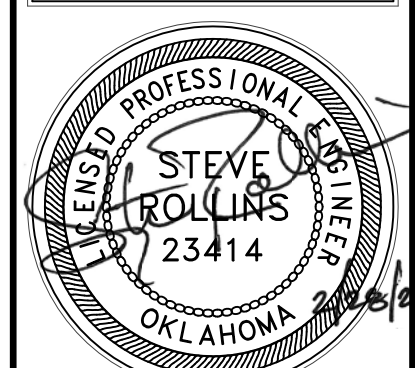
IMPERVIOUS "C"= 0.95  
PERVIOUS "C"= 0.30

CALCULATED "C"= 0.49(0.95) + 0.51(0.30)= 0.619

OWNER/DEVELOPER:  
SOONER TRADITIONS, LLC  
P.O. BOX 5156  
NORMAN, OK 73070

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

**Arc Engineering Consultants, LLC**  
CIVIL ENGINEERING  
LAND PLANNING  
135 DEER CREEK ROAD  
EDMOND, OK 73012  
PHONE (405) 509-1212  
FAX (405) 509-1212  
CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/24



**1300 W. LINDSEY**  
1300 W. LINDSEY STREET  
NORMAN, CLEVELAND COUNTY, OKLAHOMA  
**PRELIMINARY DRAINAGE AREA MAP**

REVISIONS	NO.	DESCRIPTION	DATE
DRAWN BY:	SDR		
CHECKED BY:	SDR		
APPROVED BY:	SDR		

PROJECT NUMBER:	22-014
DATE:	02-28-23
SCALE:	1"=20'
(HORIZ.)	N/A
(VERT.)	N/A

SHEET NUMBER  
**1 of 1**