

**VCN Development**

A Simple Planned Unit Development

Norman, Oklahoma

**APPLICANT:**

ADG Blatt / Architect on behalf of the Developer

**APPLICATION FOR:**

**SIMPLE PLANNED UNIT DEVELOPMENT**

Submitted December 1, 2023

Revisions 1: January 29, 2024

Revisions 2: February 15, 2024

**PREPARED BY:**

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## I. INTRODUCTION

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This Simple Planned Unit Development seeks to rezone a tract of property, containing approximately 4.05 acres, located in Ward 8 of the City of Norman. The site will be a commercial development. The property is located on the west side of Porter Avenue just under a half mile north of Robinson Street. It is surrounded on the north and west sides by Crystal Heights No. 2 Addition which was developed in the mid-1970s. The south side of the parcel is Lot 1 of the Masonic Addition. To allow for proper street alignment, the north 50 feet of Lot 1, Masonic Addition was purchased to be included in this development and utilized for the parking drive alignment that will be constructed on the south side of the property. The property is more particularly described on the attached Exhibit A (the "Property"). The Property is currently zoned Avadon Terrace Planned Unit Development, which does not accommodate the proposed commercial development, therefore, the Applicant seeks to rezone the Property to allow for the commercial site layout.

## II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

### A. Location:

The property is located on the west side of Porter Avenue just under ½ mile north of Robinson Street.

### B. Existing Land Use and Zoning:

The Property is currently zoned Avadon Terrace Planned Unit Development and the Property's NORMAN 2025 Land Use Plan Designation is Low Density Residential. The properties to the North are designated RM-2, Low-Density Apartment District with all additional urban developed properties surrounding the property being R-1, Single-Family Dwelling District.

### C. Elevation and Topography:

The Property slopes from the Southeast to the Northwest corner of the property.

### D. Drainage

As defined above, the topography falls at an average 1.0% slope to the Northwest corner. During development of Crystal Heights No.2 Addition, a storm sewer system was developed to collect storm sewer from this parcel to an underground system serving Crystal Heights Addition. The end of the pipe will be modified with a control box that will regulate the pre & post development flow conditions not to exceed the capacity of the existing system by meeting or exceeding the reduction in pre-development flow conditions.

### E. Utility Services

The Property has a 12" water main located along North Porter Avenue and 8" sanitary sewer lines around the perimeter of the Crystal Heights No. 2 Addition.

The necessary utility services for this development are existing or will be capable of being extended to provide full service.

#### F. 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 applicable City codes, ordinances, and/or regulations. Required fire hydrants are existing or will be installed to meet City of Norman code requirements.

#### G. Traffic Circulation and Access

An additional 50' was obtained from Lot 1 of the Masonic Addition to allow alignment with the south parking lot drive lane and the existing traffic light located at the intersection.

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate commercial development. The Property shall be developed in compliance with the Site Development Plan, attached hereto as Exhibit B. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference, and further depict the development criteria for the Property. Two (2) commercial lots are proposed in this development.

#### A. Uses Permitted:

The allowable uses for the Property are attached as Exhibit C.

#### B. Area Regulations:

The lots within the Property shall comply with the following regulations:

Minimum lot size shall be 40,000 square feet.

##### Front Yard:

The minimum depth of the front yard setback shall be twenty five (25') feet.

##### Rear Yard:

The minimum depth of the rear yard setback shall be fifteen (15') feet.

Lot Coverage: The maximum lot coverage for all structures, as well as impervious area, shall be no more than seventy-five percent (75%) of the total lot area.

Maximum Height:

35'-0" and two stories in height.

C. Miscellaneous Development Criteria

1. Site Plan

The Site Development Plan for the Property is concurrently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be constructed as presented thereon, subject to final design development and the changes allowed by Section 36-510(k) of the City of Norman's SPUD Ordinance.

2. Signage

The entrance to the Property from Porter Avenue may contain entryway signage on a monument sign. The signage may be lighted and landscaped with appropriate vegetation as not to interfere with traffic sight lines. All signage will have a maximum area of 490 sq. ft.

3. Traffic Access / Circulation and Sidewalks

Access to the property is at the intersection of Porter Avenue and Sandpiper Lane which will align with the parking drive lane on the south side of the property. Sidewalks will be installed in compliance with the City's standards.

4. Landscaping / Parkland

Landscaping for the development shall be provided in accordance with City of Norman standards. Basis of design shall be provided for O-1, Office-Institutional District zoned properties.

Large trees between the existing Masonic Lodge and the proposed entrance and development will be preserved if at all possible. Utilities will all be constructed on the north side of the access drive on the south side of the property to not impact the root system of the existing tree line.

The large elm tree located in the northwest corner of the property will remain in place as a part of the development landscaping.

A minimum 15'-0" wide landscaped border will be incorporated adjacent to the bordering residential neighborhoods on the west and north sides of the property.

Trees must be selected from the list provided in Appendix D of the City of Norman Zoning Ordinance and be at least 2" caliper (diameter measured 6" above ground level).

5. Roll Off Dumpsters

Roll off dumpsters shall be allowed for temporary construction purposes on the Property.

6. Fencing and Screening

Fencing for the property will be installed in accordance with Section 36-552, Fencing, Walls, and Screening.

A 6'-0" tall sight proof fence will be installed adjacent to the residential properties at the west and north property lines.

7. Lighting

Site lighting will be installed with full cut-offs so that light levels at the property line will not exceed 0.5 footcandles.

All exterior lighting will be installed in accordance with Section 36-549, Commercial Outdoor Lighting Standards.

Parking Light Poles will be maximum 20'-0" tall for the development.

8. Exterior Building Materials

Exterior materials used in construction of the buildings will include the following:

Masonry Veneer

Simulated Stucco / Exterior Insulation and Finish Systems (EIFS)

Concealed fastener Architectural Metal Panels

EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER (NE/C) OF LOT ONE (1), BLOCK ONE (1) OF MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH ALONG THE WEST 100 FOOT RIGHT OF WAY LINE OF NORTH PORTER AVENUE A DISTANCE OF 298.52 FEET TO THE SOUTH CORNER OF LOT 8, CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID CRYSTAL HEIGHTS #2 ADDITION A DISTANCE OF 440.00 FEET TO THE SOUTHEAST CORNER (SE/C) OF LOT 2 OF SAID CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF CRYSTAL HEIGHTS #2 ADDITION, BLOCK 3, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 321.46 FEET TO THE NORTHWEST CORNER (NW/C) OF SAID MASONIC ADDITION, LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID MASONIC ADDITION, LOT 1, A DISTANCE OF 559.25 FEET TO THE POINT OF BEGINNING, THE NORTH 50.00 FEET OF SAID MASONIC ADDITION, LOT 1. SAID DESCRIBED TRACT CONTAINS A TOTAL OF 4.04 ACRES, MORE OR LESS.

# EXHIBIT B Site Development Plan

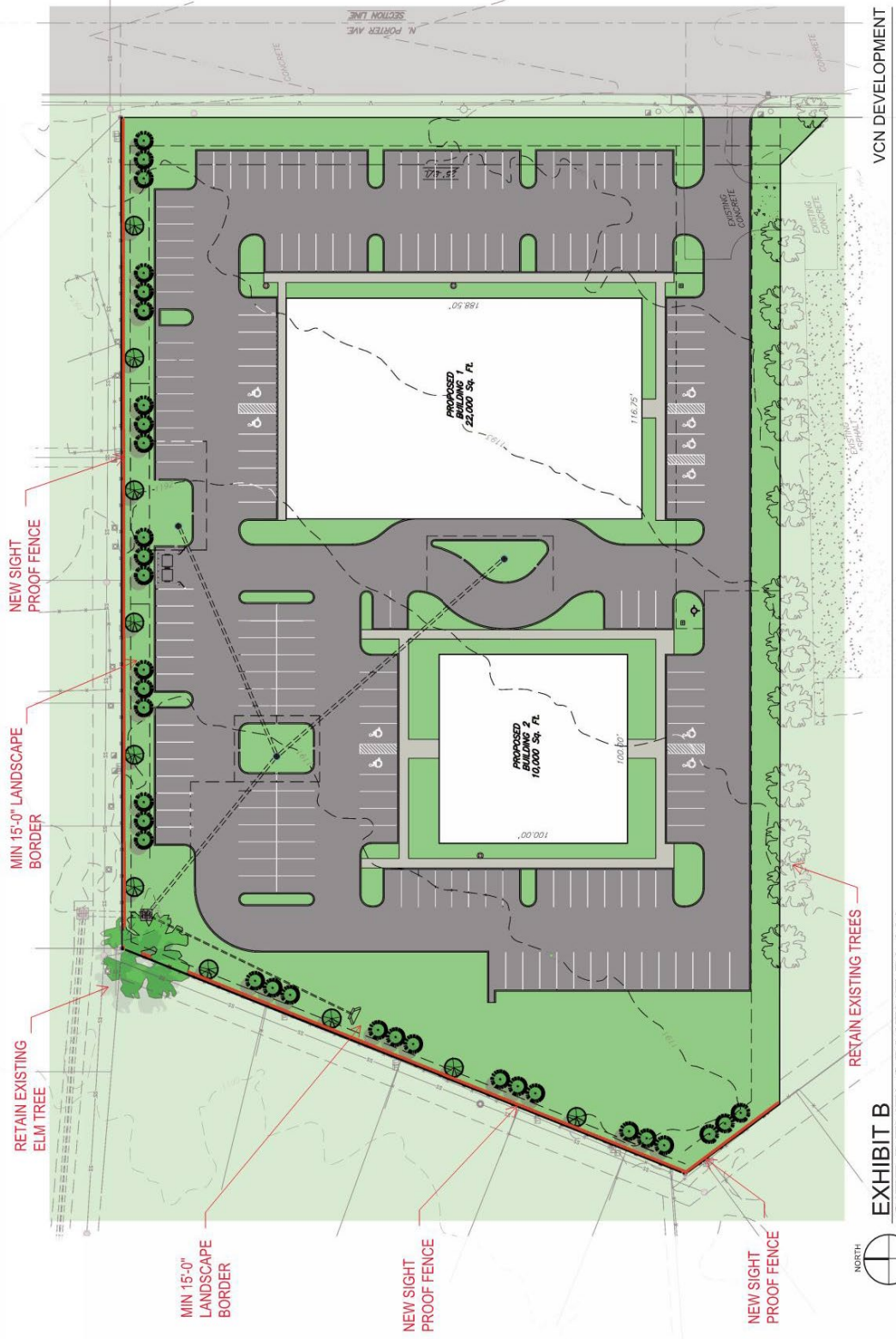


EXHIBIT B  
SITE DEVELOPMENT PLAN

VCN DEVELOPMENT



EXHIBIT C  
Allowable Uses

- Professional office uses, including but not limited to:
  - Accountant
  - Architect
  - Attorney
  - Dentist or dental surgeon
  - Engineer
  - Geologist or geophysicist
  - Physician or surgeon
  - Registered nurse
- No retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional uses or a pharmacy which may be located only in a building providing space for medical offices.
- Childcare center as specified in NCC 36-566.