

MASTER PLAN FOR:

718 NORTH PORTER
A SIMPLE PLANNED UNIT DEVELOPMENT

LOCATED IN NORMAN, OKLAHOMA

OWNER/APPLICANT:

CITY OF NORMAN

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Dated July 1, 2023

TABLE OF CONTENTS

- I. Background and Plans for Property**
- II. Property Classifications and Site Conditions**
 - A. Existing Land Use and Zoning
 - B. Elevation, Topography and Drainage
 - C. Utility Services
 - D. Fire Protection Services
 - E. Traffic Circulation and Access
- III. Development Plan and Phasing**
 - A. Permitted Uses
 - B. Area Regulations
 - 1. Setbacks
 - 2. Density
 - 3. Height
 - 4. Parking
 - 5. Dumpster and Trash Enclosures
 - C. Miscellaneous Regulations
 - 1. Site Development Plan Map
 - 2. Open Space
 - 3. Master Sign Plan
 - 4. Lighting
 - 5. Landscaping
 - 6. Fencing
 - 7. Phasing
 - 8. Exterior Materials

EXHIBITS

- A. Uses Allowed by Right
- B. Site Development Plan
- C. Legal Description of the Property

I. Background and Plans for Property

Owner and Applicant, the City of Norman (the “**Owner**”) seeks to rezone a parcel located on the west side of North Porter Avenue, south of Rich Street, as more particularly described on the attached **Exhibit C** (collectively referred to herein as the “**Property**”). The Property consists of 0.81 acre MOL, consisting of ten (10) total lots, and the structure currently on site was constructed in or around 1978, upon information and belief. The Owner acquired the property in May of 2022.

The Owner intends to renovate and remodel the existing structure on the premises, to accommodate uses as further described herein, and in conformance with the phasing set forth herein.

II. Property Classifications and Site Conditions

A. Existing Land Use and Zoning

The Property is currently zoned C-2, General Commercial District (the four lots closest to Porter Ave.) and RM-2, Low Density Apartment District (the six lots further west), and lies within the Porter Corridor Zoning Overlay District. The current NORMAN 2025 land use designation is Commercial (the four lots closest to Porter Ave.) and Office (the six lots further west).

With the exception of a Planned Unit Development (the Norman Regional Porter Health Campus) directly to the east across N Porter Avenue, the properties to the North and South fronting N Porter Avenue are currently zoned C-2, while the majority of properties heading west away from N Porter Avenue are zoned R-3, Multifamily Dwelling District. The land use fronting N Porter Avenue is Commercial and Office, with Institutional and Low Density Residential as you head west away from N Porter Avenue.

B. Elevation, Topography and Drainage

The Property is improved with one two-story structure and a parking lot on the west (back) and east (front) sides. The Property generally slopes from west to east and is currently almost 100% impervious. Therefore, no additional runoff will be generated as a result of this project. Any change to the elevation, topography or drainage must comply with then-existing applicable regulations as well as the attached Site Development Plan.

C. Utility Services

Necessary utility infrastructure and services are already in place for the Property, and currently comply with applicable regulations. Any change to the utility services must comply with then-existing applicable regulations as well as the attached Site Development Plan.

D. 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. Any alterations made to the site will be reviewed and approved with a building permit prior to construction.

E. Traffic Circulation and Access

The site currently has access from Rich Street on the north side and alley access on the south side. There will be no access allowed from Porter Avenue. As shown on the Site Development Plan, the parking lot located on the west side of the building will be redesigned as an enclosed common area for those utilizing the facility.

III. DEVELOPMENT PLAN AND PHASING

The Owner intends to utilize the existing structure, and intends no alteration to or expansion of that structure's footprint. Thus, any such future change would require an amendment to the Site Development Plan. The Owner will remodel and reconfigure the structure's interior for the Owner's intended uses.

The renovation to the exterior shall be accomplished in a manner complying with applicable City of Norman regulations existing and applicable at the time of renovation, to the extent not more specifically provided for by this document.

The Exhibits attached hereto, and as submitted on behalf of the Owner, are incorporated herein by reference and further depict the development criteria for the Property.

A. Permitted Uses:

Pursuant this SPUD, the Owner intends to use the first floor of the Property initially as a low-barrier emergency shelter as a municipal service to the public. Upon any cessation of the municipal use as a low-barrier emergency shelter, the first floor is intended for office use, as is the upper floor, likely for the provision of medical or social services given the Property's proximity to the Norman Regional Porter Health Campus, including the City of Norman Adult Wellness and Education Center. The complete list of the allowable uses, and applicable use regulations, is attached as **Exhibit A**.

B. Area Regulations:

1. Setbacks

This SPUD shall establish setbacks consistent with the C-2, General Commercial District. The front shall be set no closer to N Porter Avenue than ten (10) feet, and shall be maintained with the existing 10-foot landscape strip, not to be encroached upon by parking. No side yard shall be required except where the lot adjoins a residential

zoning district. The minimum depth of the rear yard shall be twenty (20) feet; all structures set a minimum of one foot from public utility easement or alley line.

As built, the structure on the Property is currently built from the northern property boundary to the southern property boundary, with no side setbacks. The structure is also set back approximately 60 feet from N Porter Avenue and approximately 125 feet from its rear (western) boundary. The structure's setbacks shall not be altered, even in compliance with the above setbacks, without an amendment of the attached Site Development Plan.

2. Density

Only one principal structure shall be located on the Property, and accessory structures shall comply with applicable regulations set forth herein, or otherwise applicable through the City of Norman ordinances. An amendment to the Site Development Plan shall be required in order to construct any accessory structure not demonstrated thereon.

3. Height

This SPUD shall set height limits for this property. There shall be no building height limit for the first 140' of the property, from the east property line continuing west. The remaining 124' continuing to the west property line shall restrict building height to no more than three stories. No additional buildings shall be constructed without amendment to the Site Development Plan.

4. Parking

On-site parking shall comply with the attached Site Development Plan and shall otherwise meet or exceed the requirements of Norman's ordinances, if applicable.

5. Dumpster and Trash Enclosures

Trash will be handled through on-site dumpster(s) located on the southwest corner of the parcel, and which shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the principal structure.

C. Miscellaneous Regulations

1. Site Development Plan

The Site Development Plan for the Property is attached to this SPUD as **Exhibit B** and hereby fully incorporated as an integral part of the SPUD. The property shall be developed as shown thereon, except as otherwise allowed by the City of Norman ordinances.

2. Open Space

The common area shown on the west side of the property is considered as the common open space for this project. The common open space is approximately 40% for this site.

3. Master Sign Plan

Existing signage may be utilized by the Owner, as shown on the Site Development Plan. Otherwise, the signage for the Property shall comply with City of Norman ordinances respecting office uses.

4. Lighting

Exterior lighting shall comply with applicable City of Norman Commercial Outdoor Lighting Standards, as amended from time to time. Any new exterior lighting installed will be full cut-off fixtures.

5. Landscaping

Landscaping shall be provided as set forth herein, and as otherwise required by City of Norman ordinances, as amended from time to time. The additional landscape area on the west side, adjacent to the 8' masonry wall is proposed in the spirit of the Porter Corridor Zoning Overlay District.

6. Fencing

An eight (8) foot masonry fence shall be installed along the entire western boundary of the Property, shall be constructed along the parking lot boundary on the south side of the Property, and shall be located along the north end of the Property, as demonstrated on the attached Site Development Plan Map. The installation of the fence is to address the spirit of the Porter Corridor Zoning Overlay District.

7. Phasing

The Owner intends to develop the Property in phases. The first phase shall involve the construction of the masonry fence outlined in III(C)(6) herein as well as remodel and renovation to the first floor and exterior façade of the structure. At a later time, and only upon amendment of this SPUD, a second phase may be more fully set out with respect to the intentions for any upper floors or details any construction which adds floors or alters the building footprint, as well providing for any permitted uses not currently included in this SPUD.

8. Exterior Materials

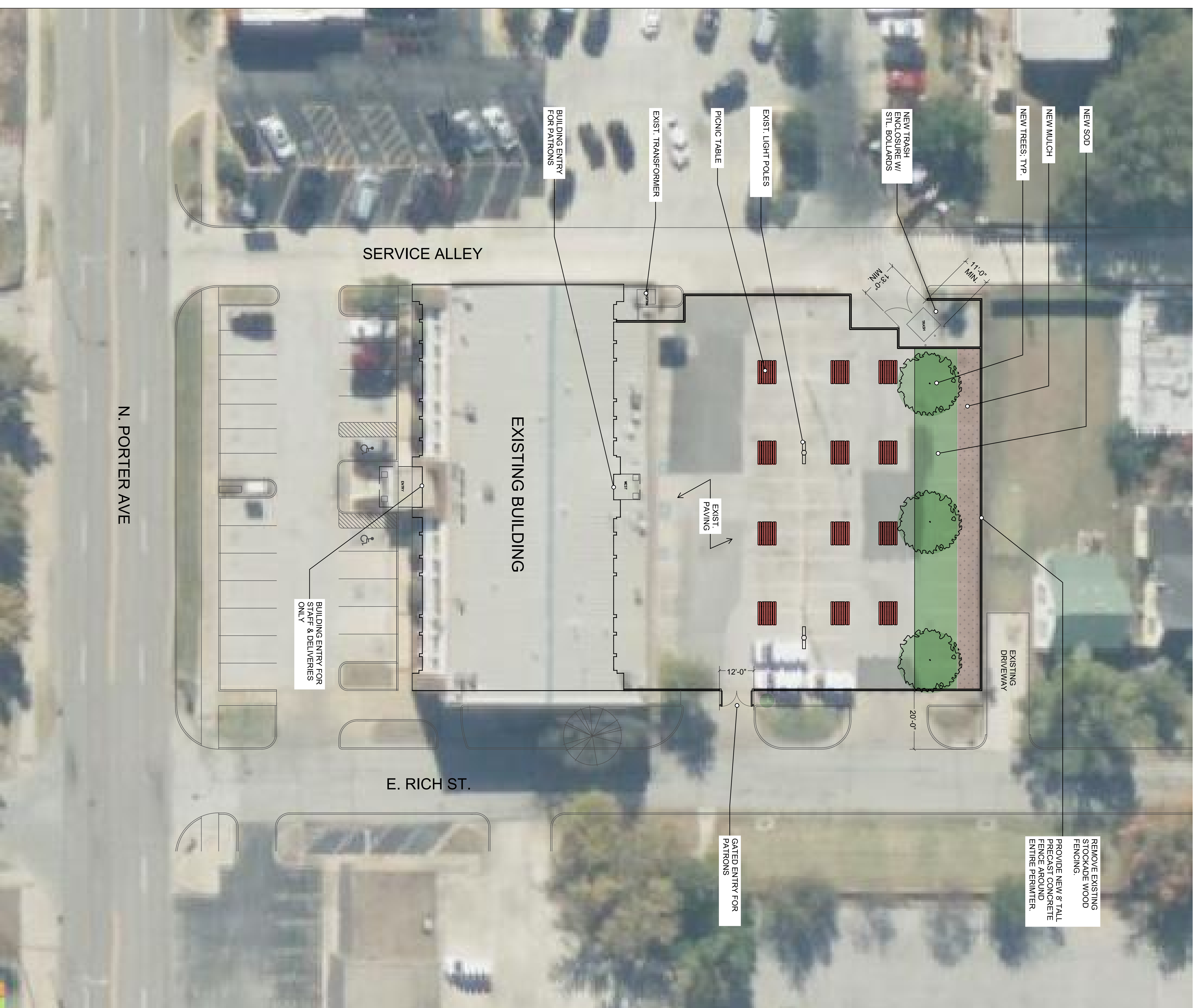
Exterior materials of any building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal

accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Owner may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A
Uses Allowed by Right

- 1) Municipal low-barrier emergency shelter for individuals experiencing homelessness, including
 - a. Shelter and basic needs services;
 - b. Case management services;
 - c. Limited and temporary related property storage associated with facility;
- 2) Office buildings and office uses
- 3) Pharmacy
- 4) Place of worship
- 5) Trade schools and schools for vocational training.

Exhibit B



PRECAST CONCRETE FENCE

BASIS OF DESIGN:
 AMERICAN PRECAST CONCRETE INC.
 AMERICANPRECASTFENCES.COM, 800.691.7118
 SIZE: 8' PANEL
 COLOR: TO BE DETERMINED
 POST, PANELS, AND PANEL CAPS SHALL BE INTEGRALLY COLORED
 SEE EXAMPLE PHOTOS BELOW:



Owner:
 Project Title:
 CITY OF NORMAN
 EMERGENCY SHELTER
 Project Team:
 Architects:
 600 NE 4th Street
 Oklahoma City, OK 73104
 Voice: 528-0280
 Fax: 528-0284

JHBR
 architecture

Civil Engineers:
 Structural Engineers:
 Mechanical/Plumbing Engineers:
 Electrical Engineers:
 Sheet Information:
 Project No.:
 Sht. Description:
 Record Date:
 JULY 27TH, 2023
 SITE PLAN

EXHIBIT C

Legal Description of the Property

Lots 17 through 26, both inclusive, Block 3, J. A. Jones Addition to Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 9.