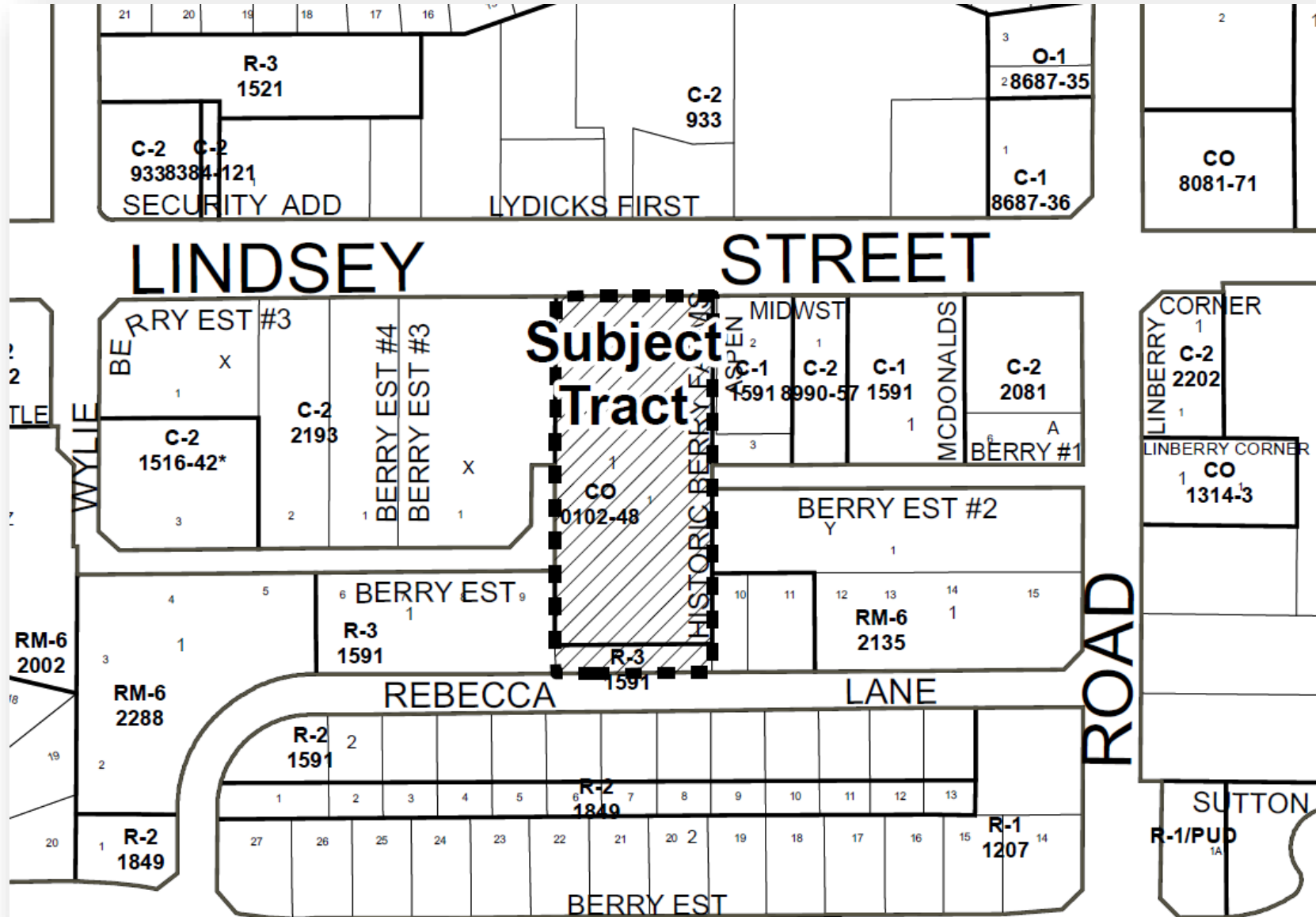


LOCATION MAP

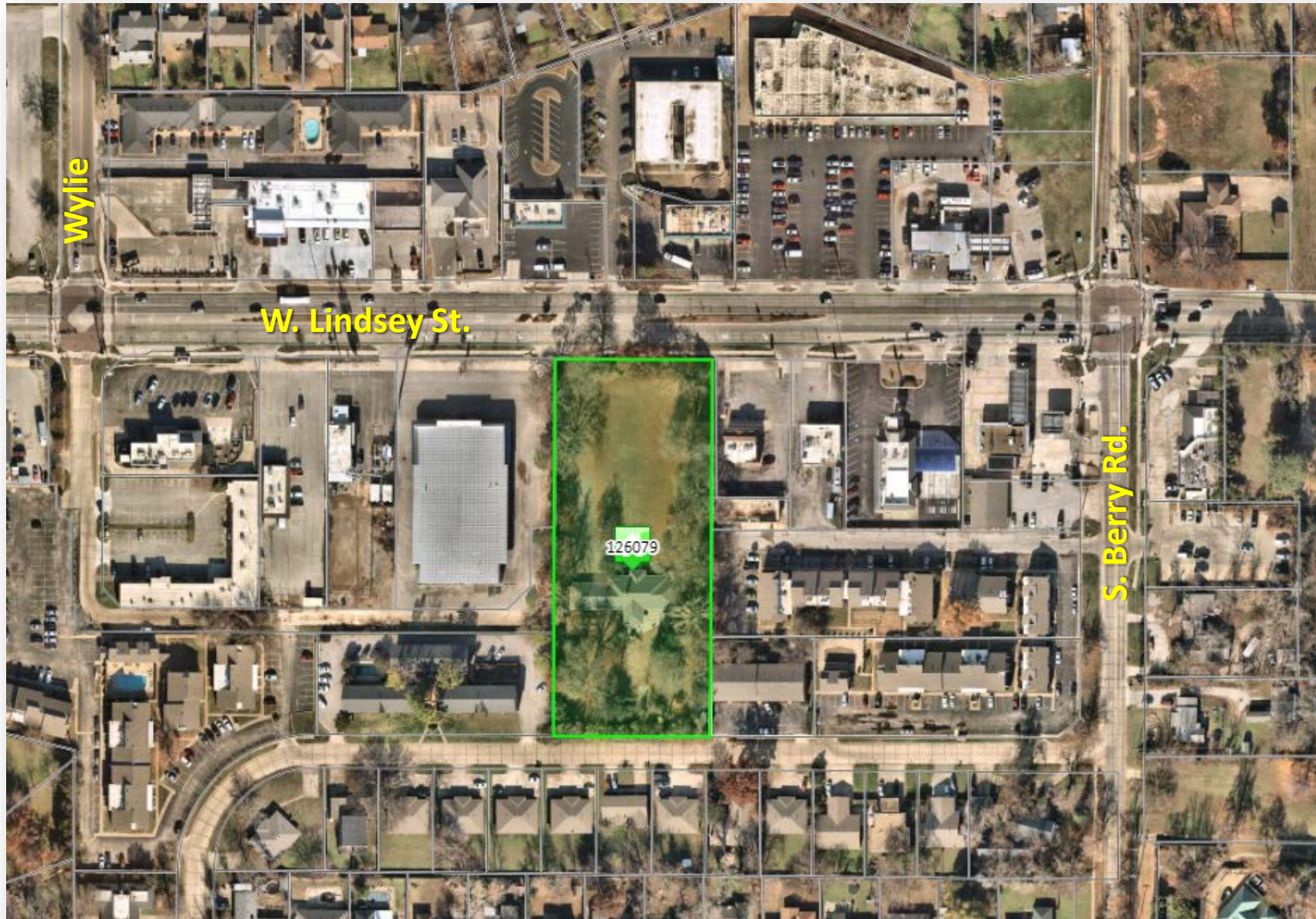


1300 West Lindsey

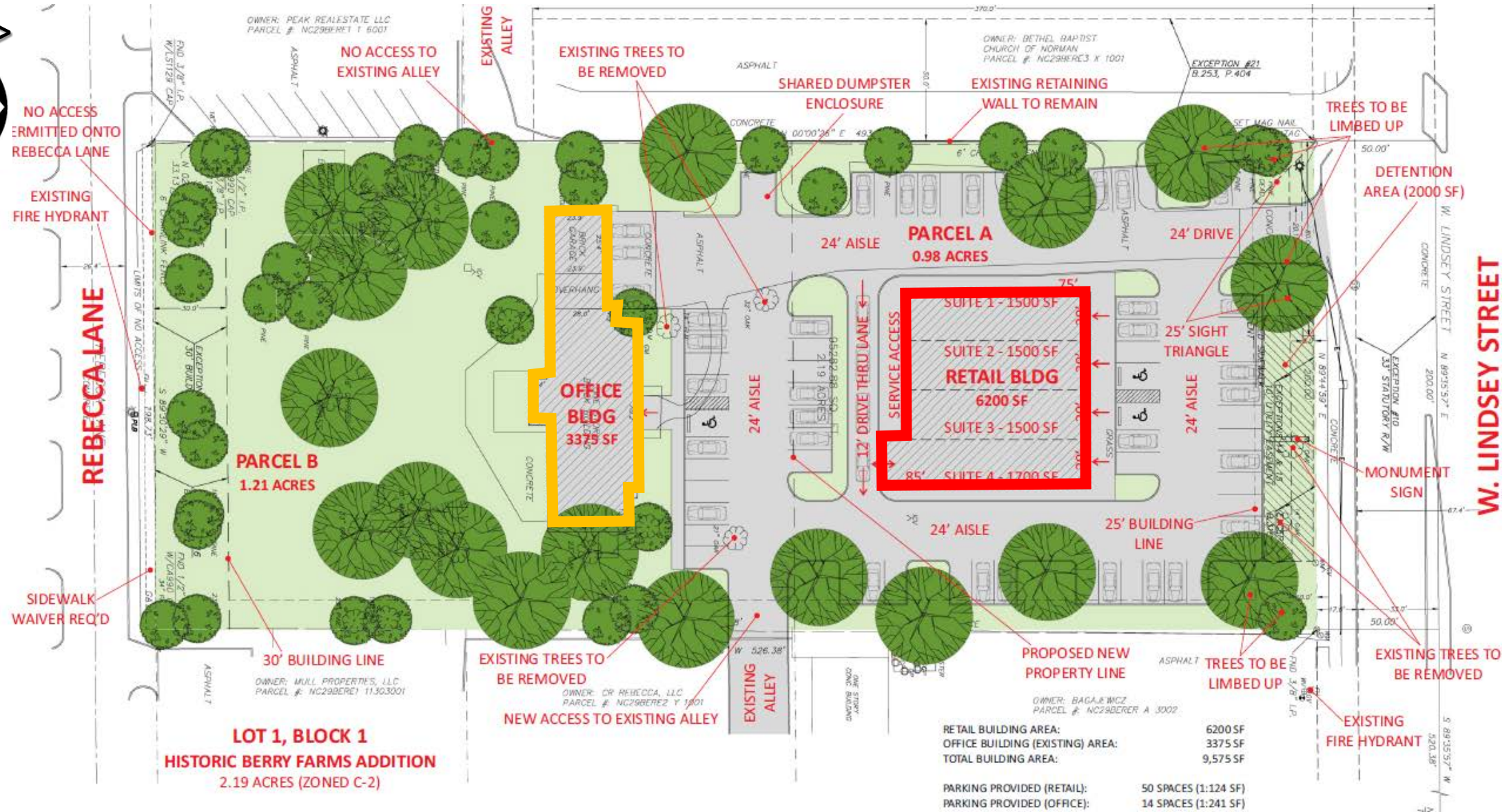
SOONER TRADITIONS REALTY, L.L.C.

LOCATION AERIAL

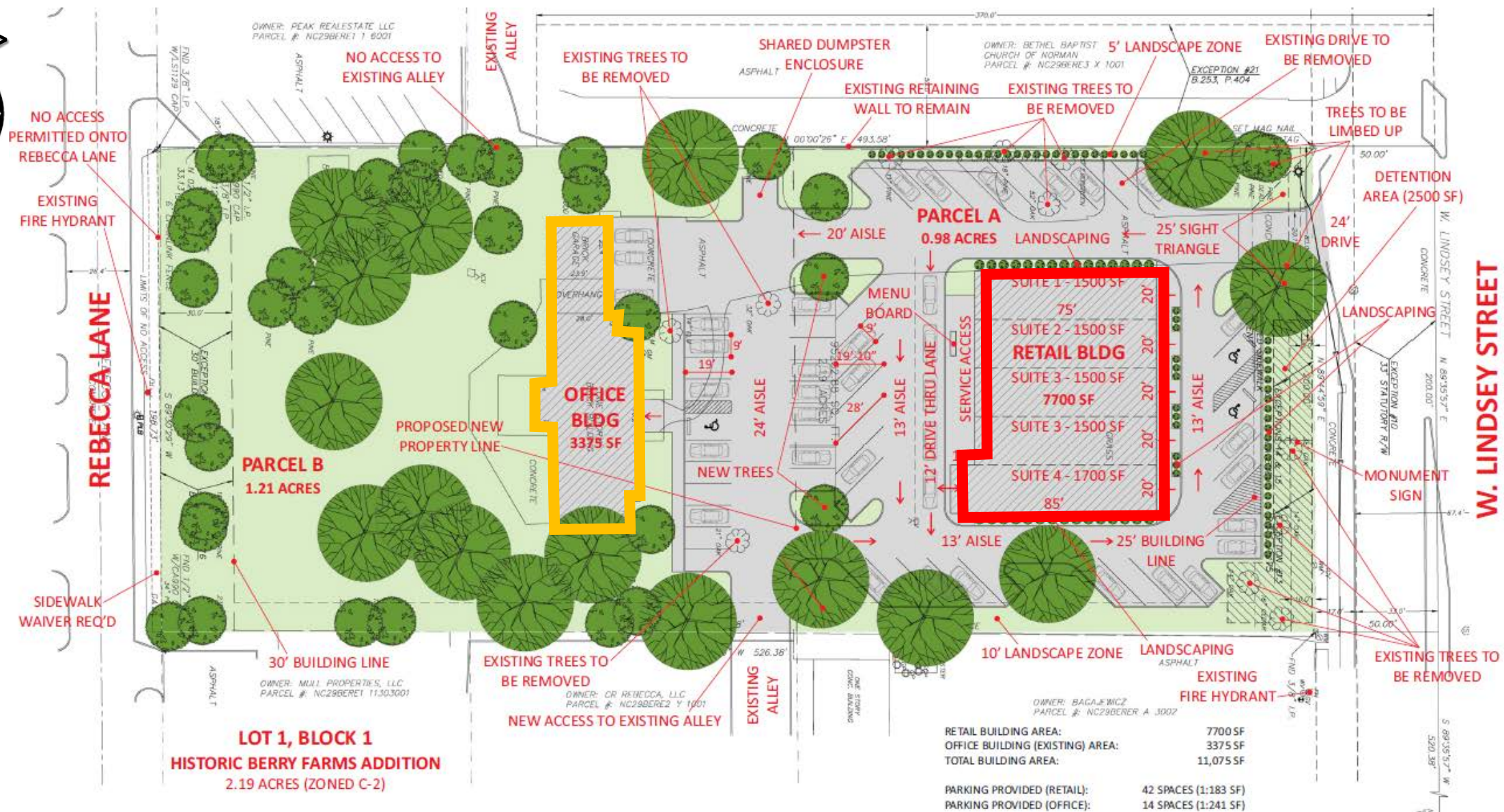
- 2.19 Acres
- Currently an office



PLANNING COMMISSION SITE PLAN



NORTH>

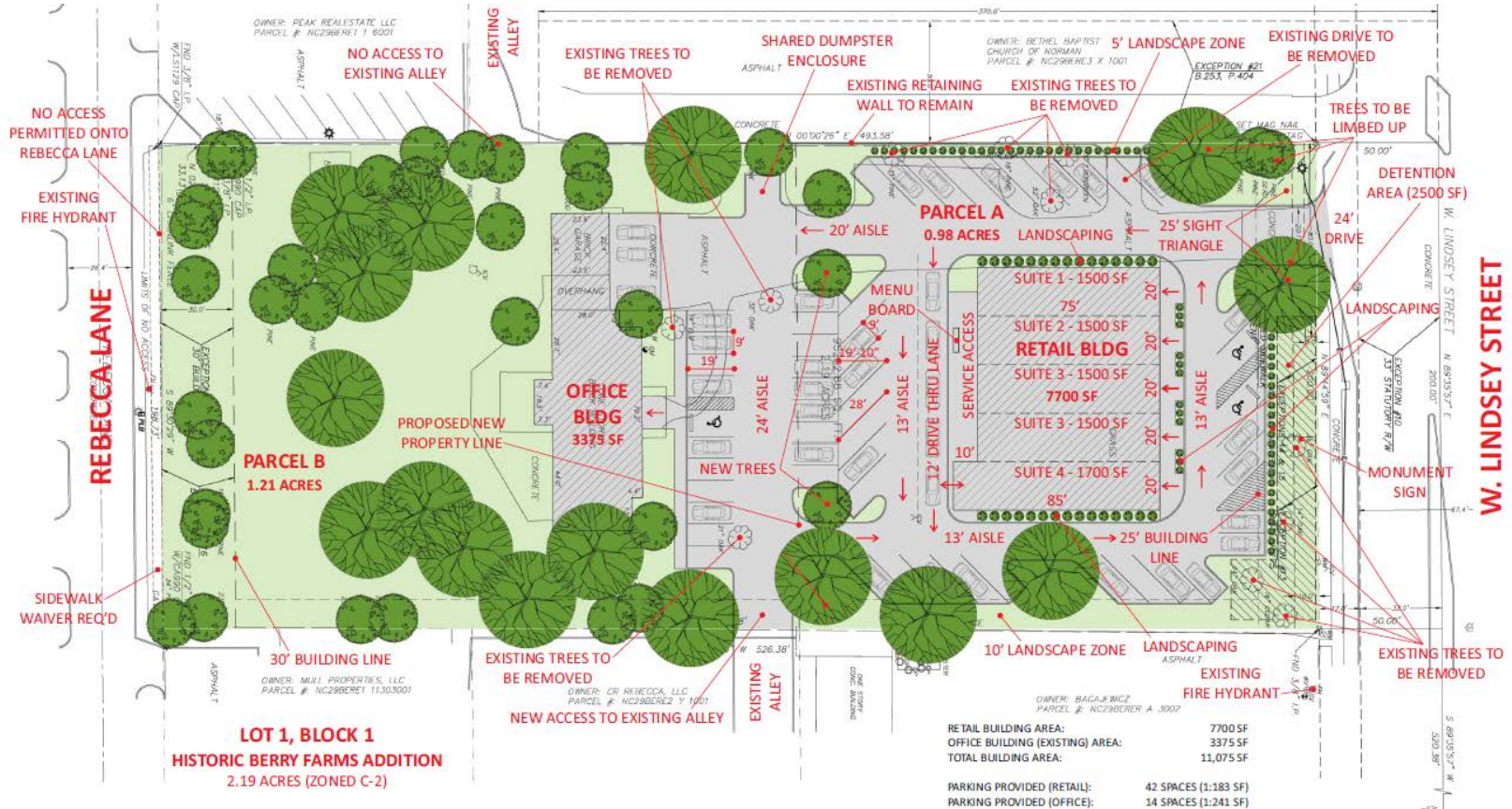


UPDATED SITE PLAN & SPUD



Changes Made Since Planning Commission:

- Building Shifted Closer to Lindsey Street.
- Reduced Parking / Angled Parking
- SPUD Revisions
 - Added Tree Preservation Language
 - Added Commitment to Signage and/or Striping to Encourage Right In, Right Out Access on Lindsey St.



NORTH➤

Parcel A: 0.98 Acres

Building Details:

- Suite 1 - 1500 SF
- Suite 2 - 1500 SF
- Retail Bldg - 6200 SF
- Suite 3 - 1500 SF
- Suite 4 - 1700 SF

Area Calculations:

- Retail Building Area: 6200 SF
- Office Building (Existing) Area: 3375 SF
- Total Building Area: 9,575 SF

Parking:

- Parking Provided (Retail): 50 Spaces (1:124 SF)
- Parking Provided (Office): 14 Spaces (1:241 SF)

Other Features:

- Shared Dumpster Enclosure
- Existing Retaining Wall to Remain
- Proposed New Property Line
- 24' Aisle
- 24' Drive
- 25' Sight Triangle
- 25' Building Line
- Trees to be Limbed Up
- Existing Trees to be Removed
- Existing Fire Hydrant
- Monument Sign
- Detention Area (2000 SF)
- Exception #21 B.253, P.404
- Exception #10 Stationary R/W
- Owner: Bethel Baptist Church of Norman, Parcel # NC288RE3 N 1001
- Owner: Bagaj MCZ, Parcel # NC288RE3 A 3002

[illegible]

W. Lindsey St.

RETAIL BLDG

SUITE 2 - 1500 SF

SUITE 3 - 1500 SF

SUITE 3 - 7700 SF

SUITE 4 - 1700 SF

PARCEL A

0.98 ACRES

LANDSCAPING

NEW TREES

DRIVE THRU LANE

Alley

Rebecca Lane

SOONER TRADITIONS REALTY, L.L.C.

NO CHANGE IN SOUTHERN AREA OF SITE

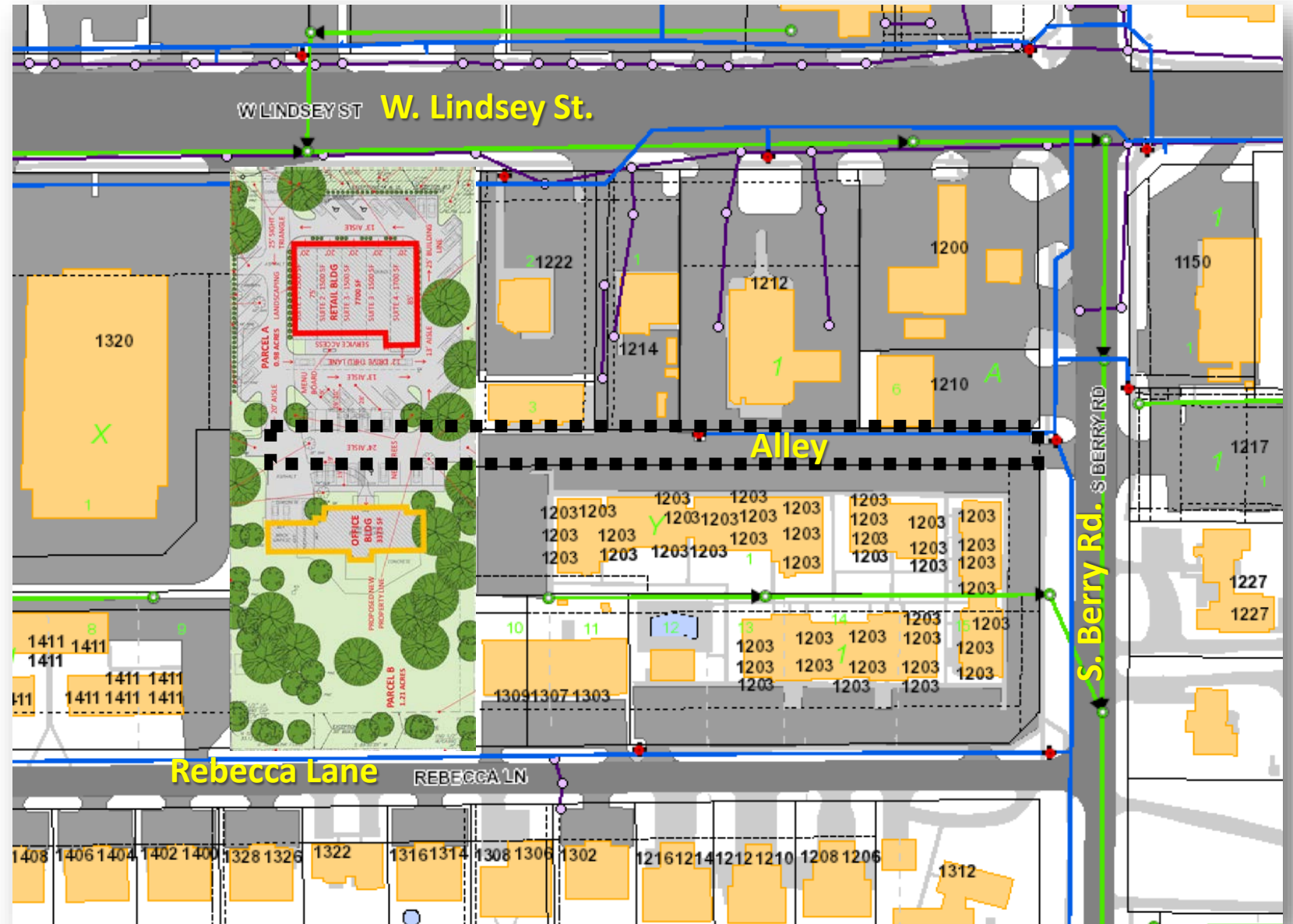
- Existing Office Building remains in place, as does southern yard.



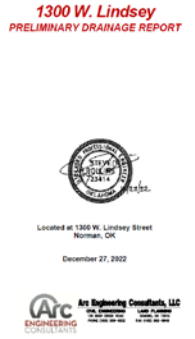
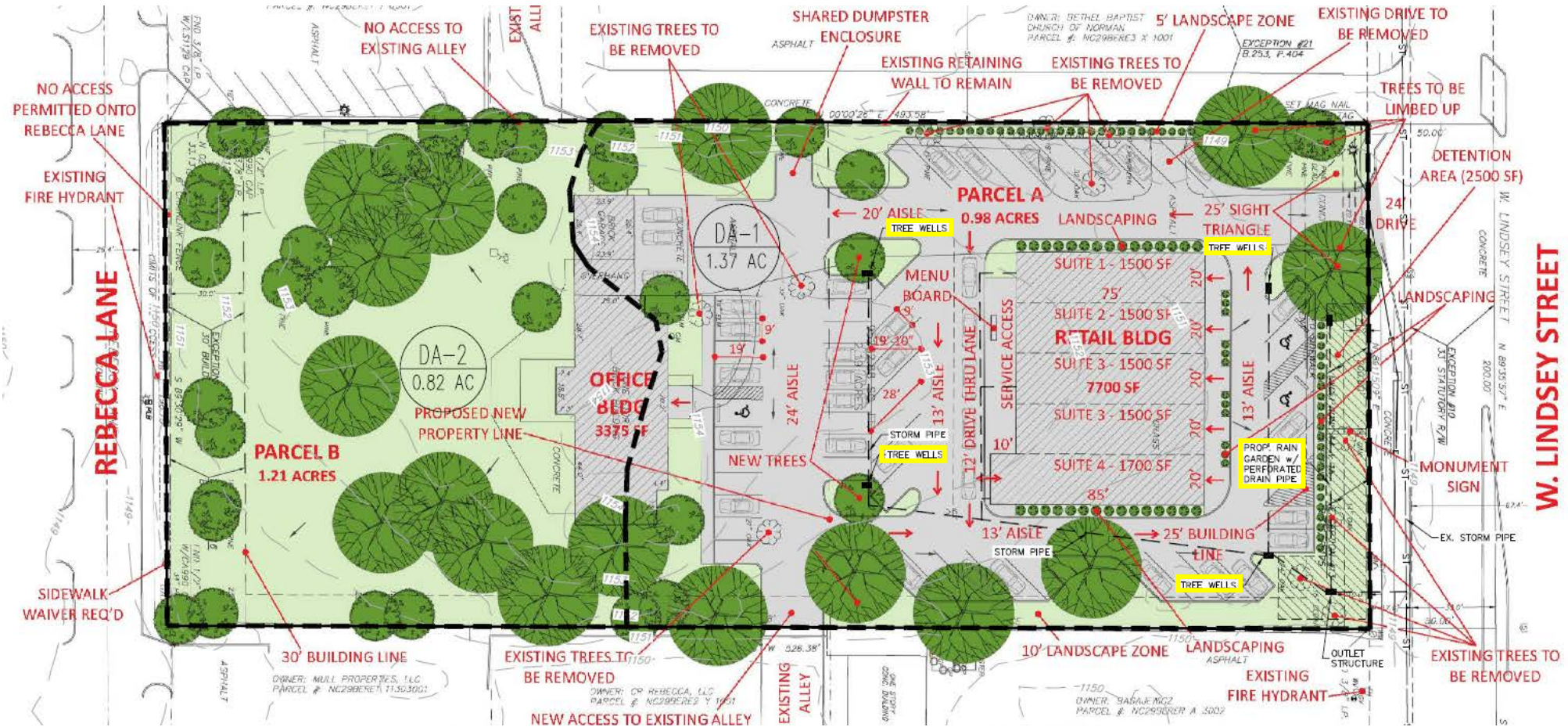
TRAFFIC – USES ALLEY CONNECTION

STAFF:

- “Because the existing access point on W. Lindsey St. is not changing, no traffic study is required.”
- “There is no proposed access point on Rebecca Ln. so the development will not direct any commercial traffic into the neighborhood..”



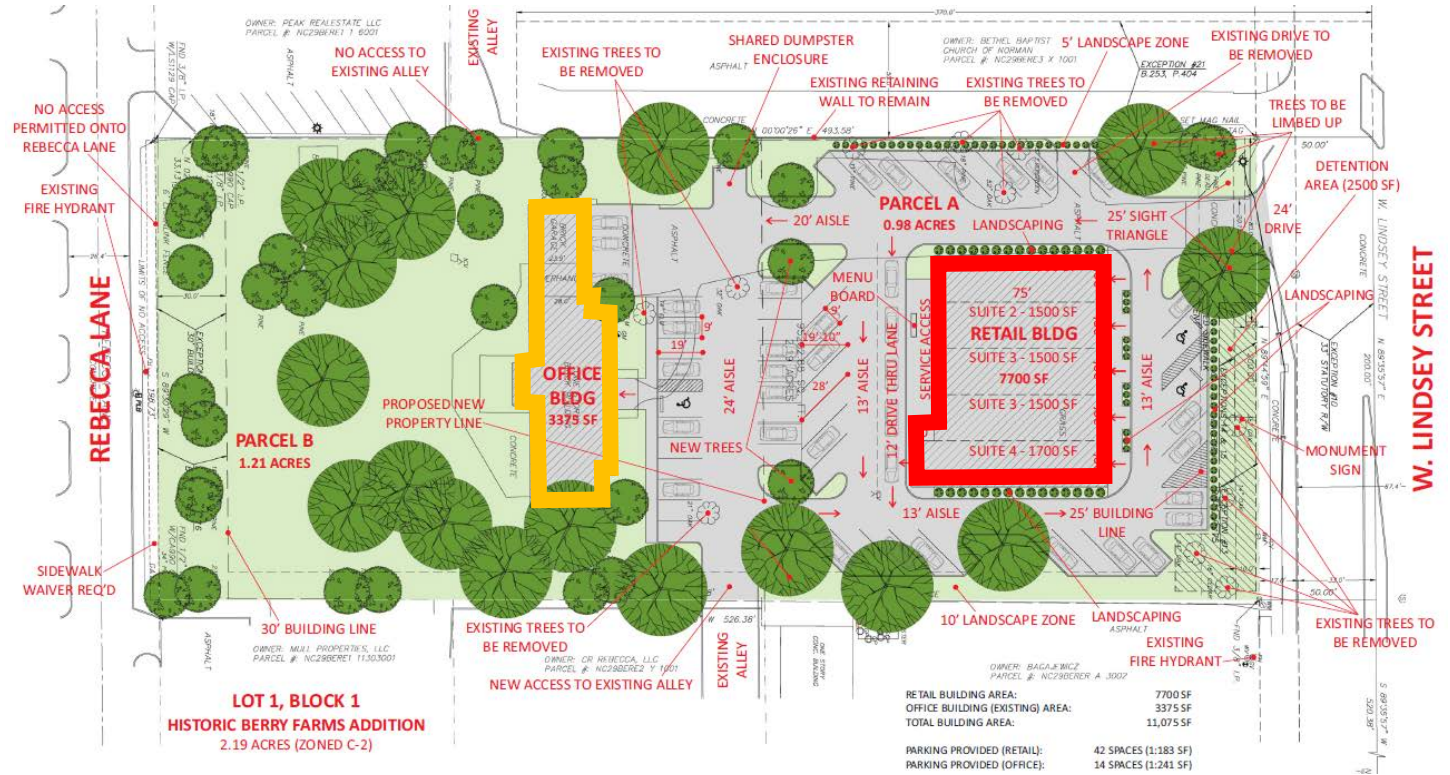
STORM WATER DRAINAGE



- 1.12 acres, or 51% Open Space
- Low Impact Development (LID) designs such as a bioretention pond or rain garden and tree wells.
- Best management practices (BMP's) are designed to increase storm water filtration and increase the amount of absorption into the soil to recharge groundwater supplies; and reduce the volume of storm water released...

STAFF REPORT

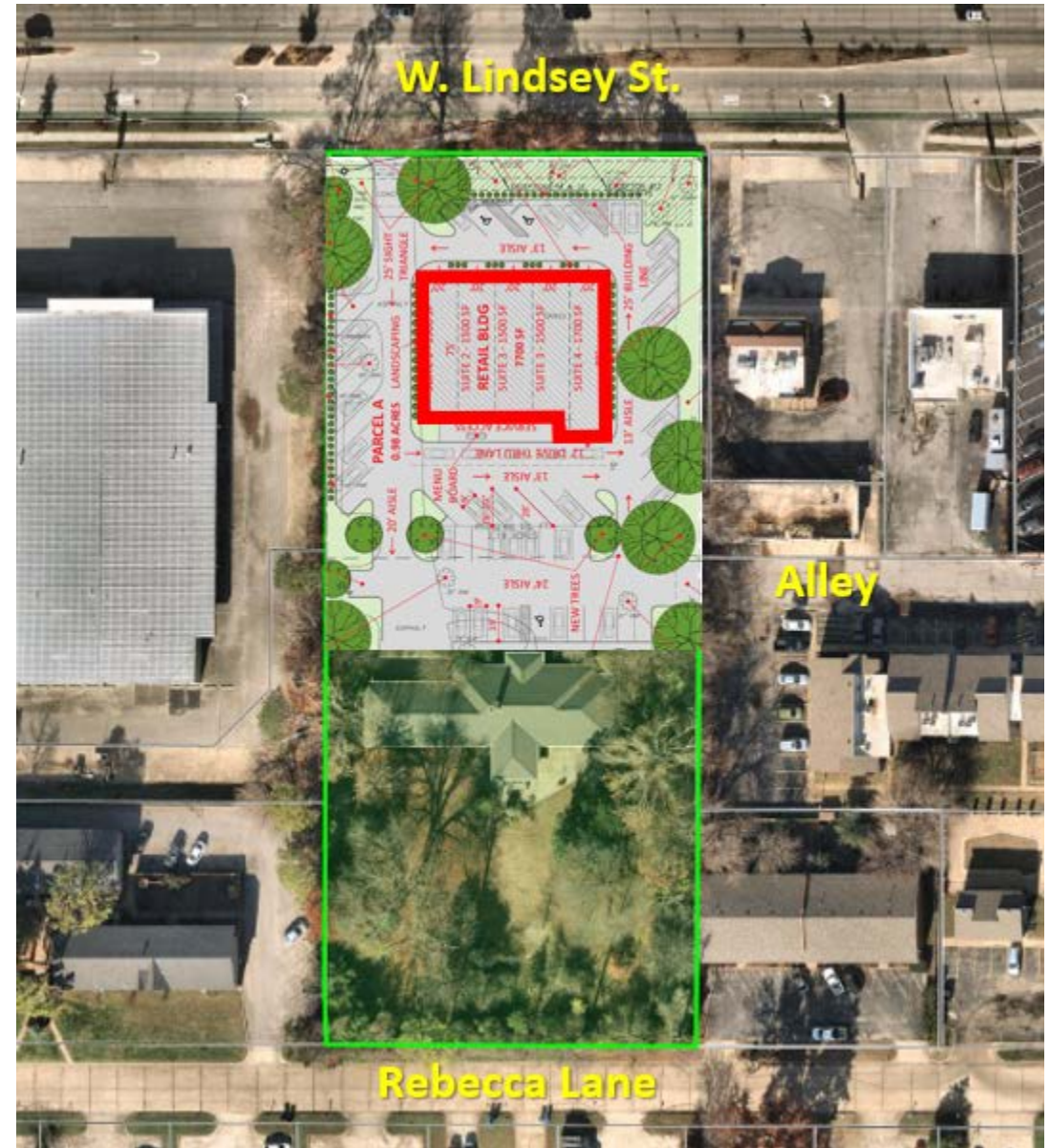
- The [2017 STREETSCAPE] project was created to help spark redevelopment of W. Lindsey Street in this general area.
- Surrounding properties on W. Lindsey St. are commercial districts allowing for similar uses.



- Meets Commercial Outdoor Lighting Ordinance, **full cut-off lighting**
- Proposed site plan **does not allow for access on Rebecca Ln.**,
 - development **would not cause higher traffic in the neighborhood to the south.**
- **Existing green space** between the existing office building and Rebecca Ln. will be preserved.

SUMMARY

- STAFF: “The [2017 STREETSCAPE] project was created to help spark redevelopment of W. Lindsey Street in this general area.”
- LID and BMP storm water improvements
- Full cut off lighting
- PRE-DEVELOPMENT:
 - questions as to access and drives
 - “A neighbor voiced his support for the development and thinks this will be a great addition...”
- GREENBELT COMMISSION: Approved without comment
- UNANIMOUS PLANNING COMMISSION APPROVAL
- NO PROTESTS FILED



SUPPLEMENTAL SLIDES

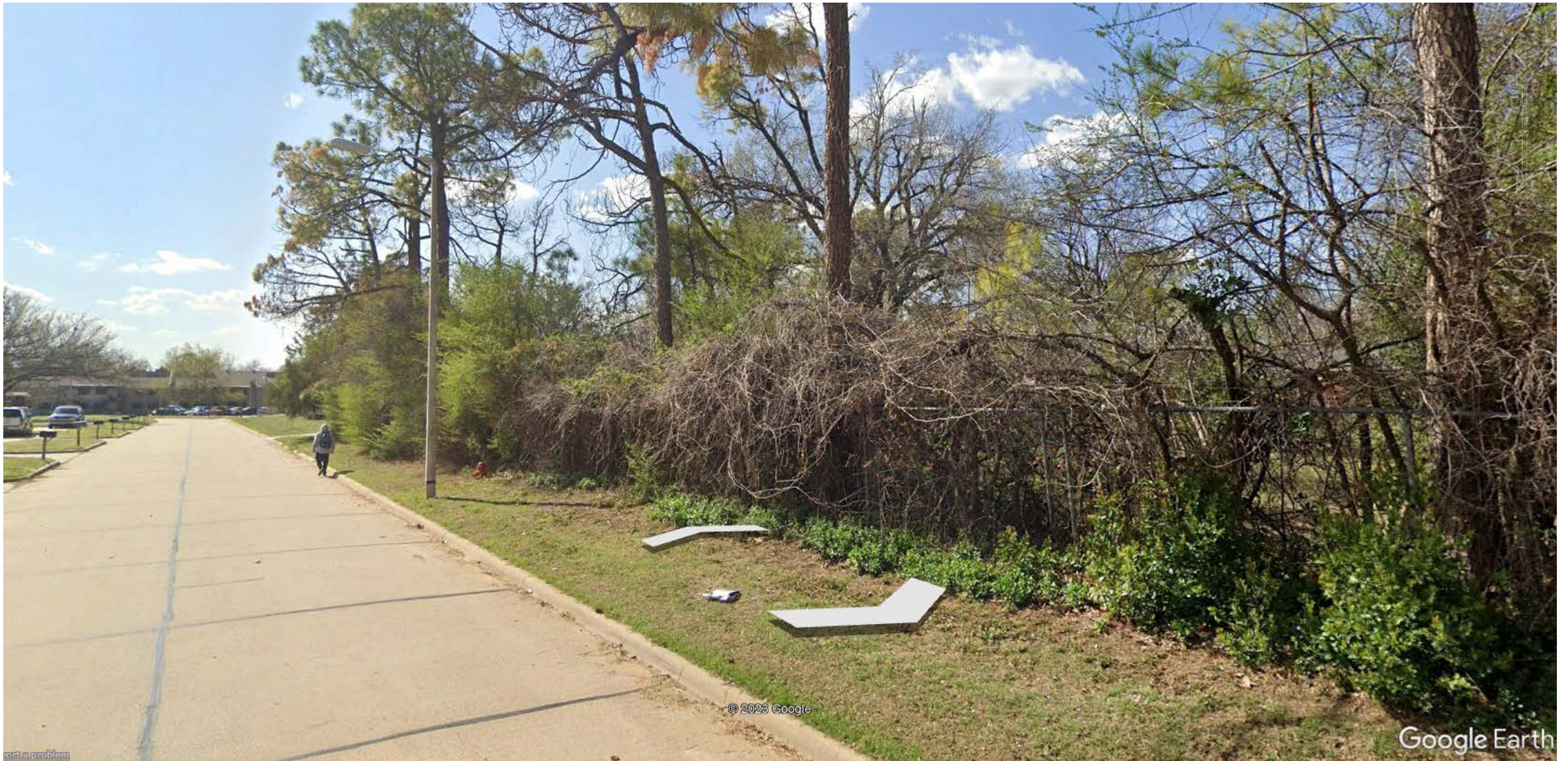


1300 West Lindsey

SOONER TRADITIONS REALTY, L.L.C.



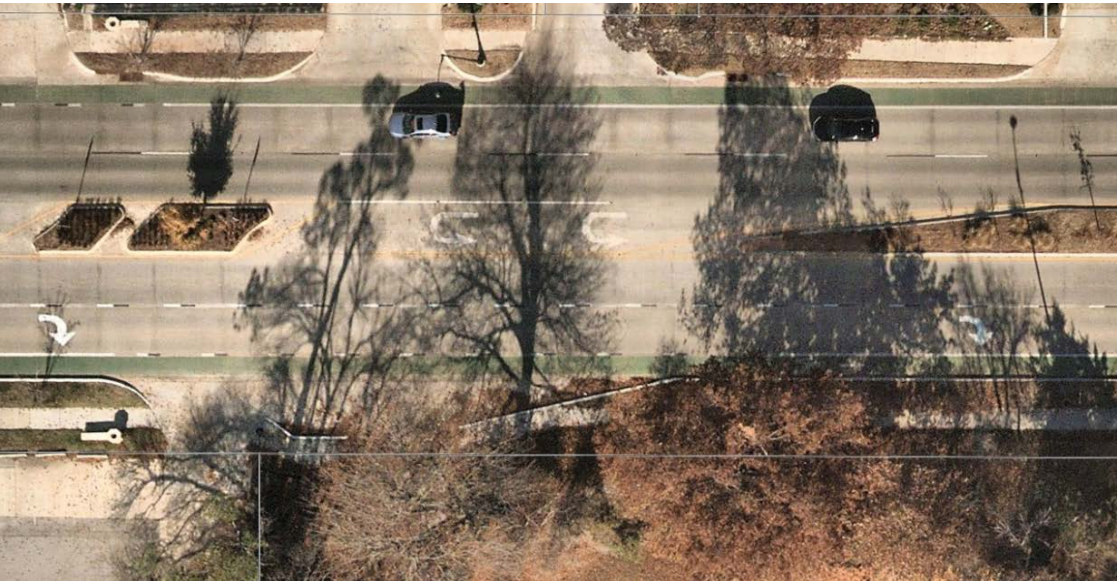
REBECCA LANE



TRAFFIC – PUD REVISION

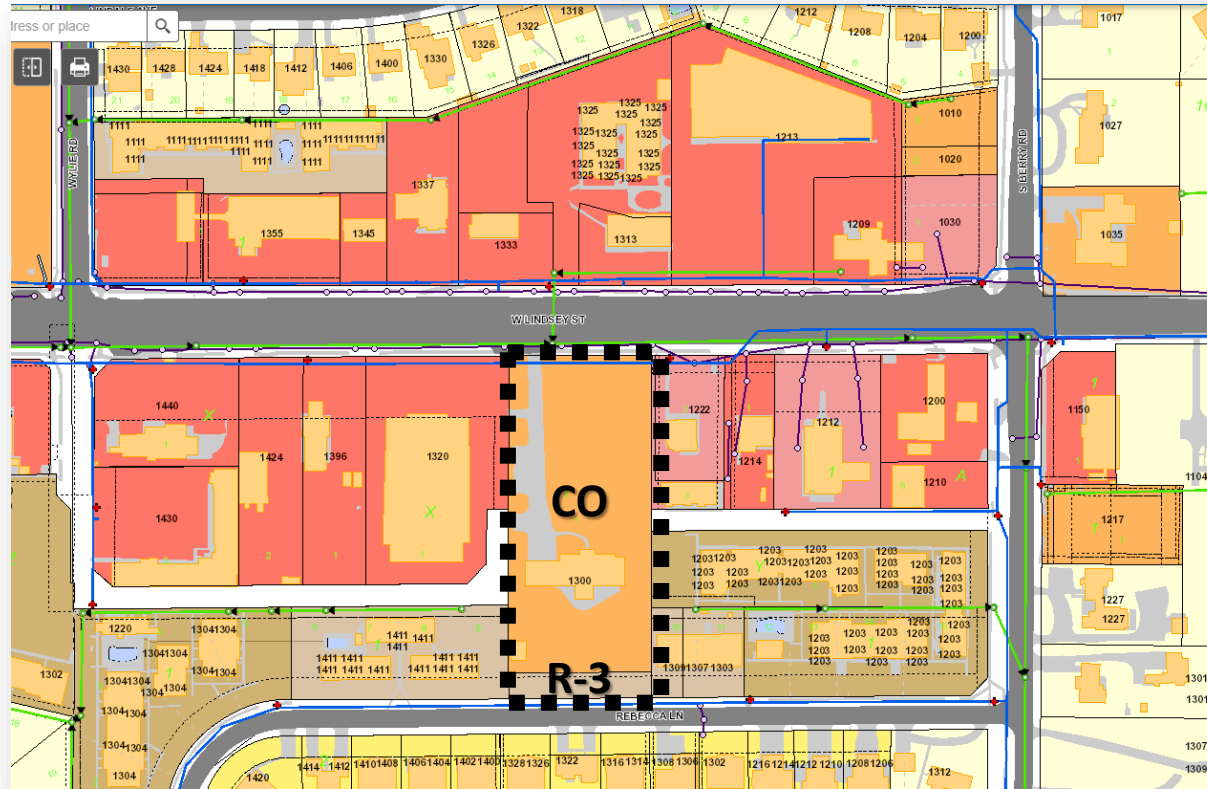
D. Traffic access/circulation/sidewalks

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.



CURRENT CURB CUT

ZONING



Current Zoning: CO, Suburban Office Commercial; and
R-3, Multi Family Dwelling

Proposed: SPUD, Simple Planned Unit Development