

*NORMAN HOUSING HUB
SE CORNER OF REED AVE. AND EUFAULA ST.*

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT
CITY OF NORMAN

APPLICATION FOR:
SIMPLE PLANNED UNIT DEVELOPMENT

Submitted:
MAY 1, 2026
Revised:
JUNE 5, 2026

PREPARED BY:

FSB ARCHITECTS + ENGINEERS

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I. Introduction

The City of Norman (“the Applicant”) intends to zone the property located on the east side of Reed Avenue, east of the intersection of Reed Avenue and E. Eufaula St., as more specifically described on Exhibit A (the “Property”) to a Simple Planned Unit Development (“SPUD”) in order to facilitate the development of the Norman Housing Hub, a community which includes facilities and associated amenities for overnight and emergency sheltering services for the unhoused and those in need of respite. The community is designed to offer a safe space for providing outreach to those in need of the services offered, as well as compatible community open or garden spaces.

II. Property Descriptions; Existing Conditions

A. Location

The property is located 1/3 mile north of E. Alameda Street and east of Reed Avenue in Norman, Oklahoma. The site is bound to the north by the existing Food & Shelter Facilities, to the south/east by Bishop Creek, and to the west by Reed Avenue.

B. Existing Land Use and Zoning

The existing site is undeveloped and not currently zoned. The land is owned by the City of Norman.

C. Elevation and Topography

The existing site is relatively flat with steeper slopes adjacent to Bishop Creek, along the east side of the Property.

D. Drainage

The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations.

E. Utility Services

The necessary utility services for this project (including water, sewer, gas, telecommunications, and electric) are already located on or near the Property, or they will be extended by the Applicant, as necessary.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant in compliance with City codes, ordinances, and/or regulations.

G. 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, Exhibit B.

III. Development Plan and Design Concept

The Property shall be constructed in accordance with the Preliminary Site Development Plan included as **Exhibit B**, subject to completion of final design details and any modifications permitted under Section 36-510 of the City of Norman's SPUD Ordinance, as it may be amended from time to time. All attached Exhibits, as submitted by or on behalf of the Applicant, are hereby incorporated by reference and further establish the development standards applicable to the Property.

A. Uses Permitted

The Property will be developed as a single-story housing hub complex serving as a homeless shelter community facility. The current conceptual design is configured to temporarily house, counsel, and serve 120 unhoused individuals, 10 respite individuals, and 4 families. The Property will be developed with two (2) buildings and a dedicated open space situated between the buildings to serve individuals in a safe and secure manner. The Property will also feature open space outside of the building program perimeter to serve as a community garden, or similar amenity, all within the Property.

Listed, the permitted uses are:

- Respite and unhoused overnight and emergency sheltering services
- Facilities supporting sheltering services, including:
 - Laundry
 - Storage
 - Multi-Use space
 - Dog kennel and dog run
 - Staff, operator and community office areas for outreach and related services
- Community garden and/or public open spaces
- Community facility and multi-use spaces compatible with sheltering services

B. Development Criteria:

1. Building Height

The building shall be allowed to reach a maximum of one (1) story, with a maximum roof/pitch of 40' for that single story.

2. Area Regulations

The Property shall comply with the setbacks shown on the Preliminary Site Development Plan. The minimum building setbacks shall be 15' feet from all property boundaries. Any permanent structure location must be in compliance with City regulations applicable to all existing and proposed easements.

3. Exterior Materials

Building exteriors shall consist of any combination of masonry, natural or manufactured stone, glass, exposed ribbed metal panels, insulated or architectural metal panels, structural standing seam metal panels, metal accents, composite wood-look accents, and other durable architectural materials. Pre-engineered metal building systems are permitted, provided façades are articulated through material variation, changes in plane, architectural detailing, and enhanced entry features to avoid an industrial appearance.

4. Sanitation

Sanitation services for the Property shall adhere to all applicable ordinances, regulations, and requirements established by the City of Norman, as they may be revised from time to time. The Property will utilize roll-out dumpsters housed within an on-site exterior trash enclosure, designed to allow convenient ingress and egress for the trash service provider.

5. Signage

The Property may utilize one (1) primary entrance sign, either ground-mounted or monument-style, generally located near the northern entrance to the site. Such entrance signage identifying the building shall not exceed 75 square feet per side. In addition to this entrance sign, building-mounted signage may be incorporated on walls that do not face public streets, serving as architectural enhancements. Final design and appearance of all signage shall be subject to the owner's discretion.

The Property may also incorporate a range of directional and wayfinding signs throughout the site. These may include, but are not limited to, signage identifying or directing users to bicycle parking, scooter parking, entrances, delivery and pick-up areas, occupant parking, amenities, and other similar destinations as needed. All signage described herein may be internally illuminated or otherwise lit using LED or comparable lighting systems.

All signage shall be positioned to avoid interference with required traffic sight triangles. Any signage not specifically addressed herein shall comply with the medium density residential signage standards outlined in the City of Norman Sign Regulations, as may be amended from time to time.

6. Traffic Access and Circulation

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. Sidewalks will be constructed along Reed Avenue, in accordance with applicable City of Norman standards.

7. Open Space

Open space of no less than 25% shall be maintained on the Property in the locations and manner depicted on the attached Preliminary Greenspace Exhibit, attached hereto as **Exhibit C**. The impervious area for the Property shall not exceed 75%.

8. Parking

The Property will be served by surface parking as shown in the parking layout on the Preliminary Site Development Plan. In addition, all parking areas shall comply with the applicable requirements of the City of Norman, including Sections 36-548 and 36-550, as they may be amended from time to time, with the condition that all parking spaces on the Property measure either eighteen feet (18') by nine feet (9') or nineteen feet (19') by eight and one-half feet (8' 6").

Furthermore, compact parking spaces measuring seven and one-half feet (7' 6") by fifteen feet (15') may be provided, provided that such compact spaces do not exceed five percent (5%) of the total number of parking spaces.

9. Landscaping and Fencing

Landscaping shall be installed and maintained in locations generally depicted on the Preliminary Site Development Plan. A six-foot (6') black vinyl-coated chain-link fence shall be provided and maintained along the north, south, and east property boundaries. Along Reed Avenue, the building shall serve as the primary screening and separation element in lieu of perimeter fencing. Additional containment fencing shall be provided within the recreation yard and dog run areas located between the buildings and shall consist of a six-foot (6') wood or wood-look privacy fence.

10. Lighting

The Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

EXHIBIT A

Legal Description of the Property

A Tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of said SE/4;

THENCE South 89°24'23" West along the North line of said Southeast Quarter (SE/4) for a distance of 1641.99 feet;

THENCE South 00°00'55" East a distance of 50.00 feet to a point, being the intersection of the East right-of-way line of Reed Avenue and the South right-of-way line of Main Street;

THENCE continuing South 00°00'55" East, along the East right-of-way line of Reed Avenue, a distance of 847.09 feet to the Southwest Corner (SW/C) of a parcel of land described in a Warranty Deed, recorded in Book 5520 at Page 142 of the Cleveland County Clerk's records, said point being the POINT OF BEGINNING;

THENCE North 89°59'05" East along the South line of said parcel for a distance of 260.80 feet to the Southeast Corner (SE/C) of said parcel;

THENCE continuing North 89°59'05" East for a distance of 109.20 feet;

THENCE South 25°56'37" West a distance of 845.28 feet to a point on the East line of RUCKER'S CHURCH ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof;

THENCE North 00°00'55" West along the East line of said RUCKER'S CHURCH ADDITION a distance of 760.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 140,600 square feet or 3.2277 acres, more or less.

EXHIBIT B, Preliminary Site Development Plan

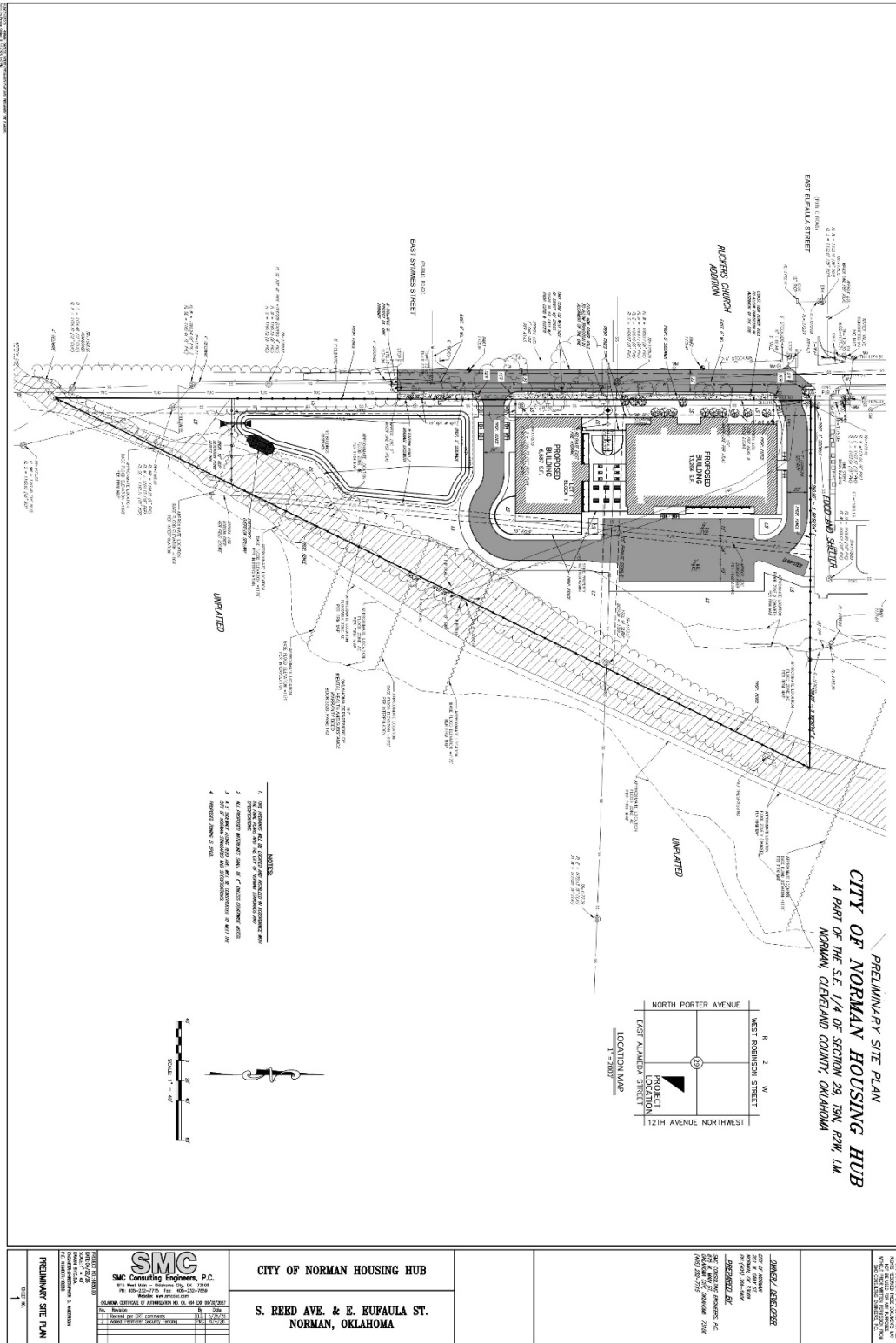
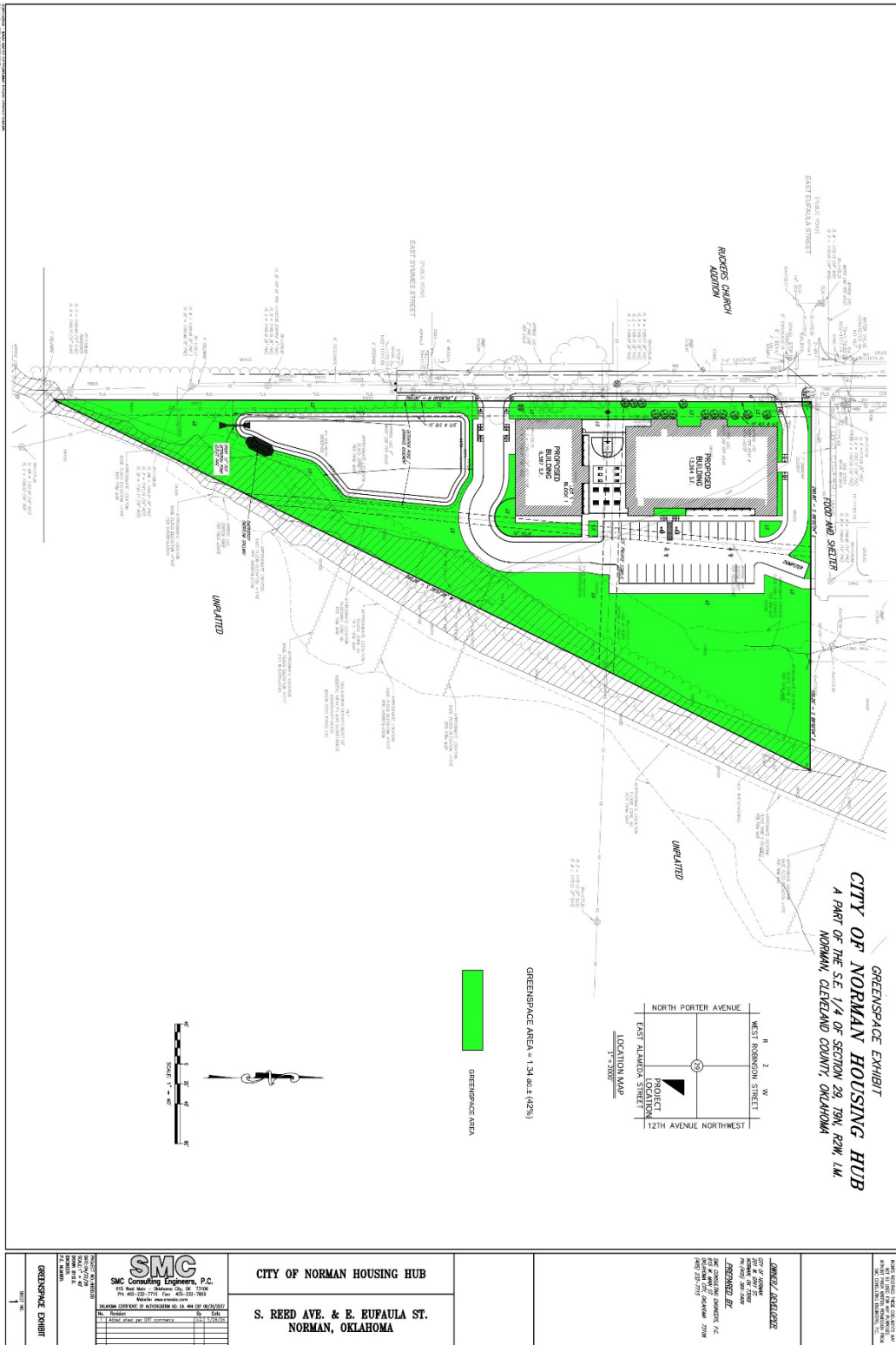


EXHIBIT C, Greenspace Exhibit



<p>DATE: 02/22/2022 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]</p>	<p>OWNER/DEVELOPER CITY OF NORMAN 100 N. MAIN ST. NORMAN, OKLAHOMA 73069 (405) 271-2722</p>	<p>CITY OF NORMAN HOUSING HUB S. REED AVE. & E. EUFULA ST. NORMAN, OKLAHOMA</p>	<p>SMC Consulting Engineers, P.C. 810 N. W. 10th Street Norman, Oklahoma 73069 Phone: 405-222-7713 Fax: 405-222-7689 Website: www.smc-engineers.com</p>	<p>GREENSPACE EXHIBIT</p>
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