

# 765 JENKINS AVE

## **SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

***BMH JENKINS 2022, LLC***

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT  
NORMAN 2025 LAND USE AMENDMENT

SUBMITTED: JUNE 6, 2022

REVISED: AUGUST 5, 2022

PREPARED BY:

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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 765 Jenkins Avenue, as more particularly described on **Exhibit A** (the “**Property**”). This SPUD seeks to rezone the Property from the existing R-3, Multi-Family Dwelling designation to allow for the development of a three-story mixed-use structure on the Property with allowances for retail uses on the ground floor and multi-family residential units in the upper stories.

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

### **A. Location**

The Property is located at 765 Jenkins Avenue, which is near the intersection of W Boyd Street and Jenkins Avenue.

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

The existing zoning is R-3, Multi-Family Dwelling, and the existing NORMAN 2025 Land Use Plan designation is Low Density Residential. This proposal also seeks to amend the NORMAN 2025 Land Use Plan designation to Mixed-Use.

### **C. Elevation and Topography**

The Property is improved with an existing residential structure and the topography of the Property is relatively flat.

### **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 Site Development Plan.

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

### **A. Uses Permitted**

This SPUD will allow for the development of a mixed-use structure on the Property with allowances for retail uses on the ground floor and multi-family residential units in the upper stories. 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 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.

The following shall be the required building setbacks:

- Front: 18 feet
- Side:
  - North: 5 feet
  - South Foundation: 10 feet
  - South Building Overhang: 5 feet
- Rear: 40 feet

**C. Traffic access/circulation/sidewalks**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

**D. Open Space**

The impervious area for the Property shall not exceed 66%. The applicant will also endeavor to utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property to further assist in drainage management on site. The locations and types of LIDs and BMPs will be determined during site development. Greenspace will be provided in the locations shown on the Site Development Plan, depicted by the hatching. A minimum of two (2) trees of two-inch caliper or greater will be planted and maintained in the front yard area of the Property. Additional landscaping will be utilized on site, such as, by way of example, flower beds, bushes, or shrubbery, in locations and types to be finalized during final site development. Landscaped flower beds and/or gardens can, but are not required to, be utilized on the rooftop open space.

**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 the same may be amended from time to time.

**G. Height**

The maximum height for the mixed-use structure shall be three (3) stories, with a useable rooftop space.

**H. Parking**

The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

**I. Exterior Materials**

The exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, and any combination thereof.

**J. Fencing**

Fencing shall not be required on the Property. The absence of perimeter fencing will assist vehicular and pedestrian ingress and egress to the Property from the sidewalk and alley. Additionally, this request is consistent with other nearby commercial uses abutting residential lots on this street.

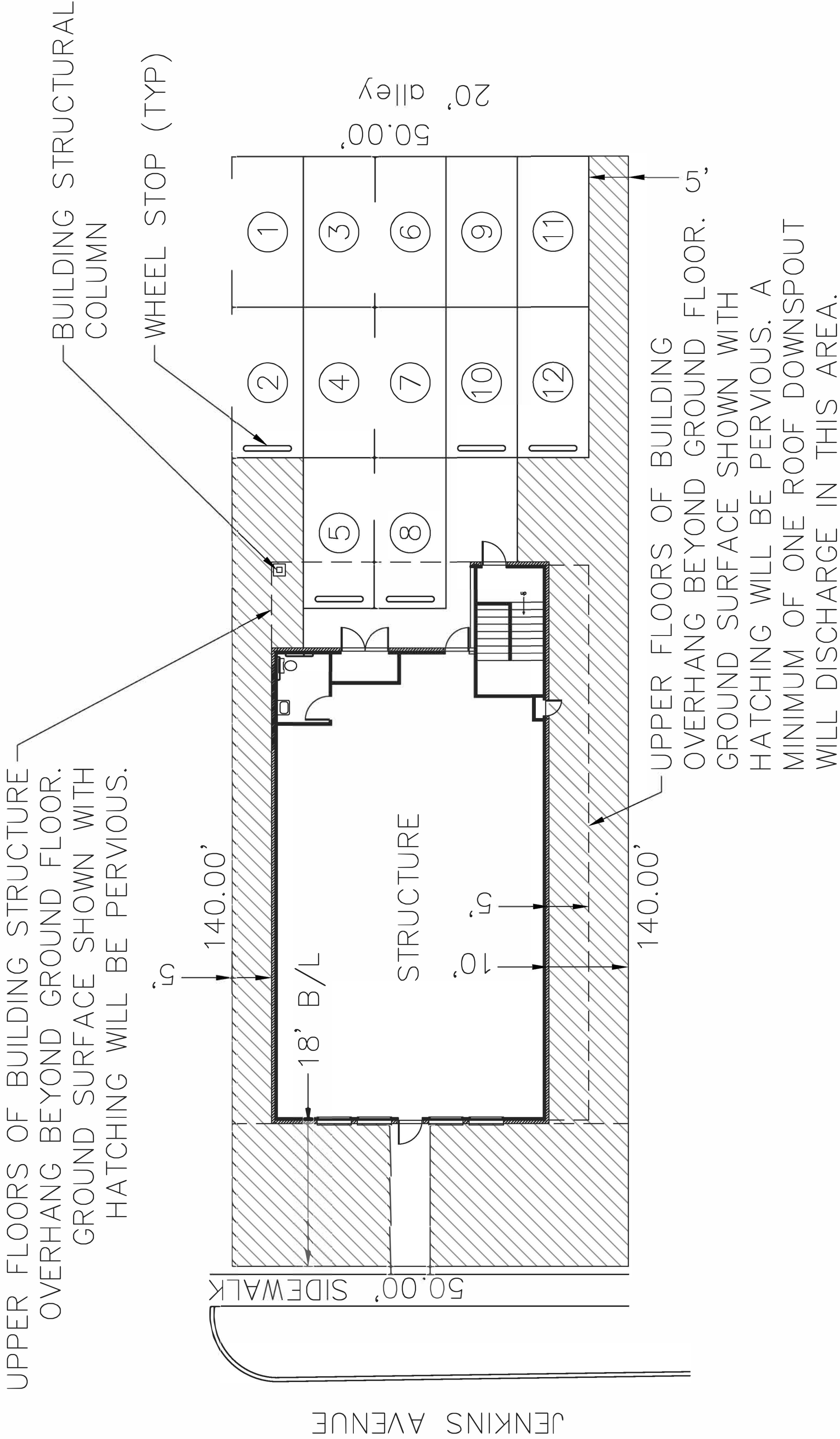
## **EXHIBIT A**

### Legal Description of the Property

Lots Forty-Eight (48) and Forty-Nine (49), in Block Four (4), of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

**EXHIBIT B**

Site Development Plan



HISTORIC DRAINAGE CONDITIONS  
TOTAL LOT AREA = 7,000 SF  
IMPERVIOUS AREA = 4,842 SF (69.2%)  
PERVIOUS AREA = 2,158 SF (30.8%)

PROPOSED DRAINAGE CONDITIONS  
TOTAL LOT AREA = 7,000 SF  
IMPERVIOUS AREA = 4,596 SF (65.7%)  
PERVIOUS AREA = 2,404 SF (34.3%)

LOT 48 49, BLOCK 4  
STATE UNIVERSITY ADDITION  
765 S. JENKINS AVE.



NORTH

SCALE 1" = 20'-0"

WINDSTONE



**EXHIBIT C**  
Allowable Uses

**Ground Floor Retail 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.
- Child Care Center.
- 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.
- Commercial uses/shops/or services.
- 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.
- Outdoor Patio.
- 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, Arcade, or Similar Establishments, 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.

### **Residential Uses for Upper Stories**

- Multifamily Residential Units are allowed on the upper stories, with a maximum of six (6) bedrooms per story.