

THE BACKYARD AT MIDWAY

NORMAN, OKLAHOMA

SIMPLE PLANNED UNIT DEVELOPMENT SPUD SITE DEVELOPMENT PLAN MAP

OWNER:
MIDWAY GROCERY, INC.

March 1, 2023

Prepared by:

Hal Wm. Ezzell, OBA #17618
Attorney for Applicant

EZZELL & WADLEY, PLLC
100 48TH Avenue NW
Norman, Oklahoma 73072
Telephone 405.928.2066
Facsimile: 405.928.2069
Email: hezzell@coxinet.net

TABLE OF CONTENTS

- I. INTRODUCTION
 - Background and Intent
- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
 - A. Location
 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Permitted Commercial Uses
 - 1. Permitted Uses
 - 2. Parking
 - 3. Dumpster and Trash Enclosures
 - B. Miscellaneous Development Criteria

EXHIBITS

- A. Proposed SPUD Site Development plan

I. INTRODUCTION

The Backyard at Midway (the “Property”) is proposed as a Simple Planned Unit Development (SPUD) in the City of Norman. The Property is Generally located at 601 W. Eufaula St., Norman, Oklahoma.

The Property is an L shaped corner lot and is currently zoned C-1, Local Commercial District. The property currently operates as a restaurant and deli known as the Midway Grocery & Deli. The establishment holds a beer and wine license from the City of Norman and State of Oklahoma. The establishment is licensed by the State of Oklahoma Department of Health and by the City of Norman as a food service establishment.

The Applicant has filed and seeks this Simple Planned Unit Development (SPUD) pursuant to Chapter 36-510 – Simple Planned Unit Developments in the City of Norman Zoning Ordinance in an effort to work with other property owners in the area and formalize the permissible hours and uses of and on the Property. It is the intent of the Applicant to develop and use the property in an innovative and progressive manner that substantially improves the cultural and living experience of the surrounding neighborhood.

The SPUD Narrative and the Exhibits attached thereto, will set forth the requirements of the SPUD district adopted for this property.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located on the northeast corner of the intersection of W. Eufaula St. and Chautauqua Avenue at 601 W. Eufaula Street, Norman, Oklahoma.

B. Existing Land Use and Zoning

The Property is currently Zoned C-1, Local Commercial District. It has operated as a commercial use continuously on the site since it was originally opened in 1926. Throughout the decades it has been operated as a small neighborhood grocery store, a small grocery and convenience store, a small grocery with a deli and its current use today as a restaurant, deli and live music and entertainment venue (indoor). The establishment holds a beer and wine license from the City of Norman and State of Oklahoma. The establishment is licensed by the State of Oklahoma Department of Health and by the City of Norman as a food service establishment.

C. Elevation and Topography

This Property is generally flat with low slope topography. No part of the Property is in the FEMA 100-year flood plain.

D. Drainage

No changes are proposed to the existing drainage on the Property.

E. Utility Services

The Property is already developed, functioning and operating with all necessary utilities.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and otherwise required by code.

G. Traffic Circulation and Access

No changes are proposed to the existing traffic access and circulation on or to the Property.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The SPUD is planned to accommodate commercial uses as already operated on the property and allow for additional commercial uses of the outdoor areas and spaces on the Property.

A. Permitted Commercial Uses

The Proposed improvements in the SPUD are already constructed or have their future location reflected on the attached SPUD Site Development Plan Attached hereto as Exhibit A.

1. Permitted Uses

The purpose for the SPUD is to allow for new outdoor entertainment uses and continued commercial uses under the following development and zoning regulations:

- a. General Commercial Uses: The general commercial uses permitted are uses based on already issued permits and uses on the Property without any additional improvements:
 - i. Restaurant;
 - ii. Catering establishment;
 - iii. Delicatessen store;
 - iv. Food Truck parking;
 - v. Office;
- b. Catered Events: Catered events, indoor or outdoor, with or without amplified sound. All events shall comply with the City of Norman Noise Ordinance regulations as amended from time to time and enforced by the Norman Police Department. Amplified sound shall be used no earlier than 12:00 P.M. and no later than 10:00 P.M.

Invitees shall not park in such a way as to create a hazard or impediment to emergency vehicle ingress or egress.

B. Miscellaneous Development Criteria

1. Site Plan

Other than the proposed future location of the stage area as reflected on the site plan, no changes are proposed to the existing site plan on the Property. Therefore, the existing site plan as shown on Exhibit A attached shall remain unchanged. It should be noted that the stage to be used in the area identified on the site plan as Future Stage Area will not be a permanent structure. The stage to be used in the Future Stage Area will be an event specific, non-permanent modular unit that is put up for each event and then taken down after each event, which is why there are no changes reflected in the Open Space described below.

2. Open Space.

No changes are proposed to the existing open space on the Property, and the existing open space requirements shall remain unchanged. The total impervious surface area is currently 49% and the pervious surface area is 51%. These shall not change.

3. Signage

The existing signage as constructed and where constructed on the property as of the date of this SPUD filing on March 1, 2023, is approved within this SPUD. All future signage shall be in conformance with the City of Norman's Sign Codes, as amended from time to time, and comply with applicable district regulations.

4. Traffic access/circulation/parking and sidewalks

No changes are proposed to the existing traffic access, circulation or parking on the Property.

5. Lighting

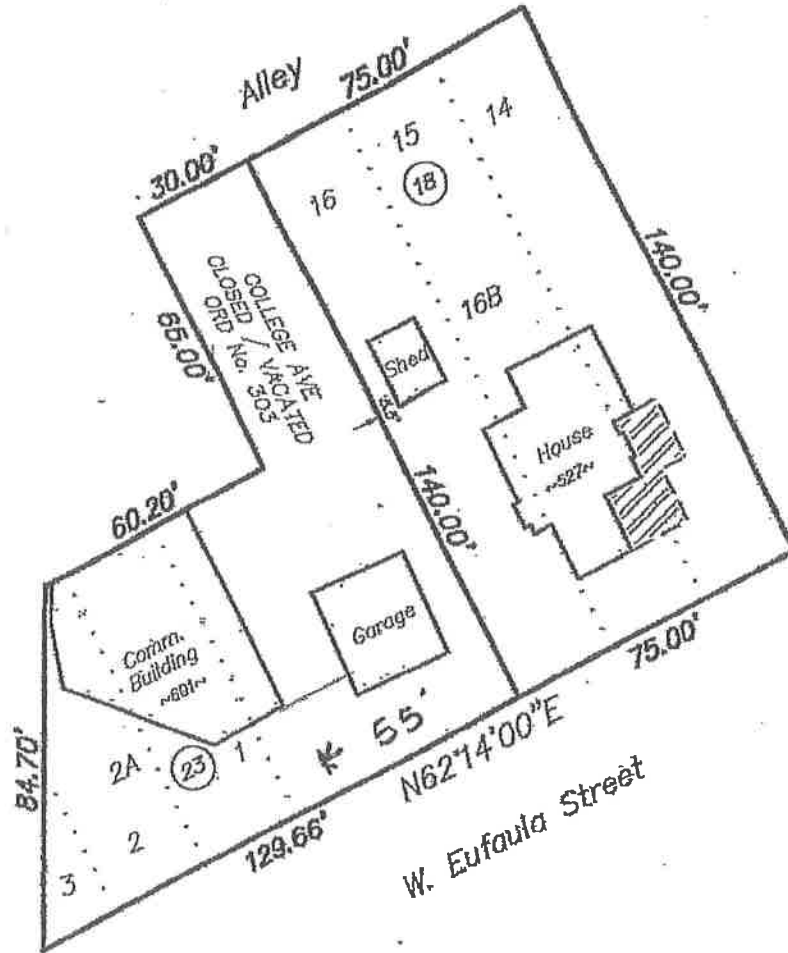
All exterior lighting shall be installed in conformance with the City of Norman commercial outdoor lighting standards, as amended from time to time.

EXHIBIT A

PROPOSED SPUD SITE DEVELOPMENT PLAN

EXHIBIT A-1

LOT 16B, BLOCK 18 and LOT 2A, BLOCK 23 of
T.R. WAGGONER'S FIRST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEMKE LAND SURVEYING, LLC 3226 WHITE CORNER DRIVE, NORMAN, OK 73062 PH(405)366-2341 FAX(405)366-2341 SA # 0878 http://www.lemke-ls.com		Surveyed By: _____ Drawn By: HW/SA Approved By: BW Date: 12/7/2021 Scale: 1" = 40' Project No: 01618921	Project: _____ Project Location: LOT 16B, BLOCK 18 & LOT 2A, BLOCK 23 of T.R. WAGGONER'S FIRST ADDN, NORMAN, OK Client: BOB THOMPSON MIDWAY DELL	Sheet Number 2 Sheet 2 of 3
---	--	--	---	--

H:\01618921\00 327 W Eufaula Plots\DS 01618921-Lot Line Adjustment_CSD2019.dwg 12/10/2021 11:48:17 AM

601 W. EUFAULA ST.

1/4" = 5'

N

