

McFarlin Mission Center

A Center City Planned Unit Development

Applicant: McFarlin Memorial United Methodist Church, Inc.

401 S. University Blvd.

Norman, Oklahoma

Application for:

Center City Planned Unit Development

Submitted September 2, 2022

Revised October 6, 2022

PREPARED BY:

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Norman, Oklahoma 73069

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I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by McFarlin Memorial United Methodist Church, Inc. (the “**Applicant**”) for the property located at 401 S. University Blvd., Norman, Oklahoma, more particularly described on **Exhibit A** (the “**Property**”). The Property contains approximately 0.32 acres. This CCPUD is intended to put forth the parameters for the further development of the Property and expansion of the existing social outreach programs. This proposed expansion seeks to allow for the construction of a Mission Center to provide further access to food, groceries, and additional resources to the community. This CCPUD will allow for a relaxation of the CCFBC’s specific development and design criteria applicable to the Property in order to allow the Applicant to develop the Mission Center in furtherance of the Applicant’s goals for the Property and the community.

B. **Development Team.** The Applicant is McFarlin Memorial United Methodist Church, Inc. The architect for the project is the McKinney Partnership. SMC Consulting Engineers are serving as the civil engineers for the project.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. **Location.** The Property is an approximately 14,000 square foot parcel located on the Southeast Corner of the S. University Blvd. and W. Symmes Street intersection. The specific location is illustrated on the Site Development Plan, attached hereto as **Exhibit B**.
- B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban Residential. The Property currently contains a small brick building, of approximately 1,445 square feet, which is being used as a small food pantry and additional space for Church activities.
- C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout. The Property contains the existing structure referenced above and signage for the Church.
- D. **Drainage.** The Applicant will meet or exceed the City’s applicable ordinances regarding drainage requirements on the Property. Currently, the Property drains to the East into an existing detention area. The Property’s existing impervious area is approximately 2,680 square feet.
- E. **Utility Services.** All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve 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 owner of the Property where required by building and fire protection codes in the structures.
- G. **Traffic Circulation and Access.** Traffic access and circulation will be allowed in the manner depicted on the Site Development Plan. The Property will create an additional curb cut for cars to access W. Symmes Street to allow for circulation within the Property and to utilize the drive through for pick up and drop of food and supplies to the Mission Center.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to adjustments or modifications allowed pursuant to Appendix B, Section 520(F), Administration, of the CCFBC, as may be amended from time to time.

A. Allowable Uses.

A list of the allowable uses for the Property is attached hereto as **Exhibit C**.

B. Development Criteria.

1. **Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as **Exhibit B** and shall be incorporated herein as an integral part of this CCPUD. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time. The building shall be setback a minimum of 12 feet from the North property line, with screening for condensing units and similar mechanical equipment to be setback 4 feet 6 inches from property line. The building shall be setback a minimum of 39 feet from the East property line, with awnings allowed to protrude from the building for a maximum of 8 feet. The building shall be setback a minimum of 18 feet from the South property line, with screening for condensing units and similar mechanical equipment to be setback 16 feet from the property line. The building shall be setback a minimum of 8 feet from the West property line, with awnings allowed to protrude from the building for a maximum of 8 feet. The proposed building will have approximately 4,964 square feet per floor, subject to allowable final design modifications as discussed above.
2. **Building Height.** Maximum building height for the Property is two (2) stories.

3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. Exterior materials shall comply with the requirements of Section 402(J), Architectural Materials (exteriors), of the CCFBC, as may be amended from time to time. Proposed elevations of the building to be constructed on the Property are attached as **Exhibit D**. Screening for condensing units and similar mechanical equipment shall consist of wood or composite wood fencing.
4. **Sanitation.** It is the intent that trash dumpsters will be shared with nearby dumpster account holders. In the event that dumpster or trash service becomes required on the Property, the location of such shall conform to the applicable City of Norman Ordinances.
5. **Signage.** With the exception of the existing ground sign located in the northwestern portion of the Property, all signage for the Property shall comply with Section 402(M), Signage, of the CCFBC, as amended thereafter. The Applicant may retain, relocate, maintain, and replace the existing ground sign located on the Property as long as such replacement sign does not increase the total square footage for the sign being replaced. Temporary directional and wayfinding signage may be utilized on the Property so long as such signage does not exceed 10 square feet per side and placement of such signage does not impair site triangles.
6. **Traffic access and sidewalks.** Traffic circulation and access to the Property shall be allowed in the manner shown on the Site Development Plan.
7. **Lighting.** The project shall comply with the requirements of the CCFBC under Section 402(N), Lighting & Mechanical, as amended thereafter and the Commercial Outdoor Lighting Standards, under Section 431.6 of Chapter 22, as amended thereafter.
8. **Open Space.** Open space will be located on the Property in the locations depicted on the attached Site Development Plan. The Preliminary Site Development Plan proposes an increase of approximately 7,630 square feet of impervious coverage, resulting in approximately 10,310 square feet of impervious coverage for the Property. However, the Applicant's proposed use of LID measures, such as, by way of example, enlarging the existing detention pond to accommodate storm water runoffs associated with this development will allow the Property to be developed with a maximum of 85% impervious coverage. Applicant has provided historic stormwater runoff calculations as well as proposed mitigation calculations as exhibits to this CCPUD.

9. Parking. The Property is not providing parking on-site; visitors may utilize the Applicant's adjacent parking areas as necessary.

10. Drainage. The Property will drain into the existing detention area located to the East of the Property on the Applicant's adjacent land. The Applicant will expand the existing detention area to accommodate the stormwater runoff from this development.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots Seventeen (17) through Nineteen (19), Block Eleven (11), of T.R. Waggoner's First Addition, and Lot Twenty (20), Block Eleven (11) combined with T.R. Waggoner's First Addition and D.L. Larsh's First Addition to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN Full Size PDF Document Submitted to City Staff

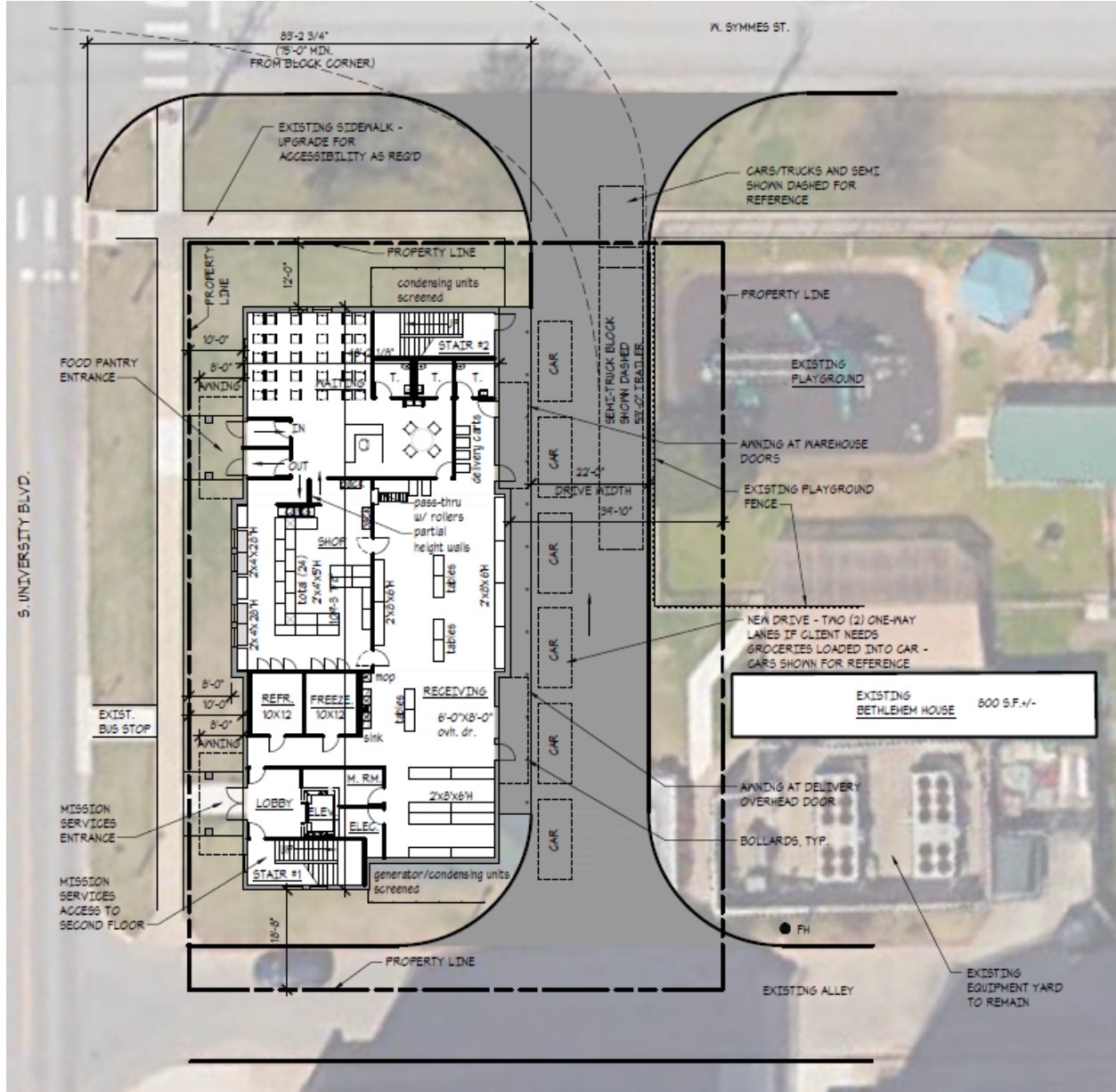


EXHIBIT C

ALLOWABLE USES

Allowable Uses:

- Community Mission Center in support of the Applicant's mission and goals, primarily featuring the uses enumerated herein.
- Non-Profit Discount Community Grocery Store/Food Pantry, including, but not limited to, personal shopping experience and drive-up pick-up service.
- Church and Similar Religious Services.
- The following uses so long as they are ancillary to the operation of the Mission Center and are not standalone uses on the Property:
 - Intake and Assessment Services.
 - Administrative and Professional Offices and Meeting Space.
 - Business Support Services.
 - Community Recreation.
 - Case Management Services.
 - Resource Development Services.
 - Community Education Services.
 - Job Placement Services.
 - Volunteer Training.
 - Internship Programs.
 - Professional Development Programs and Services.
 - Housing Support Services.
 - Emergency Support Services.
 - Office Uses.
 - Counseling Services.
 - Professional Support Services.
 - Education Classes, Organizations, and Services.
 - Medical and Wellbeing Care Clinics, Offices, and Services.
 - Non-Profit/Ancillary Child Care Services.
 - Meeting Space for Support, Recovery, and Community Organizations.

EXHIBIT D

PROPOSED EXTERIOR RENDERINGS
Full Size PDF Documents Submitted to City Staff



02 MISSION CENTER SOUTHEAST VIEW
SCALE: "NO SCALE"



01 MISSION CENTER SOUTHWEST VIEW
SCALE: "NO SCALE"

EXHIBIT E

HISTORIC RUNOFF COEFFICIENT CALCULATIONS

Full Size PDF Document Submitted to City Staff



EXHIBIT F

PROPOSED RUNOFF COEFFICIENT CALCULATIONS & PROPOSED MITIGATION

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