

4300 W INDIAN HILLS ROAD

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

BRIDGEVIEW UNITED METHODIST CHURCH, INC.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

SUBMITTED: MAY 1, 2024

RE-SUBMITTED: JUNE 7, 2024

PREPARED BY:

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I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at 4300 W. Indian Hills Road, as more particularly described on **Exhibit A** (the “**Property**”). This SPUD seeks to allow for the existing church building to be used as a funeral home, in accordance with the terms of this SPUD, see Allowable Uses, **Exhibit C**.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 4300 W. Indian Hills Road, South of West Indian Hills Road, East of 48th Ave NW, and West of 36th Ave NW.

B. Existing Land Use and Zoning

The existing zoning is R-1, Single-Family Dwelling, with an approved Special Use for a church and the existing NORMAN 2025 Land Use Plan designation is Low Density Residential.

C. Elevation and Topography

The Property is currently improved with the existing church building and storage buildings. The existing church building will be used for the funeral home. The topography of the Property gently slopes from the Northwest corner of the Property down to the Southeast corner of the Property.

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 remain as currently exists on the Property. Any future changes to access or circulation will comply with all applicable City of Norman ordinances and regulations.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted

This SPUD will allow for the existing church building to be used as a funeral home. A complete list of allowable uses on the Property is attached as **Exhibit C**.

B. Site Plan

The Property's existing layout and improvements are shown on the Site Development Plan, attached hereto as **Exhibit B**. While no additional improvements are anticipated, changes to the Site Development Plan shall be allowed in accordance with Section 36-510 of the City of Norman's SPUD Ordinance, as may be amended from time to time.

C. Traffic access/circulation/sidewalks

Traffic circulation and access to the Property shall remain as currently exists on the Property. Any future changes to access or circulation will comply with all applicable City of Norman ordinances and regulations.

D. Signage

No additional signage is anticipated. If any additional signage is added, it shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 28, for commercial zone sign standards, as amended from time to time.

E. 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.

F. Height

No building shall exceed two stories in height, except that a three-story building may be constructed if the required side yard setbacks are increased an additional five feet. The heights of the existing church building and storage buildings are permissible.

G. Parking

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

H. Exterior Materials

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

I. Development Regulations

These regulations apply to primary and accessory buildings.

Front Yard Setback – The minimum depth of the front yard setback shall be 25 feet.

Side Yard Setback – The minimum depth of the side yard setback shall be 5 feet.

Rear Yard Setback – The minimum depth of the rear yard setback shall be 20 feet as applied to the existing church building. Existing accessory buildings are exempt from this requirement.

Drainage – An offsite detention pond was constructed with the original church building and parking lot to accommodate the stormwater runoff.

EXHIBIT A

Legal Description of the Property

Lot One (1), Block One (1), of Bridgeview United Methodist Church Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

Site Development Plan

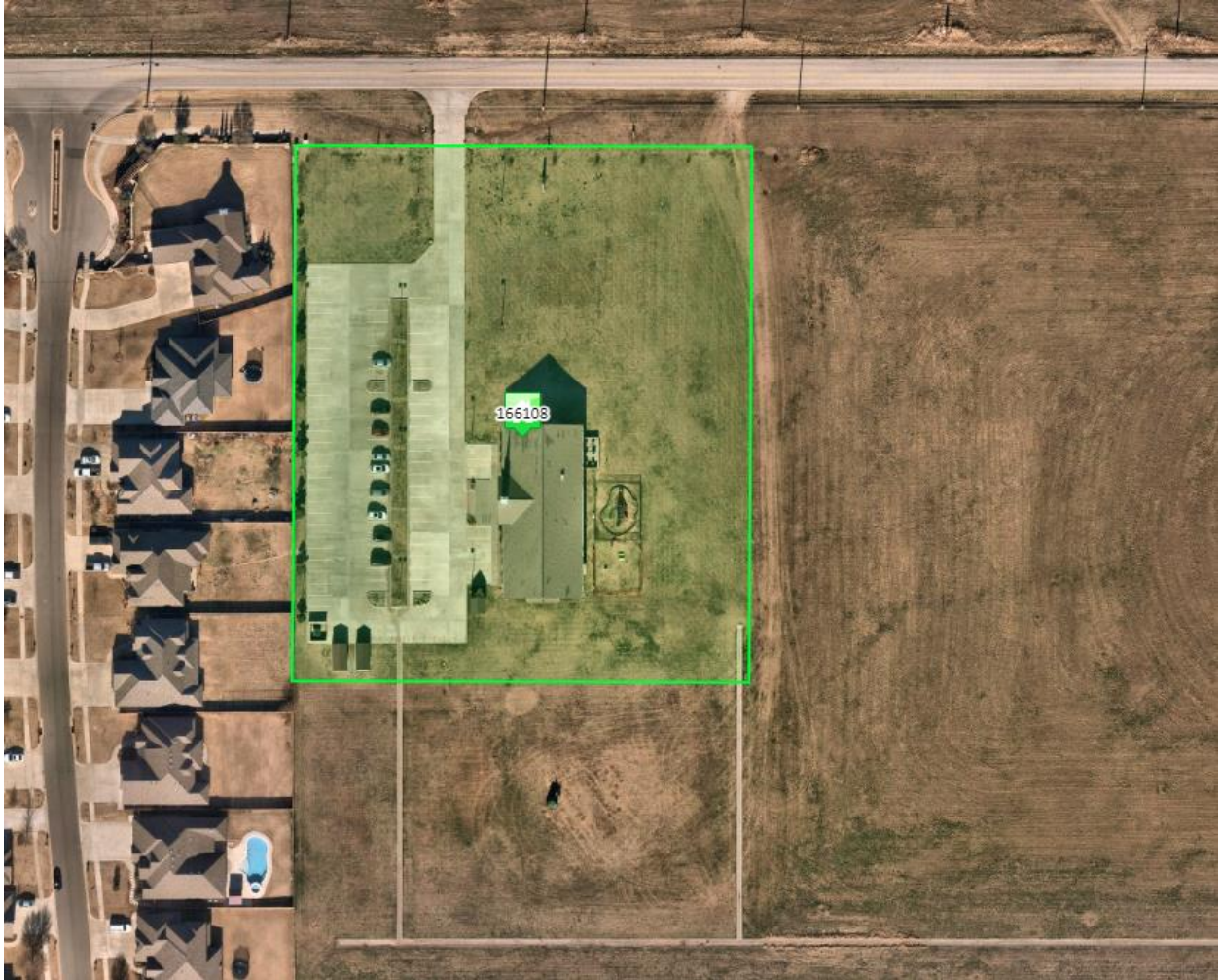


EXHIBIT C
Allowable Uses

- Funeral Home.
- Church.