

**PORTER CAMPUS  
A PLANNED UNIT DEVELOPMENT**

**NORMAN, OKLAHOMA**

APPLICANTS:



***NORMAN REGIONAL HOSPITAL AUTHORITY,  
AN OKLAHOMA PUBLIC TRUST D/B/A NORMAN REGIONAL HEALTH SYSTEM***

**&**



***THE CITY OF NORMAN, OKLAHOMA,  
AN OKLAHOMA MUNICIPAL CORPORATION***

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT  
2025 AMENDMENT  
PRELIMINARY PLAT

Submitted November 1, 2021  
Revised December 3, 2021

PREPARED BY:

RIEGER LAW GROUP PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

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## **I. INTRODUCTION**

Norman Regional Hospital Authority, an Oklahoma Public Trust d/b/a Norman Regional Health System (“NRHS”), and the City of Norman, Oklahoma, an Oklahoma municipal corporation (“City”), seek to preliminarily plat and rezone multiple tracts of property making up approximately 29.3 acres located in Ward 4 of the City of Norman. The subject property is more particularly described on the attached **Exhibit A** and shall be referred to herein as the “Porter Campus”. NRHS and the City may be collectively referred to herein as the “Applicants”.

The Applicants intend to put forth the parameters for which the development of the Porter Campus may be phased over time. Through the use of this Planned Unit Development (“PUD”) and the Preliminary Plat, attached as **Exhibit B**, the Porter Campus may be developed in substantial conformance with the Preliminary Site Development Plan, attached as **Exhibit C**, featuring the City’s Senior Wellness Center, other medical uses, such as, but not limited to, variety care, behavioral health care, administrative and educational buildings, as well as numerous other compatible uses as further enumerated in this PUD. It is anticipated that the Porter Campus will be developed in multiple phases, with the Senior Wellness Center expected to be part of the initial development phase.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Porter Campus is generally located South of E. Robinson Street, West of N. Findlay Ave, North of E. Frank Street, and East of N. Porter Ave.

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

The Porter Campus currently contains multiple zoning classification, including C-3, Intensive Commercial, R-1, Single Family Dwelling, and O-1, Office Institutional. It is completely contained within the Porter Corridor Zoning Overlay District, the purpose of which is to provide regulations that create a buffer between commercial and residential areas. The existing NORMAN 2025 designation is Institutional.

Across N. Porter Ave., West of the Porter Campus are properties generally zoned C-3, Intensive Commercial, with NORMAN 2025 designations of Office and Commercial. The properties immediately South of the Porter Campus are zoned R-1, Single Family Dwelling, with one parcel zoned C-2, General Commercial, at the NE corner of N. Porter Ave. and E. Frank Street. Those same properties have corresponding NORMAN 2025 designations of Low Density Residential and Commercial, respectively. The properties to the East of the Porter Campus are generally zoned R-1, Single Family Dwelling, with NORMAN 2025 designations of Low Density Residential. The properties located at the SE corner of N. Findlay

Ave. and E. Robinson Street are zoned PUD and SPUD. The property zoned SPUD has a NORMAN 2025 designation of Institutional and the property zoned PUD has a NORMAN 2025 designation of Office. The property located at the SW corner of N. Findlay Ave. and E. Robinson Street is zoned C-1, Local Commercial, and has a NORMAN 2025 designation of Office. The properties located at the SE corner of N. Porter Ave. and E. Robinson Street are zoned C-3, Intensive Commercial. The Northernmost parcel at said intersection has a NORMAN 2025 designation of Commercial the abutting parcel to the South has a NORMAN 2025 designation of Office.

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

The Porter Campus is currently developed with Norman Regional Hospital and other improvements. The Porter Campus generally slopes from the North to the South.

### **D. Drainage**

A drainage report has been provided by the Applicants to City Staff as part of the Preliminary Plat application. The Applicants shall comply with all applicable City ordinances and regulations regarding drainage for the Porter Campus.

### **E. Utility Services**

The necessary utility services for this project are already located in close proximity to the Porter Campus. The Applicants shall extend such utility services to the Porter Campus, as necessary, to facilitate their intended development.

### **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicants as such are required by adopted City codes.

### **G. Traffic Circulation and Access**

Access to the Porter Campus shall be permitted in the manner depicted on the attached Preliminary Site Development Plan.

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

The Porter Campus is planned to accommodate a mixed-use development over the approximately 29.3 acres of land, including, but not limited to, the City's Senior Wellness Center, other medical uses, such as, but not limited to, variety care, behavioral health care, administrative and educational buildings, as well as numerous other compatible uses as further enumerated in this PUD. The Porter Campus shall be developed in substantial compliance with the Preliminary Site Development Plan,

attached as **Exhibit C**. The Exhibits attached hereto, and as submitted on behalf on the Applicants, are incorporated herein by reference and further depict the development criteria for the Porter Campus.

**A. Uses Permitted:**

The Porter Campus will feature the City's Senior Wellness Center, as well as other medical uses, such as, but not limited to, Variety Care, behavioral health care, administrative and educational buildings, and other compatible uses. Lot 1, Block 1 of the Porter Campus (the "**Senior Wellness Tract**") shall be developed as the City's Senior Wellness Center. A complete list of the allowable uses for the Porter Campus is attached hereto as **Exhibit D**.

**B. Area Regulations:**

The lots within the preliminary plat of the Porter Campus shall be allowed to be developed with minimal setbacks in order to create a vibrant, walkable, and high-quality development. Therefore, there shall be no minimum setbacks for each individual lot, except that no building shall be constructed within (i) twenty (20') feet from the South boundary of the Porter Campus or (ii) twenty (20') feet from the Findlay Avenue right-of-way. No buildings shall be permitted to encroach upon any public easement or right-of-way. The maximum height for buildings located within one hundred (100) feet from where the Porter Campus abuts residentially zoned property shall be three (3) stories. Otherwise, there shall be no maximum height within the Porter Campus.

**C. Parking:**

Parking will meet or exceed the requirements of Section 431.5 of the City of Norman's Zoning Ordinance for Off-Street Parking, as amended from time to time.

**D. Dumpster and Trash Enclosures**

Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors of the main building on said lot and in compliance with the City's standards for Solid Waste Container Enclosures.

**E. Miscellaneous Development Criteria**

**1. Site Plan**

The Preliminary Site Development plan for the Porter Campus is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Porter Campus shall

be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's PUD Ordinance as amended from time to time.

**2. Open Space**

Open space and green space areas are located throughout the Porter Campus. The Porter Campus shall contain a minimum of 10% of open space throughout the development. Impervious area for the Porter Campus shall not exceed 90% as applied to the entirety of the development.

**3. Signage**

Each lot within the Porter Campus shall comply with the City of Norman's applicable Commercial Zone Sign Standards, contained in Section 18-504 of the City of Norman's Municipal Code, as amended from time to time. Grounds signs on the Porter Campus shall be allowed at zero setback so long as all ground signs do not block the applicable sight triangle. Development entrance signage and tenant identification signage shall be allowed at the entrances of the Porter Campus. Any off-premises entrance or identification signage along Findlay shall not exceed six (6) feet in height. Any off-premises entrance or identification signage along Porter shall not exceed fifteen (15) feet in height. Internal directional and identification signage shall be allowed within the Porter Campus in order to ensure adequate wayfinding, provided that no single internal directional or identification sign may exceed five (5) feet in height.

**4. Traffic access/circulation/parking and sidewalks**

Access to the Porter Campus shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. The Porter Campus shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Sidewalks will be provided in the locations shown on the attached Preliminary Site Development Plan and Preliminary Plat.

**5. Lighting**

All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, contained in Section 431.6 of the City of Norman's Zoning Ordinance, as amended from time to time.

**6. Landscaping**

Landscaping shall be provided in conformity to Sections 429.6 and 431.8 of the City of Norman's Zoning Ordinance, as amended from time to time.

**7. Fencing**

The Porter Campus currently features a masonry wall along the Southern boundary, which will remain in its current location..

**8. Phasing**

It is anticipated that the Porter Campus will be developed in multiple phases. The initial phase is anticipated to include the City's Senior Wellness Center and behavioral health care. The timing and number of future phases will be determined by market demand and absorption rates.

**9. Exterior Appearance**

The exterior materials of the building to be constructed within the Porter Campus may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, and any combination and percentage thereof. This section shall govern and supersede the terms of Section 431.4 of the City's Zoning Ordinance within the Porter Campus.

## **EXHIBIT A**

### Legal Description of the Porter Campus

A tract of land being all of Blocks 1 and 2, WHITWELL ADDITION recorded in Book 1 of Plats, Page 26; AND all of Blocks 1 and 2, GRIFFIN HEIGHTS ADDITION recorded in Book 2 of Plats, Page 62; AND all of Block 1, NORTHEAST ADDITION recorded in Book 1 of Plats, Page 92; AND all of Blocks 1 and 2, Lots 1 through 13, Block 3 and Lots 1 through 12, Block 4, HIGH SCHOOL ADDITION recorded in Book 1 of Plats, Page 32, together with the platted streets and alleys lying within the aforescribed plats AND those unplatted parts of the Northwest Quarter (NW/4) of Section 29, Township 9 North, Range 2 West of the Indian Meridian, Norman, Cleveland County, Oklahoma all lying within the following described tract of land;

COMMENCING at the northwest corner of said Northwest Quarter;

THENCE South 00°09'01" East, along the west line of said Northwest Quarter, a distance of 553.00 feet to the POINT OF BEGINNING;

THENCE North 89°50'59" East a distance of 420.40 feet;

THENCE North 00°09'01" West a distance of 237.84 feet to a point on the south line of Lot1, Block 1, DOCTOR'S PARK NO. 1 recorded in Book 8 of Plats, Page 77 extended;

THENCE North 89°44'54" East, along the south line of said Lot 1 extended, the south line of said Lot 1 and the south line of Lot 1, Block 1, DOCTOR'S PARK NO. 2 recorded in Book 10 of Plats, Page 39, a distance of 615.57 feet to the southeast corner of said Lot 1, also being a point on the west right of way line of Findlay Avenue;

THENCE South 00°09'01" East, along said west right of way line and the east line of Block 1 of said GRIFFIN HEIGHTS ADDITION extended and the east line of said Block 1, a distance of 859.73 feet;

THENCE South 89°26'27" West a distance of 8.00 feet to a point of intersection with the east line of Block 1, NORTHEAST ADDITION extended;

THENCE South 00°09'01" East, along the east line of said Block 1 extended, the east line of said Block 1 and said west right of way line, a distance of 335.00 feet;

THENCE North 89°26'27" East a distance of 8.00 feet;

THENCE South 00°09'01" East a distance of 165.00 feet to a point of intersection with the south line of Block 4, HIGH SCHOOL ADDITION extended;

THENCE South 89°26'27" West, along said south line extended, the south line of said Block 4 and the south line of Block 3 in said Addition, a distance of 1,003.00 feet to the southwest corner of said Block 3, also being a point on the east right of way line of



Porter Avenue;

THENCE North 00°09'01" West, along the west line of said Block 3, the west line of Block 2 of said HIGH SCHOOL ADDITION, the west line of Block 1, WHITWELL ADDITION and said east right of way line, a distance of 952.35 feet to the northwest corner of said Block 1, WHITWELL ADDITION;

THENCE South 89°26'27" West a distance of 33.00 feet to a point on the west line of said Northwest Quarter;

THENCE North 00°09'01" West, along said west line, a distance of 175.84 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,277,585 square feet or 29.3293 acres, more or less.

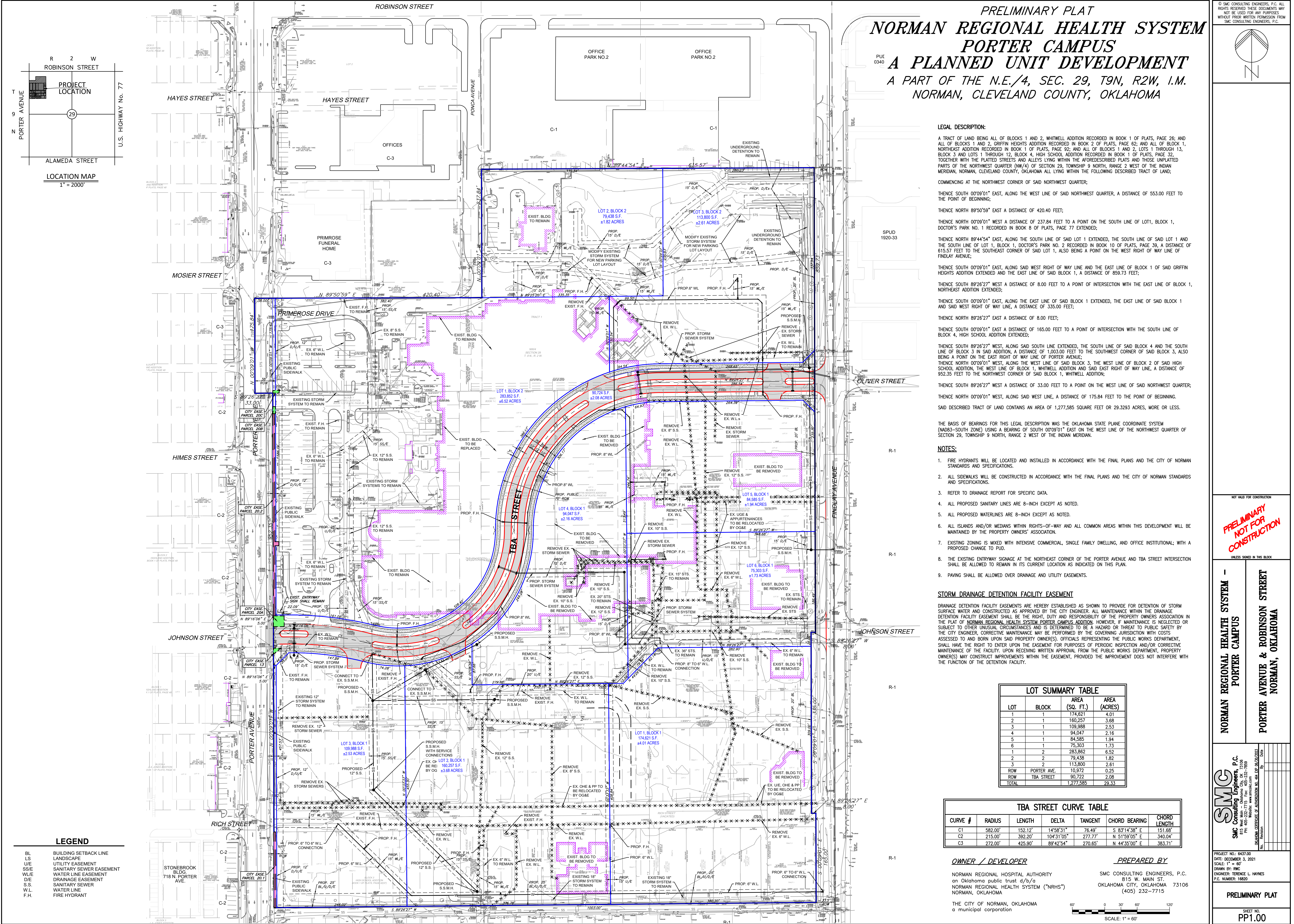
The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-South Zone) using a bearing of South 00°09'01" East on the west line of the Northwest Quarter of Section 29, Township 9 North, Range 2 West of the Indian Meridian.

Prepared by:     Randall A. Mansfield, Professional Land Surveyor No. 1613  
                       Dodson-Thompson-Mansfield PLLC  
                       20 N.E. 38th Street - OKC, OK 73105  
                       October 25, 2021

**EXHIBIT B**  
Preliminary Plat  
*Full Size Documents Submitted to City Staff*

[Attached hereto]





PRELIMINARY PLAT  
**NORMAN REGIONAL HEALTH SYSTEM  
PORTER CAMPUS**  
**A PLANNED UNIT DEVELOPMENT**  
A PART OF THE N.E./4, SEC. 29, T9N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING ALL OF BLOCKS 1 AND 2, WHITWELL ADDITION RECORDED IN BOOK 1 OF PLATS, PAGE 26; AND ALL OF BLOCKS 1 AND 2, GRIFFIN HEIGHTS ADDITION RECORDED IN BOOK 2 OF PLATS, PAGE 62; AND ALL OF BLOCK 1, NORTHEAST ADDITION RECORDED IN BOOK 1 OF PLATS, PAGE 92; AND ALL OF BLOCKS 1 AND 2, LOTS 1 THROUGH 13, BLOCK 3 AND LOTS 1 THROUGH 12, BLOCK 4, HIGH SCHOOL ADDITION RECORDED IN BOOK 1 OF PLATS, PAGE 32; TOGETHER WITH THE PLATTED STREETS AND THOSE UNPLATTED PARTS OF THE NORTHWEST QUARTER (NW/4) OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA ALL LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND;

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00°09'01" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 553.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°50'59" EAST A DISTANCE OF 420.40 FEET;

THENCE NORTH 00°09'01" WEST A DISTANCE OF 237.84 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 1, DOCTOR'S PARK NO. 1 RECORDED IN BOOK 8 OF PLATS, PAGE 77 EXTENDED;

THENCE NORTH 89°44'54" EAST, ALONG THE SOUTH LINE OF SAID LOT 1 EXTENDED, THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF LOT 1, BLOCK 1, DOCTOR'S PARK NO. 2 RECORDED IN BOOK 10 OF PLATS, PAGE 39, A DISTANCE OF 615.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF FINDLAY AVENUE;

THENCE SOUTH 00°09'01" EAST, ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF BLOCK 1 OF SAID GRIFFIN HEIGHTS ADDITION EXTENDED AND THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 859.73 FEET;

THENCE SOUTH 89°26'27" WEST A DISTANCE OF 8.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF BLOCK 1, NORTHEAST ADDITION EXTENDED;

THENCE SOUTH 00°09'01" EAST, ALONG THE EAST LINE OF SAID BLOCK 1 EXTENDED, THE EAST LINE OF SAID BLOCK 1 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 335.00 FEET;

THENCE NORTH 89°26'27" EAST A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°09'01" EAST A DISTANCE OF 165.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF BLOCK 4, HIGH SCHOOL ADDITION EXTENDED;

THENCE SOUTH 89°26'27" WEST, ALONG SAID SOUTH LINE EXTENDED, THE SOUTH LINE OF SAID BLOCK 4 AND THE SOUTH LINE OF BLOCK 3 IN SAID ADDITION, A DISTANCE OF 1,033.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF PORTER AVENUE;

THENCE NORTH 00°09'01" WEST, ALONG THE WEST LINE OF SAID BLOCK 3, THE WEST LINE OF BLOCK 2 OF SAID SAID HIGH SCHOOL ADDITION, THE WEST LINE OF BLOCK 1, WHITWELL ADDITION AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 952.35 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1, WHITWELL ADDITION;

THENCE SOUTH 89°26'27" WEST A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00°09'01" WEST, ALONG SAID WEST LINE, A DISTANCE OF 175.84 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 1,277,585 SQUARE FEET OR 29.3293 ACRES, MORE OR LESS.

- NOTES:**
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
  - ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
  - ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
  - ALL ISLANDS AND/OR MEDIAN WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
  - EXISTING ZONING IS MIXED WITH INTENSIVE COMMERCIAL, SINGLE FAMILY DWELLING, AND OFFICE INSTITUTIONAL; WITH A PROPOSED CHANGE TO PUD.
  - THE EXISTING ENTRYWAY SIGNAGE AT THE NORTHEAST CORNER OF THE PORTER AVENUE AND TBA STREET INTERSECTION SHALL BE ALLOWED TO REMAIN IN ITS CURRENT LOCATION AS INDICATED ON THIS PLAN.
  - PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

**STORM DRAINAGE DETENTION FACILITY EASEMENT**

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS ADDITION. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LOT SUMMARY TABLE				
LOT	BLOCK	AREA (SQ. FT.)	AREA (ACRES)	
1	1	174,621	4.01	
2	1	180,257	3.68	
3	1	109,988	2.53	
4	1	94,047	2.16	
5	1	84,585	1.94	
6	1	75,303	1.73	
1	2	283,862	6.52	
2	2	79,436	1.82	
3	2	113,800	2.61	
ROW	PORTER AVE.	10,972	0.25	
ROW	TBA STREET	90,722	2.08	
TOTAL		1,277,585	29.33	

TBA STREET CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	582.00'	152.12'	14°58'31"	76.49'	S 83°14'38" E
C2	215.00'	392.20'	104°31'05"	277.77'	N 51°59'05" E
C3	272.00'	425.90'	89°42'54"	270.65'	N 44°35'00" E

**OWNER / DEVELOPER**  
NORMAN REGIONAL HOSPITAL AUTHORITY  
an Oklahoma public trust d/b/a  
NORMAN REGIONAL HEALTH SYSTEM ("NRHS")  
NORMAN, OKLAHOMA

**PREPARED BY**  
SMC CONSULTING ENGINEERS, P.C.  
815 W. MAIN ST.  
OKLAHOMA CITY, OKLAHOMA 73106  
(405) 232-7715

THE CITY OF NORMAN, OKLAHOMA  
a municipal corporation

SCALE: 1" = 60'

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**NORMAN REGIONAL HEALTH SYSTEM - PORTER CAMPUS**

**PORTER AVENUE & ROBINSON STREET**  
**NORMAN, OKLAHOMA**

**SMC Consulting Engineers, P.C.**  
1405 S. 232nd Street, Suite 100  
Norman, Oklahoma 73061  
Phone: (405) 232-7715 Fax: (405) 232-7889  
Website: www.smc-engineers.com

PROJECT NO.: 6437.00  
DATE: DECEMBER 3, 2021  
SCALE: 1" = 60'  
DRAWN BY: PWC  
ENGINEER: TERENCE L. HAYNES  
P.E. NUMBER: 16820

**PRELIMINARY PLAT**

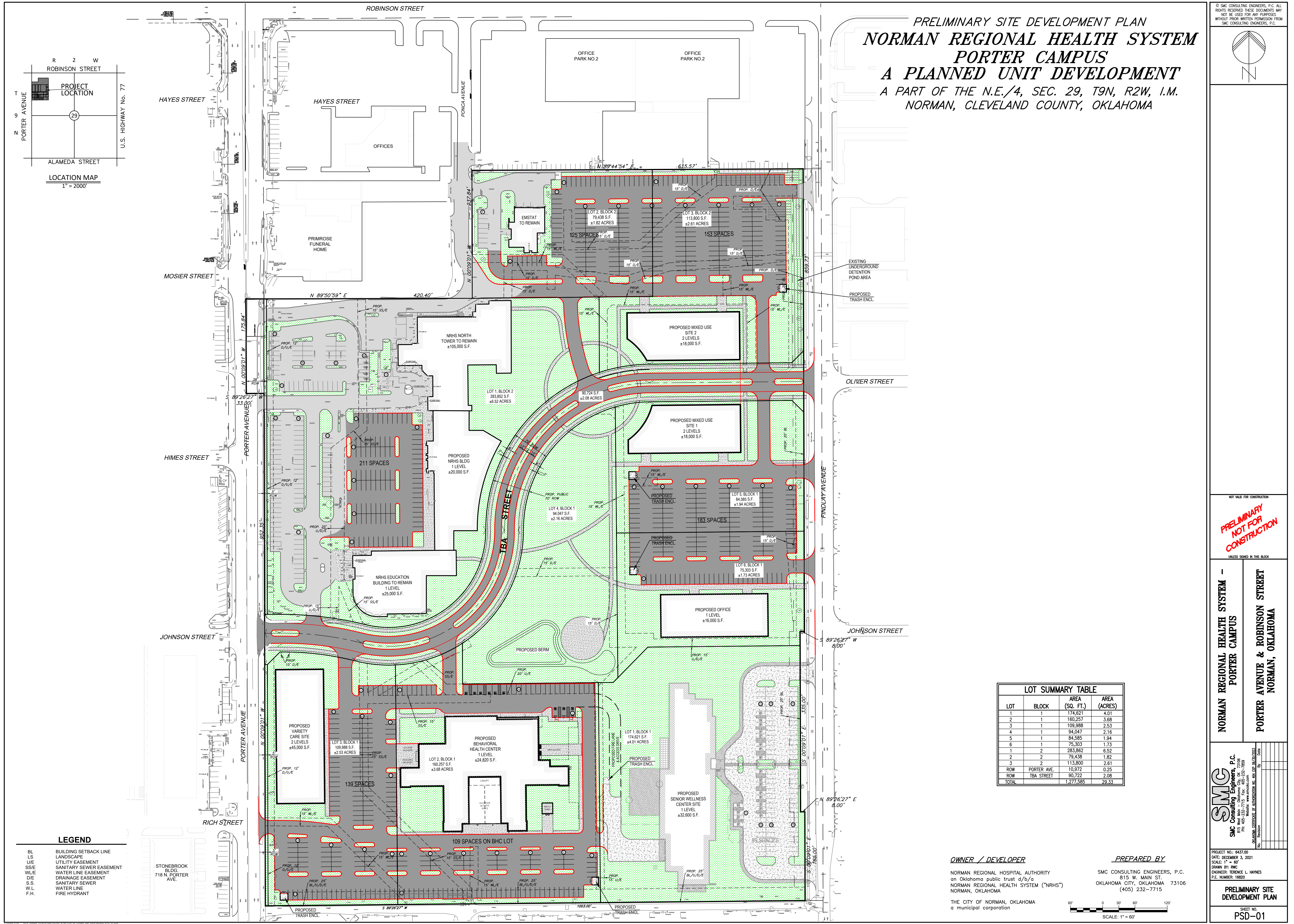
SHEET NO.  
**PP1.00**



**EXHIBIT C**  
Preliminary Site Development Plan  
*Full Size Documents Submitted to City Staff*

[Attached hereto]







**EXHIBIT D**  
**Allowable Uses**

- Senior wellness center.
- Hospital.
- Behavioral health care
- High Impact Institutional Use.
- Office.
- Administrative or educational buildings.
- General medical uses, such as, but not limited to, variety care, temporary patient observation and short stay uses, laboratory, diagnostic image services, physician offices, EMSTAT, pharmacy, and other similar uses.
- Amusement enterprises.
- Bakery.
- Bus terminal.
- Carpenter and cabinet shop.
- Cleaning and dyeing works.
- Electric transmission station.
- Frozen food locker.
- Glass shop.
- Heating, ventilating or plumbing supplies, sales and service.
- Ice plant or storage house for ice and food housing not more than ten (10) tons capacity.
- Laundry.
- Music, radio or television shop.
- Outdoor advertising signs.
- Small animal hospital.
- Storage warehouse.
- Hotel.
- Art Gallery.
- Assembly Halls of non-profit corporations.
- Laboratories for research and testing where all work is housed in buildings.
- Libraries.
- Museums.
- Music Conservatories.
- Public and private schools and college with or without students in residence and dormitories associated therewith.
- Trade schools and schools for vocational training.
- Churches.
- Child Care Center.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Baby shop.

- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Clothing or apparel store.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Plant and/or Laundry Pick-up Station
- Dry goods store.
- Fabric or notion store.
- Florist.
- Furniture Store
- Gift Shop.
- Grocery or supermarket.
- Interior decorating store.
- Jewelry shop.
- Leathergoods shop.
- Messenger or telegraph service.
- Office business.
- Outdoor or indoor sport or recreation areas, including, but not limited to, courts for handball, racquet ball, tennis, basketball, or sports of a similar nature (lighted outdoor courts shall not to be operated later in the evening than 10:00 p.m. and lighting must be arranged to direct light away from any adjoining property in a residential district).
- Painting and decorating shop.
- Pet shop.
- Pharmacy.
- Photographer's studio.
- Radio and television sales and service.
- Restaurant. A restaurant 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.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Tailor shop.
- Theater (excluding drive-in theaters), including one that sells alcoholic beverages in compliance with state law.
- Toy store
- Emergency Medical Transportation Services.
- Municipal use, public buildings, and public utility.

- Senior living facilities, including but not limited to senior independent living, assisted living, and memory care facilities.
- Mixed use buildings with a combination of retail and residential units. The retail uses shall be on the ground floor and will feature general neighborhood-oriented retail uses, including but not limited to the following:
  - (1) Antique store
  - (2) Art gallery
  - (3) Bank (drive-through must be at side or rear of structure)
  - (4) Book store, music store
  - (5) Camera shop
  - (6) Candy, ice cream, or confection shop
  - (7) Catering business
  - (8) Clothing and apparel store
  - (9) Daycare facility (child or adult)
  - (10) Design Offices, including but not limited to Interior Decorator (including sales)
  - (11) Florist
  - (12) Food or drug stores (bakery, delicatessen, grocery, pharmacy)
  - (13) Health club or spa
  - (14) Indoor arcade, including electronic amusement
  - (15) Jewelry store
  - (16) Key shop
  - (17) Office use (including medical offices)
  - (18) Personal services
  - (19) Pet store
  - (20) Repair shop
  - (21) Shoe shop (including repair)
  - (22) Small electronic equipment (including sales and repair)
  - (23) Toy store
  - (24) Restaurants
  - (25) Studios and shops of artists and artisans (including sales)