

# EAST VILLAGE RETAIL

**SIMPLE PLANNED UNIT DEVELOPMENT  
(AN AMENDMENT TO THE EXISTING PUD)**

APPLICANT:

*EAST VILLAGE AT 12TH AVENUE, LLC*

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

July 2, 2021

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PREPARED BY:

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## **I. INTRODUCTION**

This Simple Planned Unit Development (the “SPUD”) is being submitted for the existing mixed-use buildings generally located at the Southwest corner of the 12th Avenue SE and Lindsey Street intersection, as more particularly described on **Exhibit A** (the “Property”). This SPUD solely seeks to amend the existing PUD, O-0405-43 (the “NOAH PUD”), in order to provide additional allowable uses for the ground floor retail units existing on the Property. The Property is currently zoned PUD, pursuant to the NOAH PUD, and the only change to the Property’s current zoning is for additional allowable uses, as enumerated herein. No new buildings or improvements are contemplated at this time.

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

### **A. Location**

The Property is located at the Southwest corner of the 12th Avenue SE and Lindsey Street intersection.

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

The existing zoning is PUD, and the existing NORMAN 2025 Land Use Plan designation is Commercial and High Density Residential. No change is requested to the NORMAN 2025 designation.

### **C. Elevation and Topography; Drainage**

The Property is improved with three existing mixed-use structures. The topography and drainage of the Property will remain unchanged.

### **D. Utility Services**

The necessary utility services for this project are already located on or near the Property as this is an already developed location. No change to the existing utility services is necessary.

### **E. Fire Protection Services**

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. No change to the existing services is necessary.

### **F. Traffic Circulation and Access**

Traffic circulation and access on the Property shall remain in its current condition.

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

**A. Uses Permitted**

The Property is already developed as a mixed-use development with retail uses along the bottom floor and three stories of multi-family residential uses above. The only requested change is to allow for additional retail uses on the ground floor. Therefore, the upper stories shall retain their current multi-family residential allowable uses. The allowable uses for the ground floor units are enumerated on Exhibit C.

**B. Site Plan**

The existing developed site is shown on **Exhibit B**. The open space and landscaping shall remain in its current existing layout.

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

No change to the Property's existing traffic access, circulation, or sidewalks is requested.

**D. 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.

**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**

The mixed-use retail/residential buildings will remain at their current heights, which do not exceed four stories in height. No change to the existing buildings is contemplated at this time.

**G. Parking**

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

**EXHIBIT A**

Legal Description of the Property

All of Lots One (1), Two (2) and Three (3) of East Village, a planned unit development, a replat of Lots 29, 30 & 31 of block 1, Boyd View Addition No 2, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plats thereof.

**EXHIBIT B**

Existing Site Plan

No change to the site is proposed. An existing aerial is included here.

Lots 1 – 3 of East Village,  
a Planned Unit Development



**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.