

Salvation Army New Dining Facility
SIMPLE PLANNED UNIT DEVELOPMENT (SPUD)
Norman, OK 73069

APPLICANT:

Salvation Army

APPLICATION FOR:

Simple Planned Unit Development (SPUD)
Norman, OK 73069

SUBMISSION DATES:

Submitted: 6-30-26

PREPARED BY:

Pinnacle Design Group
333 12th Ave, SE Suite 201
Norman, OK 73071

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-

I. INTRODUCTION

Salvation Army requests to rezone the Property described at 314 E Hayes St as a Simple Planned Unit Development (“SPUD”) to allow for construction of a new dining facility.

The Property contains approximately .75 acres. The property contains two existing structures, and two separate parking areas. A conceptual Site Development Plan is included. The intent of the SPUD is to develop an overall Master Plan for the future development of the Salvation Army property.

II. PROPERTY DESCRIPTION / GENERAL SITE CONDITIONS

A. Location

The Property is generally located on E Hayes St, South of Robinson St and West of Porter Ave.

B. Existing Land Use and Zoning

The Property is currently zoned R3, Multifamily Dwelling District with Special Use for a Church, temple, or other place of worship, Ordinance O-1516-45. This property is located within the Porter Corridor Overlay District. The Property is within the Commercial Development line; therefore, does not require additional buffering along the west side of the Property. The current land use for the area is for Salvation Army, and associated companion uses provided by Salvation Army. The AIM designation for this site is Mixed Use with a Character Area of Core Neighborhood.

C. Elevation and Topography

The property is platted as Lots 5-13, of Block 4, Highland Addition to the City of Norman, Cleveland County, Oklahoma. Elevations and topography details for the property may be found in the subdivisions final plat, filed of record with Cleveland County Oklahoma.

D. Drainage

Development will comply with all applicable drainage regulations and requirements of City of Norman.

E. Utility Services

Utilities including water, sewer, electric, gas, and telecommunications are available nearby or will be extended to serve the Property.

F. Fire Protection Services

Fire protection will be provided by City of Norman Fire Department in accordance with applicable codes and regulations.

G. Traffic Circulation and Access

Access points and circulation patterns are shown on the Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property will be developed generally in accordance with the Site Development Plan, subject to permitted adjustments under applicable SPUD regulations.

A. Uses Permitted

The development will allow for continued services provided by Salvation Army. A list of permitted uses is listed:

- Commercial dining facility with kitchen
- Place of worship
- Respite and unhoused overnight and emergency sheltering services
- Facilities supporting sheltering services to include laundry, storage, showers, multi-use space.
- Staff and office use for outreach and related services.

B. Area Regulations

Setbacks:

- Front: 15'-6" feet
- Side: 3'-0" feet
- Rear: 3'-0" feet

Coverage:

The total impervious area is 16,751 SF (57%).

Height:

Maximum building height for any structure is three stories.

C. Development Criteria**1. Exterior Materials**

All buildings shall comply with applicable provisions of Section 36-547, Exterior Appearance, of the City of Norman Municipal Code. Additional architectural controls may be established through private covenants. Exterior Building Elevations attached.

2. Sanitation

Location shown on site plan shall be reviewed and approved by sanitation services.

3. Signage

Signage shall comply with applicable provisions of the Commercial Zone Sign Standards of the City of Norman Sign Regulations, as amended from time to time.

4. Traffic Access and Circulation

Vehicular access and internal circulation shall be developed as shown on the Site Development Plan.

5. Open Space

The total open space is 5,723 SF (20%).

6. Parking

Parking shall comply with applicable provisions of Sections 36-548, Off-Street Parking Requirements, and 36-550, Development and Maintenance of Off-Street Parking Facilities, of the City of Norman Municipal Code, and the conceptual layout shown on the Site Development Plan.

7. Outdoor Storage

Outdoor storage shall be screened and not visible from public rights-of-way or adjacent residential areas.

8. Landscaping and Fencing

Landscaping shall meet or exceed the applicable provisions of Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, of the City of Norman Municipal Code, as amended from time to time. Fencing may be installed as shown on the Site Development Plan and as needed. Fencing will meet Section 36-552, Fencing, Walls, and Screening, as amended from time to time. Landscape Plan Attached.

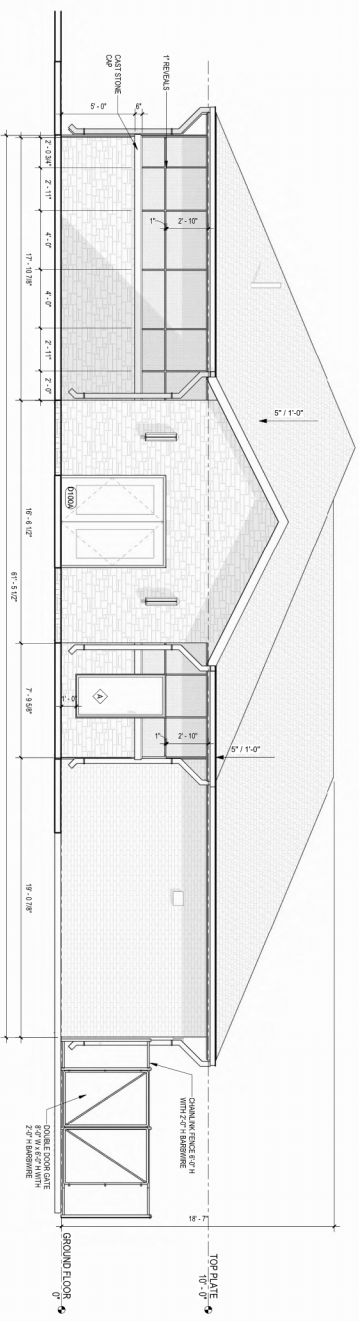
9. Lighting

Lighting shall comply with applicable provisions of Section 36-549, Commercial Outdoor Lighting Standards, of the City of Norman Municipal Code, as amended from time to time, and be designed to minimize off-site impacts.

Exhibit A – Legal Description

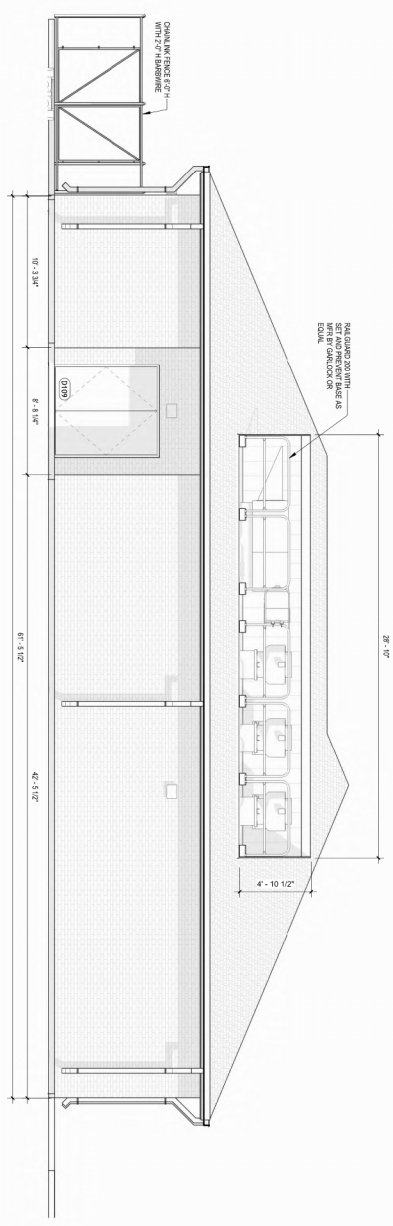
Highland Lots 5-13 BLK 4

1 2 3 4 5

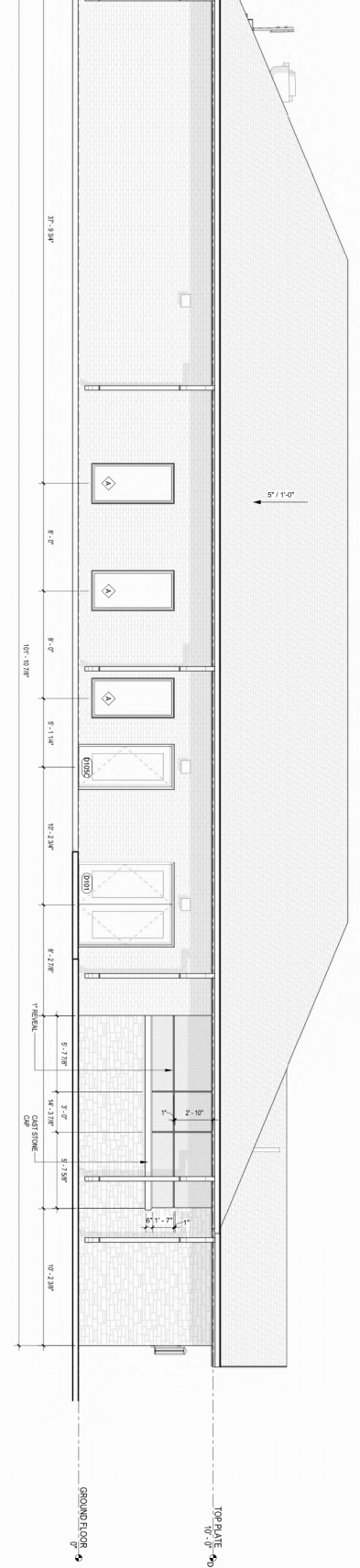


1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE	
	STONE MASONRY FOUNDATION STONE SLAB ON GRADE MFR. CAMFIELD STONE CO.
	BRICK MFR. HANLEY BRICK
	ASPHALT SHINGLES MFR. GAF
	PAINT MFR. DUNLOP
	WOOD PANELING MFR. AMERISIMPLE
	METAL PANELS MFR. AMERISIMPLE
	FABRIC MFR. GAF
	GRANITE MFR. GAF
	TILE MFR. GAF
	SCAFFOLDING MFR. GAF
	FORMWORK MFR. GAF
	REBAR MFR. GAF
	CONCRETE MFR. GAF
	INSULATION MFR. GAF
	DRYWALL MFR. GAF
	CEILING TILES MFR. GAF
	FLOOR TILES MFR. GAF
	WALL TILES MFR. GAF
	STAIR TREADS MFR. GAF
	STAIR RISERS MFR. GAF
	WINDOW SILLS MFR. GAF
	WINDOW CASINGS MFR. GAF
	DOOR CASINGS MFR. GAF
	DOOR SILLS MFR. GAF
	DOOR THRESHOLDS MFR. GAF
	HANDRAILS MFR. GAF
	BALUSTERS MFR. GAF
	FENCING MFR. GAF
	GATES MFR. GAF
	SIGNAGE MFR. GAF
	LIGHT FIXTURES MFR. GAF
	ELECTRICAL BOXES MFR. GAF
	HVAC UNITS MFR. GAF
	ROOFING MFR. GAF
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1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE	
	STONE SIPES FORDULAC/STONEMATE SANDY/BLACK SILVER/WHITE/DRIVE GRAY/WHITE MFR: CONCRETE SOURCE CO
	MANEGNICK MFR: HILL FIBROK
	ASPHALT SHINGLES APPLICATION: SHY MFR: GAF
	EGG FINISH: FISH-COLOR SW/IRISH/WHITE MFR: DRYVIT
	HARDER PANEL FINISH: 1. ACCT/2. WHITE MFR: MANET HARBER
	MASONRY COLOR: BLACK MFR: GAF
	RESIN-COATED METAL GUTTERS, DOWNSPUTS AND GUTTERS, 4" DOWNSPUTS, COLOR: BLACK MFR: GAF
	SPRINKLER FINISH: GROOVED WOOD, 1"X4" COLOR: BLACK MFR: GAF

ipd
Pinnacle Design Group, LLC
3011 PINEHURST BLVD
NORMAN, OK 73069

**SALVATION ARMY - NORMAN
CAMPUS - NEW DINING
FACILITY**

314 E WILKES STREET
NORMAN, OK 73069

REVISIONS

1	4-15-26	CITY COMMENTS
1	6-2-26	CITY COMMENTS

PROJECT INFO

PROJECT NO: 2103
 DESIGNER: PDM
 ARCHITECT: PDM
 DATE: 6-25-26

SHEET NO: **A202**

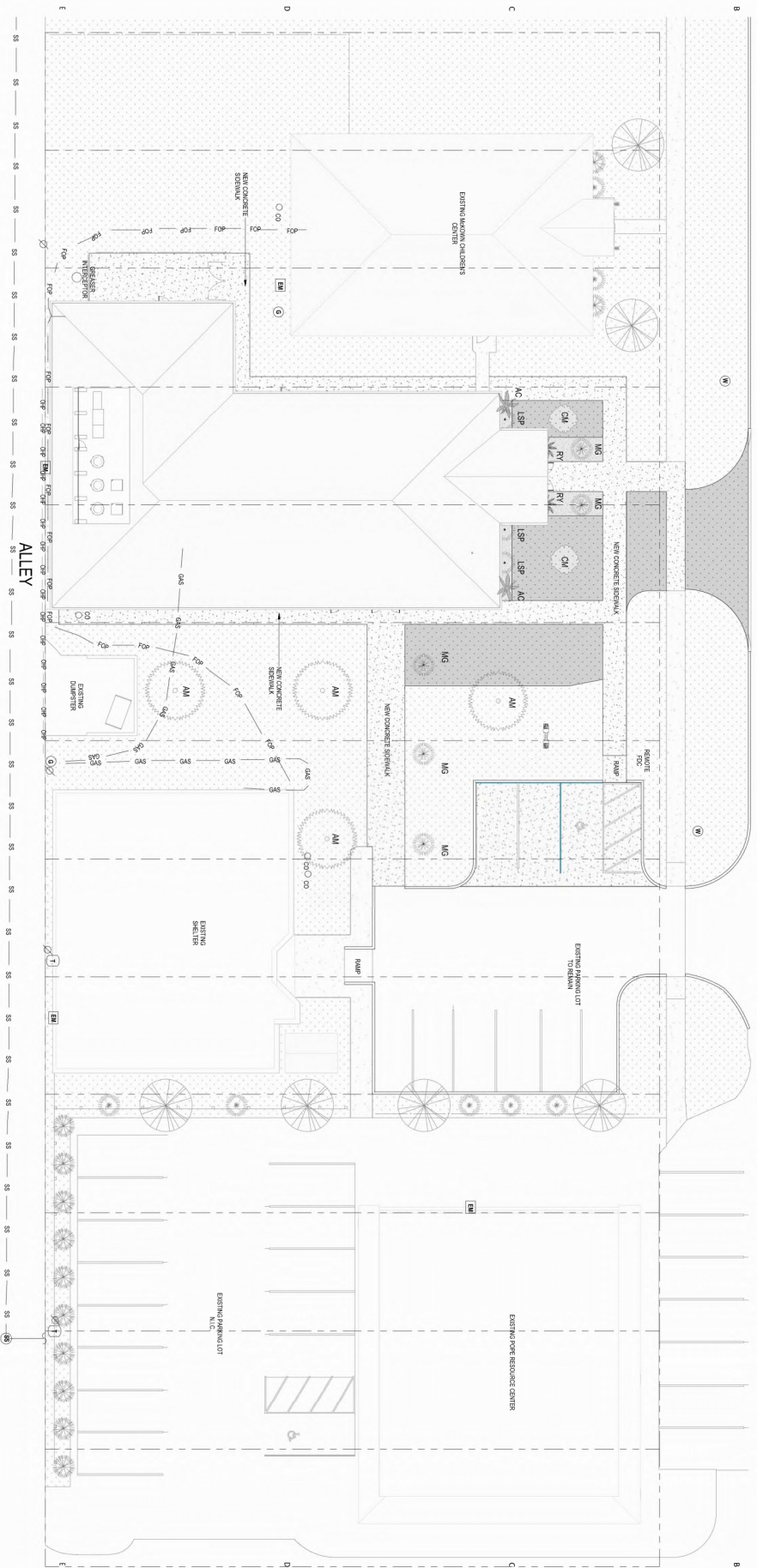
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Exhibit C – Allowable Uses

- Commercial dining facility with kitchen
- Place of worship
- Respite and unhoused overnight and emergency sheltering services
- Facilities supporting sheltering services to include laundry, storage, showers, multi-use space.
- Staff and office use for outreach and related services.

HAYES STREET

EXISTING PLANT LEGEND				NEW PLANT SCHEDULE												
SYMBOL	MARK	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SYMBOL	MARK	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SYMBOL	MARK	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	E1	6	EXISTING LARGE TREE				AM	4	Acacia dealbata / Silver Wattle	B&C	3' Cal		RV	2	Red Yucca	2' high
	E2	2	EXISTING SMALL TREE				CA	2	Leprosy / Starburst	B&C	7' Cal		RV	1	Red Yucca	2' high
	E3	10	EXISTING SMALL TREES				AC	2	Cornus alternifolia / Spicebush	B&C	7' Cal		RV	200	Red Yucca	2' high
	E4	7	EXISTING SMALL SHRUBS				MG	5	Manisotida / Starburst	B&C	7' Cal		RV	200	Red Yucca	2' high
	E5	15	EXISTING BERMUDA GRASS				LSP	3	Lupinus / Starburst	B&C	7' Cal		RV	200	Red Yucca	2' high
				EXISTING PLANTS & SHRUBS: 25 EXISTING SPO: 1,591 SF EXISTING TREES & SHRUBS: 20 EXISTING SPO: 228 SF TOTAL TREES & SHRUBS: 40 EXISTING SPO: 1,749 SF												



PLAN NORTH
 LANDSCAPE PLAN EXHIBIT D
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	4-15-26	CITY COMMENTS 4-15-26
1	4-26-26	CITY COMMENTS 5-27-26

SALVATION ARMY - NORMAN CAMPUS - NEW DINING FACILITY
 314 E HAYES STREET
 NORMAN, OK 73069

ipd
architects
Pinnacle Design Group, LLC
 3011 PARKWAY, SUITE 401
 NORMAN, OK 73069

SHEET NO. AS103
 15 OF 57

PROJECT NO. 202
 DESIGNER: PDK
 ARCHITECT: PDK
 CHECKED BY: SR
 DATE: 4/28/26