

FOOD AND SHELTER PHASE 2

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

APPLICANT:

FOOD AND SHELTER, INC.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

August 2, 2021
Revised September 2, 2021

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for an expansion of the existing Food and Shelter development located at 201 Reed Avenue. The proposed expansion will take place directly to the south of the existing Food and Shelter development, which was originally zoned and preliminary platted for additional dwelling units. This proposed expansion seeks to allow for a Food and Resource Center to provide additional access to food, groceries, and additional resources to the community. The legal description of the parcel sought to be rezoned and developed as described herein is attached as **Exhibit A** (the “**Property**”). This SPUD seeks to amend the existing PUD, O-1415-41, in order to allow for the development of the Food and Resource Center.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located immediately south of the existing Food and Shelter development, which is located at 201 Reed Avenue. The Property is located East of Reed Avenue and South of Main Street.

B. Existing Land Use and Zoning

The existing zoning is PUD, and the existing NORMAN 2025 Land Use Plan designation is Institutional. The properties to the west are zoned R-2, Two-Family Dwelling and have a NORMAN 2025 Land Use Plan designation of low density residential.

C. Elevation and Topography; Drainage

The Property is unimproved and essentially flat with little to no elevation change on the site. Stormwater will be conveyed to an existing detention facility located on the East side of the Property.

D. Utility Services

The necessary utility services for this project are already located on or near the Property. Utilities will be extended to the Property as necessary.

E. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department and per the City of Norman regulations for such.

F. Traffic Circulation and Access

The Property will be served with primary vehicular access by way of the immediately adjacent Reed Avenue right-of-way on the West, as more particularly shown on the attached Site Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permitted Uses

The allowable uses for the Property are attached as Exhibit C.

B. Site Development Plan

The proposed Preliminary Site Development Plan for the Property is concurrently submitted with this PUD as Exhibit B and shall be incorporated herein as an integral part of this PUD. The Property shall be developed in substantial conformance with the Preliminary Site Development Plan, subject to final design development and the changes allowed by Section 22.420.05(11) of the City of Norman’s SPUD Ordinance, as may be amended from time to time.

C. Miscellaneous Development Criteria

1. Traffic Access/Circulation/Sidewalks/Main Entrance

Traffic access and circulation will be from Reed Avenue, as shown on the Site Plan. Sidewalks will be installed along Reed Avenue. Street paving for Reed Avenue is existing. The main entrance to the building to be constructed on the Property shall be located on the north side of the structure.

2. Signage

All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 18, for office use, as amended from time to time.

3. Lighting

All commercial exterior lighting on the Property 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.

4. Height

No building on the Property shall exceed two and one-half (2.5) stories or thirty-five (35’) feet in height.

5. Parking

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

6. Sanitation

The Property will utilize trash dumpsters in the location shown on the Preliminary Site Development Plan. The dumpsters shall be screened within an enclosure that is constructed with materials that are compatible with the main building's exterior.

7. Landscape Buffer/Fencing

A solid and opaque fence, substantially similar to the existing perimeter fence around the Applicant's adjoining property to the North, shall be installed and maintained along the Property's Northern perimeter. An open space landscaping strip will be located between the perimeter fence discussed above and the parking spaces for the Property, as shown on the Preliminary Site Development Plan. All trees to be planted on the Property shall be of the type listed on the tree species list attached hereto as **Exhibit E**. An exhibit showing the total open space for the Property is attached hereto as **Exhibit F**.

8. Exterior Materials

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

EXHIBIT A

Legal Description of the Property

**LEGAL DESCRIPTION
FOOD & SHELTER ADDITION SECTION 2
NORMAN, CLEVELAND COUNTY, OKLAHOMA**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST, OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

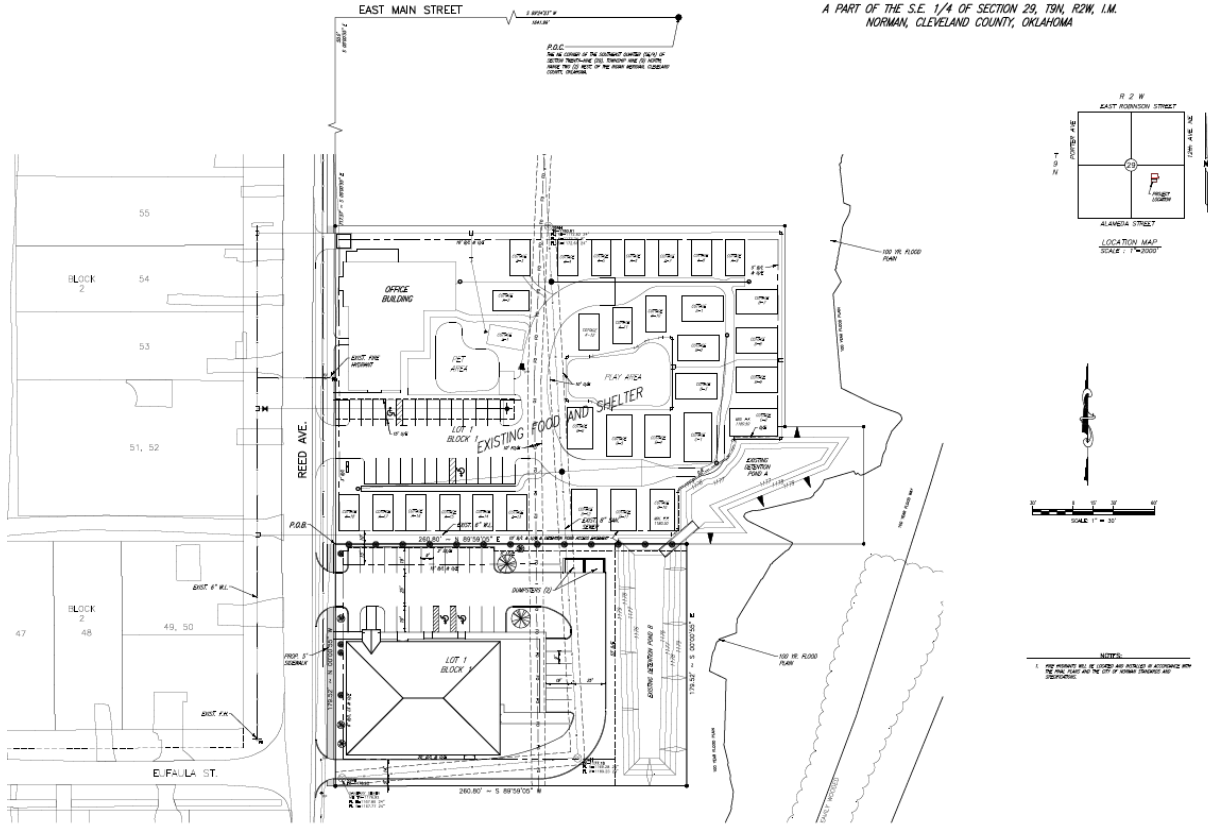
COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE SOUTH 89°24'23" WEST ALONG THE NORTH LINE OF SAID SE/4, A DISTANCE OF 1641.99 FEET; THENCE SOUTH 00°00'55" EAST A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF REED AVENUE AND THE SOUTH RIGHT OF WAY LINE OF MAIN STREET; THENCE SOUTH 00°00'55" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 667.57 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°59'05" EAST A DISTANCE OF 260.80 FEET;
THENCE SOUTH 00°00'55" EAST A DISTANCE OF 179.52 FEET;
THENCE SOUTH 89°59'05" WEST A DISTANCE OF 260.80 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE;
THENCE NORTH 00°00'55" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 179.52 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1.07 ACRES, MORE OR LESS.

EXHIBIT B
Preliminary Site Development Plan
Full Size PDF Submitted to City Staff

PRELIMINARY SITE DEVELOPMENT PLAN
FOOD AND SHELTER PHASE 2
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.E. 1/4 OF SECTION 29, 19N, R2W, 1.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES:
 1. THE PROPERTY WILL BE DIVIDED AND PARTS OF IT ACQUIRED BY THE CITY OF NORMAN THROUGH AN Eminent Domain Process.

EXHIBIT C
Permitted Uses

Permitted Uses:

- Food & Resource Center.
- Homeless Shelter.
- Non-Profit Discount Community Grocery Store/Food Pantry.
- Residential Dwelling Units.
- Churches and Similar Religious Services.
- The following uses so long as they are ancillary to the operation of a Food & Resource Center and/or Homeless Shelter and are not standalone uses on the Property:
 - Intake and Assessment Services.
 - 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 for Guests/Patrons of the Property.
 - Office Uses.
 - Counseling Services.
 - Professional Support Services.
 - Education Classes and Services.
 - Medical Care Clinics and Services.
 - Non-Profit/Ancillary Child Care Services.

EXHIBIT E

Tree Species List

Plant species that DO MEET required cultural characteristics suitable for Norman's climate and landscaping requirements.

***OKLAHOMA PROVEN SPECIES NOTED IN CHARACTERISTICS = OP.**

DECIDUOUS TREES	HEIGHT	SPACE	CHARACTERISTICS
<u>Acer ginnala</u> Amur Maple	15-25'	15-20'	Drought tolerant
<u>Acer rubrum</u> Red Maple	50'	30'	Drought tolerant
<u>Acer saccharum</u> Caddo Sugar Maple	50-75'	30-50'	Drought tolerant *OP
<u>Betula nigra</u> River Birch	60-70'	40'	Drought tolerant
<u>Cercis Canadensis</u> 'Oklahoma' Oklahoma Redbud	15-30'	10-15'	Drought tolerant *OP
<u>Chilopsis linearis</u> Desert Willow	15-20'	10-15'	Drought tolerant
<u>Eleagnus angustifolia</u> Russian Olive	25'	15'	Drought tolerant, very tough
<u>Fraxinus pennsylvanica lanceolata</u> Urbanite Ash	40-70'	20-30'	Drought tolerant
<u>Ginkgo biloba</u> Chinese Maidenhair	20-40'	15-25'	Drought tolerant
<u>Gleditsi triacanthos</u> Thornless Honeylocust	40-60'	30'	Drought tolerant
<u>Gymnocladus dioica</u> Kentucky Coffee Tree	60'	30'	Drought tolerant *OP
<u>Koelreuteria paniculata</u> Goldenrain Tree	40-60'	30-40'	Drought tolerant
<u>Malus spp.</u> 'Prairifire' Crabapple	20'	15'	Drought tolerant *OP
<u>Nyssa sylvatica</u> Black Gum	80'	40'	Drought tolerant *OP
<u>Pistache chinensis</u> Chinese Pistache	30-50'	15-25'	Drought tolerant *OP
<u>Platanus acerifolia</u> London Planetree	65-90'	25-50'	Drought tolerant
<u>Quercus macrocarpa</u> Bur Oak	70'	50'	Drought tolerant *OP
<u>Quercus nigrea</u> Water Oak	40-90'	20-40'	Drought tolerant

DECIDUOUS TREES	HEIGHT	SPACE	CHARACTERISTICS
<u>Quercus rubra</u> Northern Red Oak	60-80'	25-30'	Drought tolerant
<u>Quercus shumardii</u> Shumard Oak	40-90'	20-40'	Drought tolerant *OP
<u>Sapindus drummondi</u> Western Soapberry	25-40'	15-25'	Drought tolerant
<u>Taxodium distichum</u> Bald Cypress	70'	35'	Drought tolerant *OP
<u>Ulmus Americana</u> var. American Elm-Dutch Elm resist	60'	40'	Drought tolerant
<u>Ulmus crassifolia</u> Cedar Elm	60'	30'	Drought tolerant *OP
<u>Ulmus parvifolia</u> Lacebark Elm	40-60'	30-40'	Drought tolerant

DECIDUOUS SHRUBS	HEIGHT	SPACE	CHARACTERISTICS
<u>Berberis thunbergii</u> Barberry	1-2'	3-5'	Semi-Drought tolerant
<u>Buddleia davidii</u> Butterfly Bush	4-10'	10'	Drought tolerant
<u>Euonymus alata</u> Burning Bush	2'	4-5'	Drought tolerant
<u>Forsythia spp.</u> Forsythia	4-10'	Spreading 4-6'	Drought tolerant, Tolerates range of soil
<u>Hibiscus syriacus</u> Rose-of-Sharon	6-10'	4-6'	Drought tolerant Tolerates range of soil
<u>Lagerstroemia indica</u> Crapemyrtle	8-15'	4-6'	Drought tolerant *OP
<u>Viburnum carlesii</u> Koreanspice Viburnum	4-8'	5'	Drought tolerant *OP

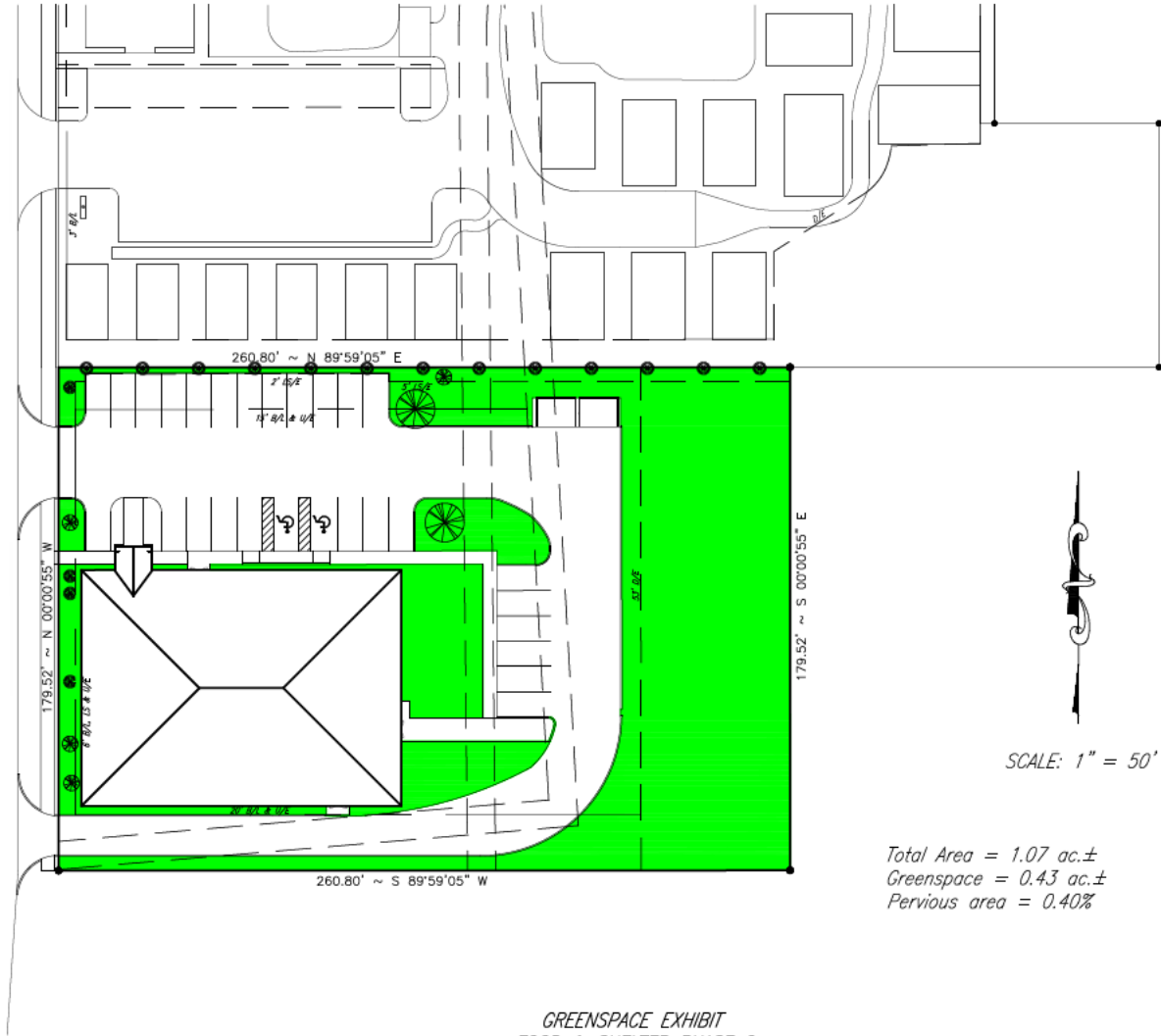
EVERGREEN TREES	HEIGHT	SPACE	CHARACTERISTICS
<u>Cedrus atlantica</u> Atlas Cedar	15-25'	12-15'	Drought tolerant
<u>Cupressus arizonica</u> Arizona Cypress	20-40'	6-8'	Drought tolerant *OP
<u>Euonymus kiautschovicus</u> Spreading Euonymus	4-7'	3-4'	Drought tolerant
<u>Ilex cornuta</u> Chinese Holly	6-8'	4-5'	Drought tolerant
<u>Ilex opaca</u> American Holly	12-25'	6-8'	Semi-Drought tolerant
<u>Ligustrum lucidum</u> Wax Leaf Privet	5-6'	3-4'	Drought tolerant
<u>Pinus ponderosa</u> Ponderosa Pine	20-25'	6-10'	Drought tolerant
<u>Pinus taeda</u> Loblolly Pine	60-80'	30-50'	Drought tolerant

EVERGREEN SHRUBS	HEIGHT	SPACE	CHARACTERISTICS
<u>Euonymus japonicus</u> Evergreen Euonymus	6-8'	2-4'	Drought tolerant, Very tough
<u>Ilex vomitoria</u> Yaupon Holly	6-10'	4-6'	Drought tolerant
<u>Juniperus chinensis</u> Pfitzer Juniper	3-6'	4-6'	Drought tolerant, tough plant
<u>Juniperus sabina</u> Savin Juniper	spreading	3-5'	Drought tolerant
<u>Ligustrum japonicum</u> Wax Leaf Ligustrum	12-15'	10-12'	Drought tolerant, tolerates all soils
<u>Ligustrum sinense</u> Privet	4-6'	5-6'	Drought tolerant, tolerates all soils
<u>Lonicera fragrantissima</u> Winter Honeysuckle	8' climbing	6'	Drought tolerant
<u>Lonicera xylosteum</u> Dwarf Honeysuckle	Climbing 4'	4-5'	Drought tolerant
<u>Mohonia bealei</u> Leatherleaf Mahonia	5'	3'	Drought tolerant, range of soils
<u>Myrica cerifera</u> Southern Wax Myrtle	8'	4'	Drought tolerant *OP
<u>Nandina domestica</u> Nandina	3-10'	2-4'	Drought tolerant, very tough
<u>Pyracantha coccinea</u> Scarlet Firethorn	7-10'	5-8'	Drought tolerant

The following list details Ornamental Perennial species designed to supplement the landscape with drought tolerant species that provide seasonal interest and require very low maintenance.

<u>PERENNIALS</u>	<u>HEIGHT</u>	<u>SPACE</u>	<u>CHARACTERISTICS</u>
Autumn Sage	2'	2'	Drought tolerant, red or pink flower *OP
Black Eyed Susan	2'	spreads	Drought tolerant, bright yellow flower with black center
Cone Flower	2' Clumping	1'	Drought tolerant, purple and white flower *OP
Coreopsis	1'	1'	Drought tolerant, yellow flower
Gaura	2'	2'	Drought tolerant, pink and white flower *OP
Lantana	3'	3'	Drought tolerant, pink and yellow or orange, white flowers
Maiden Hair Grass	5'	3'	Drought tolerant, feathery plums
Maiden Hair Grass 'Hamlin'	2'	1'	Drought tolerant, compact small Plumes
Mexican Feather Grass	1'	1'	Drought tolerant, stays green seasonally *OP
Red Yucca	2'	3'	Drought tolerant, red spike flower
Russian Sage	3'	2'	Drought tolerant, purple flower on stem
White Yucca	2-4'	2-3'	Drought tolerant

EXHIBIT F
Open Space Exhibit
Full Size PDF Submitted to City Staff



Total Area = 1.07 ac.±
Greenspace = 0.43 ac.±
Pervious area = 0.40%

GREENSPACE EXHIBIT
FOOD & SHELTER PHASE 2
NORMAN, CLEVELAND COUNTY, OKLAHOMA