

Holiday Heights Real Estate, L.L.C.

1413 N. Crawford

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

Holiday Heights Real Estate, L.L.C.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

*Amendment to Rezoning Or Special Use
Application of July 21, 2023

*Applicant originally submitted Rezoning or Special Use Application on July 21, 2023; after consultation with City staff, request for relief has been amended to seek establishment of simple planned unit development

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I. INTRODUCTION

A. Background and Intent:

The subject property is a single residential lot of .22 acres located at 1413 N. Crawford Ave., in Norman, OK which is owned by the owners of the Holiday Heights SNF ("the Facility"). The lot is located directly north of and abuts the Facility, a commercial property. It is our understanding that the use of the property as a support location to the Facility actually pre-dates current ownership; though the full nature of that use is unknown at this time. The intent of the owners (and the requested relief) is to establish a simple planned unit development, limited to the lot at issue, so that the lot owners (the Facility) may continue to use the property in support of the skilled nursing facility. Specifically, the owners seek to allow staff to perform laundry in the house\building now located on the lot. No other development plans for building or the lot are anticipated. Staff also currently uses a portion of the lot to provide overflow parking and would like to continue to use the lot in this respect. This avoids the necessity for parking associated with the Facility to be on the street or in other locations less convenient to the surrounding area.

The general vicinity of the property (and much of the abutting property) are already zoned and utilized as commercial property. The proposed change would not, therefore, be contrary to the public interest or to our knowledge result in a negative impact on the neighbors or the neighboring area. No further physical change is anticipated unless requested by the City in order to allow the relief requested by applicant.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is a single residential lot of .22 acres located at 1413 N. Crawford, Norman, OK. It is located immediately north of the Holiday Heights Skilled Nursing Facility and is owned by the Facility owners.

B. Existing Land Use and Zoning

Currently, the property is zoned for single family residential use. However, the home is unoccupied and has been used in an adjunct capacity to the nursing facility next door. (See previous application for rezoning or special use attached as Exhibit "D" which provides detail concerning current use.)

C. Elevation and Topography

The site's elevation and topography present no significant deviation from the surrounding area. No change to either is anticipated. See Site Development Plan\Survey which details existing structures. No new structures are anticipated.

D. Utility Services

The necessary utility services are already located on or near the Property.

E. Fire Protection Services

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

F. Traffic Circulation and Access

Access to the Property is existing and shall be permitted in the manner depicted on the attached Site Development Plan attached hereto as **Exhibit B**.

III. DEVELOPMENT PLAN

The subject property is a single residential lot of .22 acres located at 1413 N. Crawford Ave., in Norman, OK, which is owned by the owners of the Holiday Heights SNF ("the Facility"). The lot is located directly north of and abuts the Facility, a commercial property. It is our understanding that the use of the property as a support location to the Facility actually pre-dates current ownership; though the full nature of that use is unknown at this time. The intent of the owners (and the requested relief) is to establish a simple planned unit development, limited to the lot at issue, so that the lot owners (the Facility) may continue to use the property in support of the skilled nursing facility. Specifically, the owners seek to allow staff to perform laundry in the house\building now located on the lot. No other development plans for building or the lot are anticipated. Staff also currently uses a portion of the lot to provide overflow parking and would like to continue to use the lot in this respect. This avoids the necessity for parking associated with the Facility to be on the street or in other locations less convenient to the surrounding area.

A. Permissible Uses

A list of the allowable uses for the Property is attached hereto as **Exhibit C**.

B. Building Height

The existing building is a single story residential structure. No change to the structures external height or perimeter is planned.

C. Parking

The intent is to allow overflow parking from the Nursing Home along the southern edge of the property as reflected in the site plan.

D. Sanitation

Trash will be handled through existing dumpsters in coordination with the nursing facility location resources. Existing dumpsters are currently located on the southeast corner of the nursing facility property near Dale Street.

E. Miscellaneous Development Criteria

1. Site Plan

The Site Survey\Development Plan (Exhibit B) for the site is currently submitted with this SPUD. No new structures are anticipated from what is presented. Instead, applicant simply seeks permission for conforming use. Lot size is roughly 9583 square feet and existing house is roughly 1056 square feet. Open space is therefore approximately 60% of existing lot, including noted storage buildings and gazebo area which is marked as a concrete pad with metal overhang on the Site Plan.

Open Space

No increase to the existing building footprint is being proposed. Open space is approximately 60 % of the lot.

2. Signage

The signage for the Property shall comply with Norman's applicable signage regulations for Office uses, as amended from time to time.

3. Sidewalks

No additional sidewalks are planned beyond those reflected in the Site Plan. The Property 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.

4. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman regulations, as such may be amended from time to time.

5. Landscaping

No changes are proposed to the existing landscaping. In the event of future development, the Property shall be in conformity to the City of Norman ordinances, as amended from time to time.

6. Area regulations

No changes are proposed to the existing regulations other than to the extent necessary to allow for requested uses as set forth herein.

Front yard setback 30 feet

Side yard setback 5 feet.

Rear yard setback 20 feet. (11 feet for accessory structures).

Building coverage 40%
Impervious coverage 65%

EXHIBIT A

Legal Description of the Property

TULL'S 1, LOT 7, BLOCK 1

1413 N. CRAWFORD

EXHIBIT B

Site Survey\Development Plan

See attached- No new structures are anticipated*

* Original Site Plan Survey has been provided to and is in possession of Planning Department in coordination with application submission. Copy is attached.

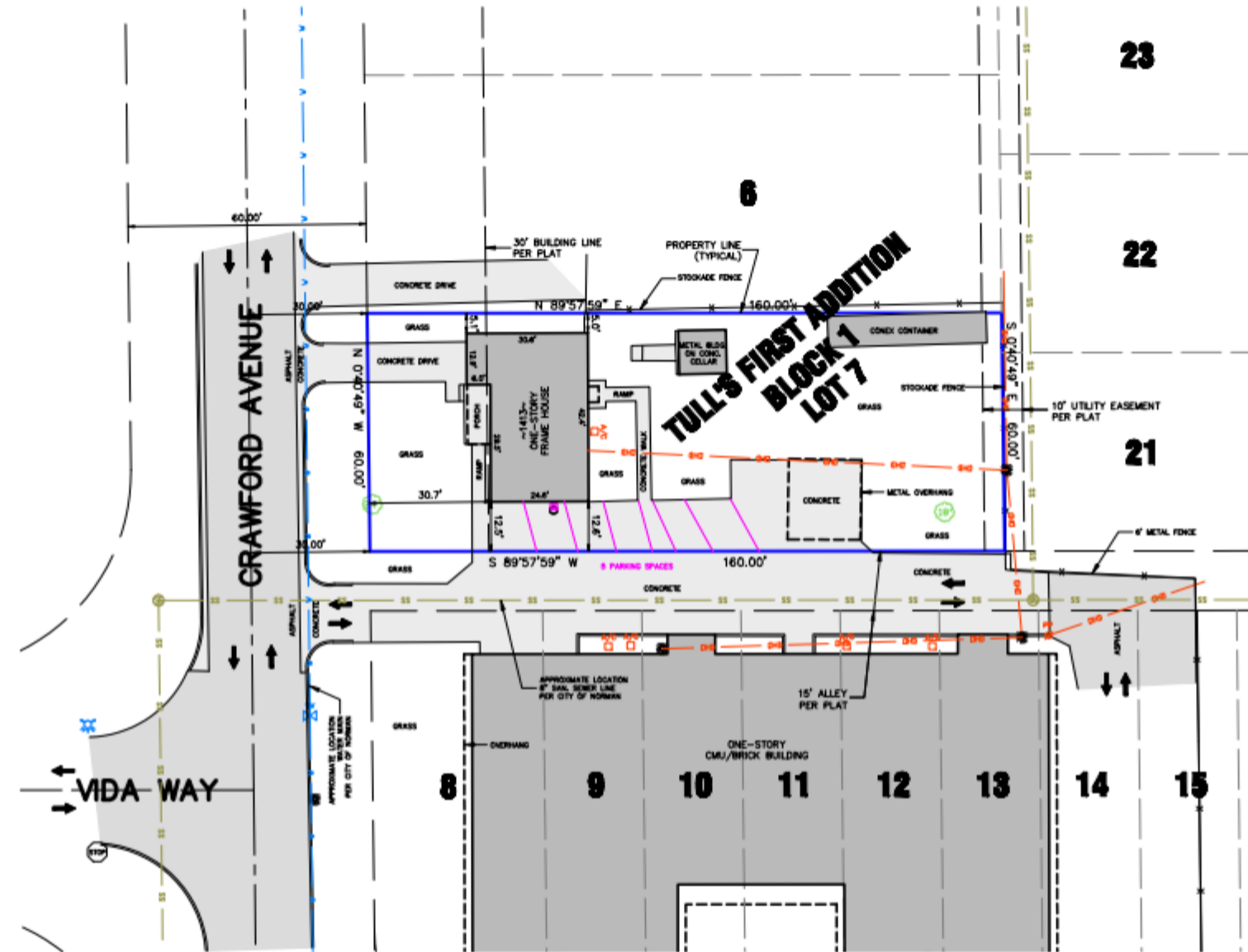
EXHIBIT C

Permissible Uses

1. **Property and buildings shall allow uses as outlined below:**

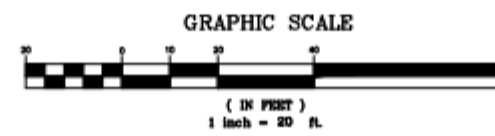
- Existing structure may be used to perform laundry services for the adjacent nursing facility.
- Parking will be allowed on the southern perimeter of the property as reflected in the site survey\plan.
- Existing Structure may be used for Records\Equipment storage in support of adjacent nursing facility
- Existing Structure may be used for overflow administrative work in support of adjacent nursing facility

EXHIBIT B



LEGEND

- | | | | |
|--|-------------------------|--|-------------------------------------|
| | - AIR CONDITIONING UNIT | | - PULL BOX |
| | - CLEAN OUT | | - POWER POLE |
| | - ELECTRIC MANHOLE | | - POWER POLE W/ UNDERGROUND SERVICE |
| | - ELECTRIC RISER | | - SPRINKLER HEAD |
| | - FIRE DEPT. CONNECTION | | - SPRINKLER VALVE |
| | - FIRE HYDRANT | | - SANITARY SEWER MANHOLE |
| | - FUEL FILLER PORT | | - STORM SEWER MANHOLE |
| | - GAS METER | | - SIGN |
| | - GUARD POST | | - TELEPHONE MANHOLE |
| | - GAS VALVE | | - TELEPHONE RISER |
| | - GUY WIRE | | - TELEPHONE UNDERGROUND |
| | - INLET | | - TRAFFIC SIGNAL LIGHT |
| | - LIGHT POLE | | - VENT |
| | - MONITORING WELL | | - WATER METER |
| | - MAIL BOX | | - WATER VAULT |
| | - MARKER | | - WATER VALVE |
-
- | | |
|--|-----------------------|
| | - ELECTRIC LINE |
| | - SANITARY SEWER LINE |
| | - WATER LINE |
| | - FENCE |
| | - OVERHEAD LINE |
| | - STORM SEWER LINE |
| | - FIBER OPTIC LINE |
| | - GAS LINE |



	1413 N CRAWFORD AVE SITE PLAN		
	SURVEYING - MAPPING - CONSULTING <small>Oklahoma CA No. 4601</small>		
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PO Box 120 Clifton, OK 73016 Phone: (405) 306-7675 Email: bob@manleypls.com	Project No: 4019 Drawn By: rem DWG File: 4019.dwg	Date: 02/09/23 Party Chgt: b.manley FB/Data File: 4019.rw5	Scale: 1" = 20' Revisions:
			Sheet # 1 of 1