



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, October 13, 2022 at 6:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

Planning Commissioners: Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Jim Griffith, Shaun Axton, and Michael Jablonski

ROLL CALL

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the September 8, 2022 Regular Planning Commission Meeting.

NON-CONSENT ITEMS

Simple Planned Unit Development (SPUD)

- 2. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-14: Midway Grocery, Inc. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 0.234 acres of property located at 601 W. Eufaula Street.

Center City Planned Unit Development (CCPUD)

- 3. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-15: McFarlin Memorial United Methodist Church, Inc. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.32 acres of property located at 401 S. University Boulevard.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the September 8, 2022 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/13/2022

REQUESTER: Roné Tromble

PRESENTER: Roné Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the September 8, 2022 Regular Planning Commission Meeting.

ACTION NEEDED: Approve, amend, reject, or postpone the minutes of the September 8, 2022 Regular Planning Commission meeting.

NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES

SEPTEMBER 8, 2022

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8th day of September, 2022.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

- Cameron Brewer
- Kevan Parker
- Liz McKown
- Steven McDaniel
- Erica Bird
- Jim Griffith
- Michael Jablonski

MEMBERS ABSENT

- Doug McClure
- Shaun Axton

A quorum was present.

STAFF MEMBERS PRESENT

- Jane Hudson, Director, Planning & Community Development
- Roné Tromble, Recording Secretary
- Lora Hoggatt, Planning Services Manager
- Colton Wayman, Planner I
- Logan Hubble, Planner I
- Ken Danner, Subdivision Development Manager
- Jami Short, Traffic Engineer
- Beth Muckala, Asst. City Attorney
- Todd McLellan, Development Engineer
- Bryce Holland, Multimedia Specialist

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CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE AUGUST 11, 2022 REGULAR PLANNING COMMISSION MEETING.

Item No. 2, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PETE AND JENNIFER JACKSON, STONEWALL HOMES, L.L.C. (PATHFINDER SURVEYING) FOR SUNSET HILLS FOR 50.717 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 60TH AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF E. ROCK CREEK ROAD, WITH VARIANCES FOR TRACT 4 IN THE 250' FRONTAGE REQUIREMENT AND THE 330' MINIMUM FRONT BUILDING SETBACK WIDTH REQUIREMENT.

Item No. 3, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DANIEL AND JACKIE ALEXANDER (MACBAX LAND SURVEYING, P.L.L.C.) FOR J&D ACRES FOR 17.942 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 108TH AVENUE N.E.

Item No. 4, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WH NORMANDY CREEK, L.P. (WALLACE DESIGN COLLECTIVE) FOR LOTS 2 & 3, BLOCK 1, JENNINGS ESATES NO. 1 ADDITION, A REPLAT OF PART OF BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION FOR 5.2 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SE CORNER OF W. MAIN STREET AND 24TH AVENUE S.W.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the audience wished to remove any item from the Consent Docket. There being none, she asked for a motion.

Liz McKown moved to approve the Consent Docket as presented. Michael Jablonski seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith, Michael Jablonski
NAYES	None
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 7-0.

* * *

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE AUGUST 11, 2022 REGULAR PLANNING COMMISSION MEETING.

The minutes of the August 11, 2022 Regular Planning Commission Meeting were approved as presented on the Consent Docket by a vote of 7-0.

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Item No. 2, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PETE AND JENNIFER JACKSON, STONEWALL HOMES, L.L.C. (PATHFINDER SURVEYING) FOR SUNSET HILLS FOR 50.717 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 60TH AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF E. ROCK CREEK ROAD, WITH VARIANCES FOR TRACT 4 IN THE 250' FRONTAGE REQUIREMENT AND THE 330' MINIMUM FRONT BUILDING SETBACK WIDTH REQUIREMENT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variances

COS-2223-2 was approved on the Consent Docket by a vote of 7-0.

*

Item No. 3, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DANIEL AND JACKIE ALEXANDER (MACBAX LAND SURVEYING, P.L.L.C.) FOR J&D ACRES FOR 17.942 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 108TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report

COS-2223-3 was approved on the Consent Docket by a vote of 7-0.

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Item No. 4, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WH NORMANDY CREEK, L.P. (WALLACE DESIGN COLLECTIVE) FOR LOTS 2 & 3, BLOCK 1, JENNINGS ESATES NO. 1 ADDITION, A REPLAT OF PART OF BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION FOR 5.2 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SE CORNER OF W. MAIN STREET AND 24TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Preliminary Site Plan
5. Pre-Development Summary

PP-2223-2 was approved on the Consent Docket by a vote of 7-0.

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NON-CONSENT ITEMS:

Item No. 5, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-30: ZAFAR BAIG REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN TO REMOVE THE PARCEL FROM THE SPECIAL ENTERPRISE ZONE, RETAINING COUNTRY RESIDENTIAL DESIGNATION FOR 5 ACRES OF PROPERTY LOCATED AT 4000 E. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

- 1. 2025 Map
- 2. Staff Report
- 3. Pre-Development Summary

and

Item No. 6, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-9: ZAFAR BAIG REQUESTS REZONING FROM PUD, PLANNED UNIT DEVELOPMENT (O-0607-36), TO A-1, GENERAL AGRICULTURAL DISTRICT, FOR 5 ACRES OF PROPERTY LOCATED AT 4000 E. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. Site Plan
- 4. Pre-Development Summary

PRESENTATION BY STAFF:

- 1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.

APPLICANT PRESENTATION:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Michael Jablonski moved to recommend adoption of Resolution No. R-2223-30 and Ordinance No. O-2223-9 to City Council. Kevan Parker seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith, Michael Jablonski
NAYES	None
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-30 and Ordinance No. O-2223-9 to City Council, passed by a vote of 7-0.

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Item No. 7, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-10: RONALD K. DODGION REQUESTS CLOSURE AND VACATION OF A PORTION OF CRESTON WAY, LOCATED BETWEEN LOT 4, BLOCK 7 AND LOT 1, BLOCK 8 OF HANLY ADDITION.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request to Vacate/Close Public Easement with Attachments

PRESENTATION BY STAFF:

1. Ken Danner reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked who will own the property if the right-of-way is given up. Mr. Danner responded. Ms. Bird provided further clarification.

APPLICANT PRESENTATION:

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the request. He noted the applicant is open to maintaining a pedestrian or bicycle easement through the property.
2. Mr. Parker asked if the applicant owns one of the adjacent properties. Mr. Rieger responded.
3. Ms. Bird asked the intent. Mr. Rieger responded the applicant's concern is that the property to the east not connect to the neighborhood.
4. Mr. Parker asked where the easements are. Mr. Rieger responded they are happy to retain easements for utilities. Mr. Danner noted the City has nothing in the subject area; utility easements run north-south on the east.
5. Mr. Jablonski asked about adding a pedestrian/bike easement. Ms. Bird responded it could be included with the motion.

AUDIENCE PARTICIPATION:

1. Karen Diers, 200 12th Avenue S.E., spoke in opposition.
2. Skye Diers, 3605 Sun Valley Drive, spoke in opposition.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Jablonski spoke in opposition to future commercial traffic through this right-of-way, but supported the family to the east using it for access, and a possible future residential neighborhood to the east could use that access.
2. Ms. Bird noted the protest from the property to the east which was 36.9%. This is an asset of that property.
3. Mr. Brewer supports a pedestrian/bicycle easement and believes that connectivity is essential.
4. Mr. Parker commented that closing this right-of-way limits future development of the property to the east. If it is left open, there is potential for a residential development on the west part of that property.
5. Ms. Bird spoke in support of a motion which included a pedestrian/bicycle easement and right of access.

*Michael Jablonski moved to recommend rejection of Ordinance No. O-2223-10 to City Council.
Jim Griffith seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Jim Griffith, Michael Jablonski
NAYES	Cameron Brewer, Steven McDaniel, Erica Bird,
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend rejection of Ordinance No. O-2223-10 to City Council, passed by a vote of 4-3.

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Item No. 8, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2223-7: CLASSEN MONTESSORI SCHOOL REQUESTS SPECIAL USE FOR A SCHOOL TO MODIFY THE APPROVED SITE PLAN (O-1819-29) FOR PROPERTY LOCATED AT 2323 S. CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked whether Norman Public Schools also have to go through this process for a site plan amendment. Ms. Hudson and Ms. Muckala responded.

APPLICANT PRESENTATION:

The applicant's representative was available to answer questions, but did not have a presentation.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Jablonski felt it was silly to hold a private school to a different standard than a public school. The neighborhood supports it and he supports it.
2. Ms. Bird spoke in support of this item.

Cameron Brewer moved to recommend adoption of Ordinance No. O-2223-7 to City Council. Steven McDaniel seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith, Michael Jablonski
NAYES	None
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-7 to City Council, passed by a vote of 7-0.

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Item No. 9, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-11: TIMBER CREEK FELLOWSHIP CHURCH REQUESTS SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP TO MODIFY THE APPROVED SITE PLAN (O-0203-21) FOR PROPERTY LOCATED AT 4600 36TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Rendering of Existing Facilities
4. Site Plan
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked about a detention pond. Mr. Wayman responded.
3. Mr. Parker asked about the underground drainage system. Mr. Wayman indicated the applicant will cover the issue in his presentation. Mr. McLellan also responded.
4. Ms. Bird asked for clarification of "proposed buildings" and "possible future structures" on the site plan. Mr. Wayman responded.

APPLICANT PRESENTATION:

1. Rick McKinney, 3600 West Main Street, representing the applicant, presented the project.
2. Mr. Brewer asked about the original site plan versus the proposed site plan. Mr. McKinney responded.
3. Mr. Parker asked about the underground drainage system, and the concerns from adjacent property owners. Mr. McKinney responded. Mr. Parker suggested a small detention pond in the northwest corner if necessary. Mr. McKinney committed to working closely with the neighbors to solve the drainage problem.
4. Ms. Bird asked about a drainage report. Mr. McKinney responded.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Parker discussed concerns with the drainage.
2. Ms. McKown also had concerns about drainage.
3. Ms. Bird asked whether site plans are required to show drainage improvements. Ms. Hudson and Mr. McLellan responded.
4. Mr. Jablonski commented that drainage seems to have been a problem for a long time and has not been resolved. Mr. McDaniel noted that the applicant is a new owner of the property, and they seem committed to fixing the issues. Ms. Bird noted that at the Pre-Development meeting the applicant and neighbors started engaging in these conversations.

Steven McDaniel moved to recommend adoption of Ordinance No. O-2223-11 to City Council. Michael Jablonski seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith
NAYES	Michael Jablonski
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-11 to City Council, passed by a vote of 6-1.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Ms. Bird welcomed Mr. Griffith to the Planning Commission.
2. Mr. Parker asked if staff can take screen shots off PDFs so their presentations are clear.

* * *

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:27 p.m.

Norman Planning Commission

File Attachments for Item:

2. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-14: Midway Grocery, Inc. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 0.234 acres of property located at 601 W. Eufaula Street.



CITY OF NORMAN, OK STAFF REPORT

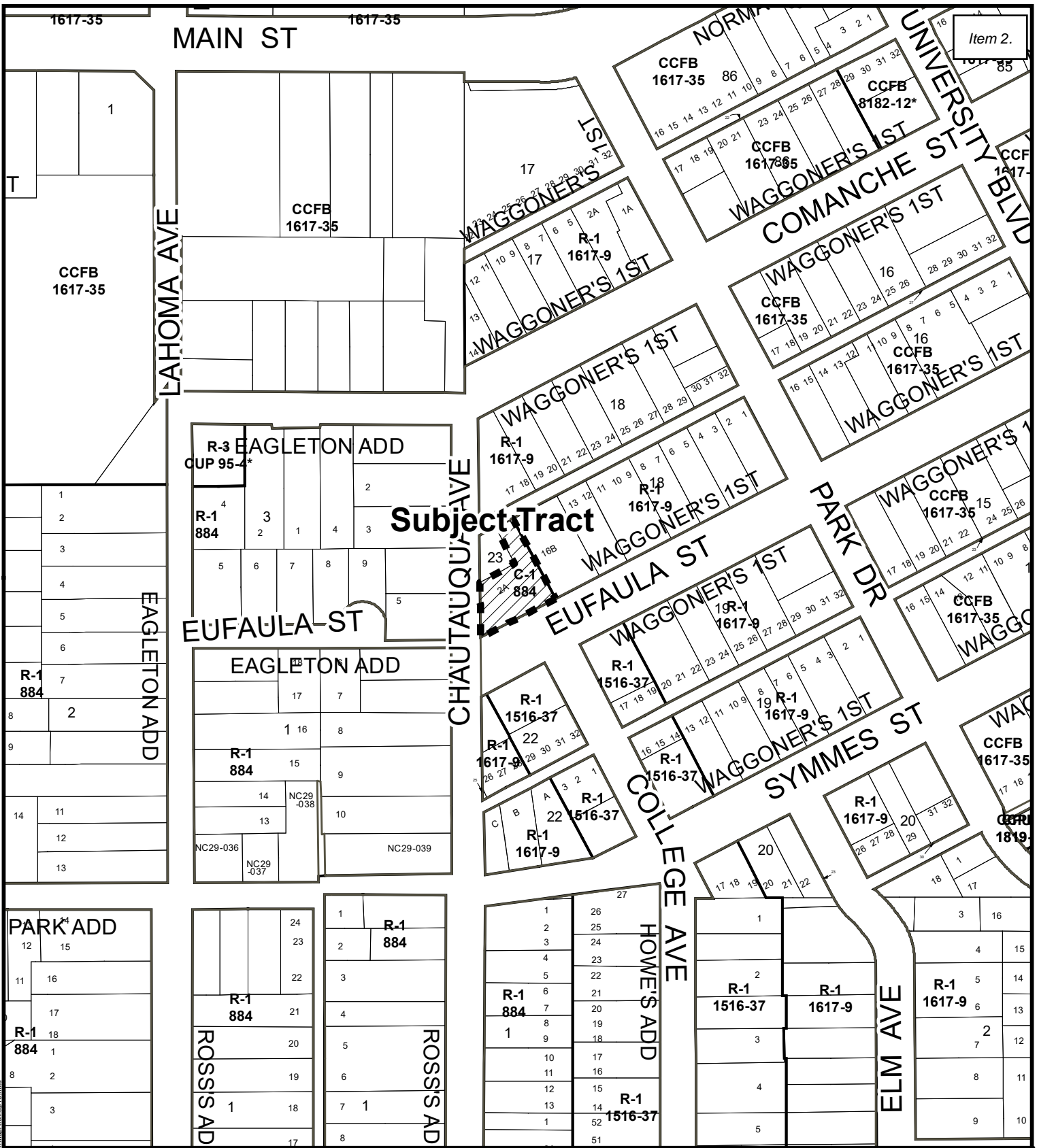
MEETING DATE: 10/13/2022

REQUESTER: Midway Grocery, Inc.

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-14: Midway Grocery, Inc. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 0.234 acres of property located at 601 W. Eufaula Street.

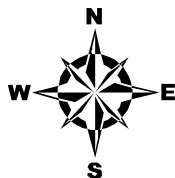
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-14 to City Council.



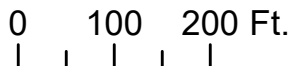
Location Map





Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



September 6, 2022



 Subject Tract

 Zoning

ORDINANCE NO. O-2223-14

ITEM NO. 2

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Midway Grocery, Inc.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	C-1, Local Commercial District
SURROUNDING ZONING	North: C-1, Local Commercial District and R-1, Single-Family Dwelling District East: R-1, Single-Family Dwelling District South: R-1, Single-Family Dwelling District West: R-1, Single-Family Dwelling District
LOCATION	601 W. Eufaula Street
WARD	Ward 4
CORE AREA	Yes
AREA/SF	.234 acres, more or less
PURPOSE	Formalize permissible hours and uses
EXISTING LAND USE	Commercial
SURROUNDING LAND USE	North: Single Family Residential East: Single Family Residential South: Single Family Residential West: Single Family Residential
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: Midway Grocery, Inc. is requesting a rezoning to SPUD, S Planned Unit Development at 601 W. Eufaula Street. This site is the location of Midway Grocery & Market. The subject property and adjacent property to the north were zoned C-1, Local Commercial District with Ordinance No. 884 on July 13, 1954 with adoption of the original Zoning Ordinance. The applicant requests this rezoning to formalize permissible uses and operating hours in addition to proposing a new, non-permanent outdoor stage at the northern extents of the property.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: N/A for this item.

PRE-DEVELOPMENT MEETING: N/A for this item.

ZONING ORDINANCE CITATION:

SEC 420.05 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: This SPUD, Simple Planned Unit Development proposes certain commercial uses for the property. A complete list of proposed uses is included as Exhibit B in the SPUD narrative. The following are the general commercial uses proposed as part of this SPUD and associated use constraints:

- Restaurant
- Catering establishment
- Delicatessen store
- Office
- Live entertainment venue (indoor and outdoor)
 - Live outdoor music venue
 - All outdoor music events are restricted to 150 people and are restricted to the following hours: 4:00pm to 10:00pm Sunday through Thursday and 3:00pm to 11:00pm Friday and Saturday
 - Outdoor entertainment and event venue
 - Gathering and event space for receptions, weddings, fundraisers, reunions, birthdays, graduations, holiday celebrations, and recreational outdoor games (corn hole, bean bags, ping pong, horse shoes)
 - Live or recorded sporting events on outdoor television screens
 - Food truck parking
 - All outdoor events are restricted to 150 people and are restricted to the following hours: 4:00pm to 10:00pm Sunday through Thursday and 3:00pm to 11:00pm Friday and Saturday

SOUND: Live outdoor exterior amplified music shall be restricted to not exceed the maximum permissible sound limits under the City of Norman noise ordinances, and applicable exemptions, if any, as may be amended from time to time and enforced by the Norman Police Department.

OPEN SPACE: No changes are proposed to the existing open space. Although a new stage is proposed, it will be a non-permanent structure and will therefore not affect open space on the site.

SITE PLAN/ACCESS: This SPUD, Simple Planned Unit Development does not propose additional structures with exception to a proposed non-permanent stage in the northern portion of the property. This stage will be an event-specific modular unit that is put up for each event then taken down after each event. The site will continue to be accessed from W. Eufaula Street and Chautauqua Avenue for vehicular and pedestrian traffic. The site cannot be accessed from the alley located to the north of the property.

LANDSCAPING: Any new landscaping shall comply with the applicable provision of the City of Norman's Landscaping Requirements. No changes are proposed to the existing landscaping on the property.

SIGNAGE: Any new signage will follow the City of Norman Sign Code for commercial uses. No changes are proposed to the existing signage on the property.

LIGHTING: Any new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards. Any exterior lighting shall not spill onto adjacent properties or create glare. No changes are proposed to the exterior lighting on the property.

FENCING: No changes to the existing fencing are proposed for the site. New fencing comply with all City of Norman requirements.

PARKING: No changes are proposed to the existing parking on the site.

EXTERIOR BUILDING MATERIALS: No changes are proposed to existing buildings on the site. All future buildings shall comply with the City of Norman's Exterior Building Material Requirements.

EXISTING ZONING: The subject property is currently zoned C-1, Local Commercial District.

ALTERNATIVES/ISSUES:

IMPACTS: Surrounding properties are single-family homes. All surrounding properties are zoned R-1, Single Family Dwelling District with exception to the adjacent property to the north zoned C-1, Local Commercial District, occupied by a single family home. In addition, a non-permanent stage is proposed abutting the alley to the north. This stage shall be removed following an event. No other changes are proposed to the site plan.

The SPUD narrative proposes outdoor entertainment, music, and event venues as permitted uses for the property between the hours of 4:00pm to 10:00pm Sunday through Thursday and 3:00pm to 11:00pm Friday and Saturday. The applicant requests that these outdoor events be subject to a 150 person maximum capacity. Outdoor entertainment, music, and event venues are currently not permitted in the C-1, Local Commercial District.

There are currently seven parking spaces on the site with no proposed changes. It is anticipated that patrons will utilize on-street parking and nearby parking lots. On-street parking is not permitted immediately adjacent to the site on both sides of Chautauqua Avenue and W. Eufaula Street.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: No comments.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request for rezoning from C-1, Local Commercial District to SPUD, Simple Planned Unit Development, as Ordinance No. O-2223-14 for consideration by the Planning Commission and a recommendation to City Council.

THE BACKYARD AT MIDWAY

NORMAN, OKLAHOMA

SIMPLE PLANNED UNIT DEVELOPMENT
SECOND AMENDED SPUD NARRATIVE
SPUD SITE DEVELOPMENT PLAN MAP

OWNER:
MIDWAY GROCERY, INC.

September 12, 2022

Prepared by:

Hal Wm. Ezzell, OBA #17618
Attorney for Applicant

EZZELL & WADLEY, PLLC
100 48TH Avenue NW
Norman, Oklahoma 73072
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I. INTRODUCTION

The Backyard at Midway (the “Property”) is proposed as a Simple Planned Unit Development (SPUD) in the City of Norman. The Property is Generally located at 601 W. Eufaula St., Norman, Oklahoma.

The Property is an L shaped corner lot and is currently zoned C-1, Local Commercial District. The property currently operates as a restaurant and deli known as the Midway Grocery & Deli. The establishment holds a beer and wine license from the City of Norman and State of Oklahoma. The establishment is licensed by the State of Oklahoma Department of Health and by the City of Norman as a food service establishment.

The Applicant has filed and seeks this Simple Planned Unit Development (SPUD) pursuant to Sec. 420.05 – Simple Planned Unit Developments in the City of Norman Zoning Ordinance in an effort to work with other property owners in the area and formalize the permissible hours and uses of and on the Property. It is the intent of the Applicant to develop and use the property in an innovative and progressive manner that substantially improves the cultural and living experience of the surrounding neighborhood.

The SPUD Narrative and the Exhibits attached thereto, will set forth the requirements of the SPUD district adopted for this property.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located on the northeast corner of the intersection of W. Eufaula St. and Chautauqua Avenue at 601 W. Eufaula Street, Norman, Oklahoma.

B. Existing Land Use and Zoning

The Property is currently Zoned C-1, Local Commercial District. It has operated as a commercial use continuously on the site since it was originally opened in 1926. Throughout the decades it has been operated as a small neighborhood grocery store, a small grocery and convenience store, a small grocery with a deli and its current use today as a restaurant, deli and live music and entertainment venue (indoor). The establishment holds a beer and wine license from the City of Norman and State of Oklahoma. The establishment is licensed by the State of Oklahoma Department of Health and by the City of Norman as a food service establishment.

C. Elevation and Topography

This Property is generally flat with low slope topography. No part of the Property is in the FEMA 100-year flood plain.

D. Drainage

No changes are proposed to the existing drainage on the Property.

E. Utility Services

The Property is already developed, functioning and operating with all necessary utilities.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and otherwise required by code.

G. Traffic Circulation and Access

No changes are proposed to the existing traffic access and circulation on or to the Property.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The SPUD is planned to accommodate commercial uses as already operated on the property and allow for additional commercial uses of the outdoor areas and spaces on the Property.

A. Permitted Commercial Uses

The Proposed improvements in the SPUD are already constructed or have their future location reflected on the attached SPUD Site Development Plan Attached hereto as Exhibit A.

1. Permitted Uses

The purpose for the SPUD is to allow for new outdoor entertainment uses and continued commercial uses under the following development and zoning regulations:

- a. General Commercial Uses: The general commercial uses permitted are uses based on already issued permits and uses on the Property without any additional improvements:
 - i. Restaurant;
 - ii. Catering establishment;
 - iii. Delicatessen store;
 - iv. Office
 - v. Live entertainment venue (indoor).

For a comprehensive listing of permitted uses of the Property pursuant to this SPUD please refer to Exhibit B.

- b. Outdoor Entertainment and Event Venue: The following uses will be permitted in the outdoor area reflected on the site development plan, subject to the restrictions set forth in b. iv below.
- i. Gathering and event space for receptions, weddings, fundraisers, reunions, birthdays, graduations, seasonal and holiday celebrations, annual neighborhood block party, and recreational outdoor games/tournaments (corn hole, bean bags, ping pong, horse shoes)
 - ii. Showing live or recorded sporting events or movies on outdoor television screens.
 - iii. Food truck parking.
 - iv. Restrictions: all outdoor events will be subject to a maximum capacity restriction of 150 people and will be restricted to the following hours of operation: Restaurant Seating– 7:00 A.M. to 9:00 P.M. seven (7) days a week; Outdoor Events other than normal restaurant operations 4:00 P.M. to 10:00 P.M. Sunday through Thursday and 3:00 P.M. -11:00 P.M. Friday and Saturday. Limiting outdoor events to no more than 150 people assures that the neighborhood will not be affected any more than it is currently impacted by the existing uses. The Midway typically serves an average of 180 people for lunch between the hours of 11-2 each day.
- c. Live Outdoor Music Venue: The following provisions will apply to live music events held outdoors on the Property on such occasions when exterior amplification of sound is utilized:
- i. Live outdoor exterior amplified music events held on the Property shall be restricted to not exceed the maximum permissible sound limits under the City of Norman noise ordinances, and applicable exemptions, if any, as may be amended from time to time and enforced by the Norman Police Department.
 - ii. All outdoor music events will be subject to a maximum capacity restriction of 150 people and will be restricted to the following hours of operation: Outdoor live Music Events 4:00 P.M. to 10:00 P.M. Sunday through Thursday and 3:00 P.M. -11:00 P.M. Friday and Saturday. Limiting outdoor music events to no more than 150 people assures that the neighborhood will not be affected any more than it is currently impacted by the existing uses. Midway will typically serve 180 people between the hours of 11-2 each day.
2. **Parking.** No changes are proposed to the existing parking on the property.
3. **Dumpster and Trash Enclosures.** No change will be made to the already approved and used dumpster locations serving the Property.

B. Miscellaneous Development Criteria

1. **Site Plan**

Other than the proposed future location of the stage area as reflected on the site plan, no changes are proposed to the existing site plan on the Property. Therefore, the existing site plan as shown on Exhibit A attached shall remain unchanged. It should be noted that the stage to be used in the area identified on the site plan as Future Stage Area will not be a permanent structure. The stage to be used in the Future Stage Area will be an event specific, non-permanent modular unit that is put up for each event and then taken down after each event, which is why there are no changes reflected in the Open Space described below.

2. **Open Space.**

No changes are proposed to the existing open space on the Property, and the existing open space requirements shall remain unchanged. The total impervious surface area is currently 49% and the pervious surface area is 51%. These shall not change.

3. **Signage**

The existing signage as constructed and where constructed on the property as of the date of this SPUD filing on September 1, 2022 is approved within this SPUD. All future signage shall be in conformance with the City of Norman's Sign Codes, as amended from time to time, and comply with applicable district regulations.

4. **Fencing; buffering**

No changes are proposed to the existing site plan or plat of the Property. Existing fencing shall remain unchanged.

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

No changes are proposed to the existing traffic access, circulation or parking on the Property.

6. **Lighting**

All exterior lighting shall be installed in conformance with the City of Norman commercial outdoor lighting standards, as amended from time to time.

7. **Landscaping**

No changes are proposed to the existing Landscaping on the Property.

EXHIBIT A
PROPOSED SPUD SITE DEVELOPMENT PLAN

EXHIBIT A

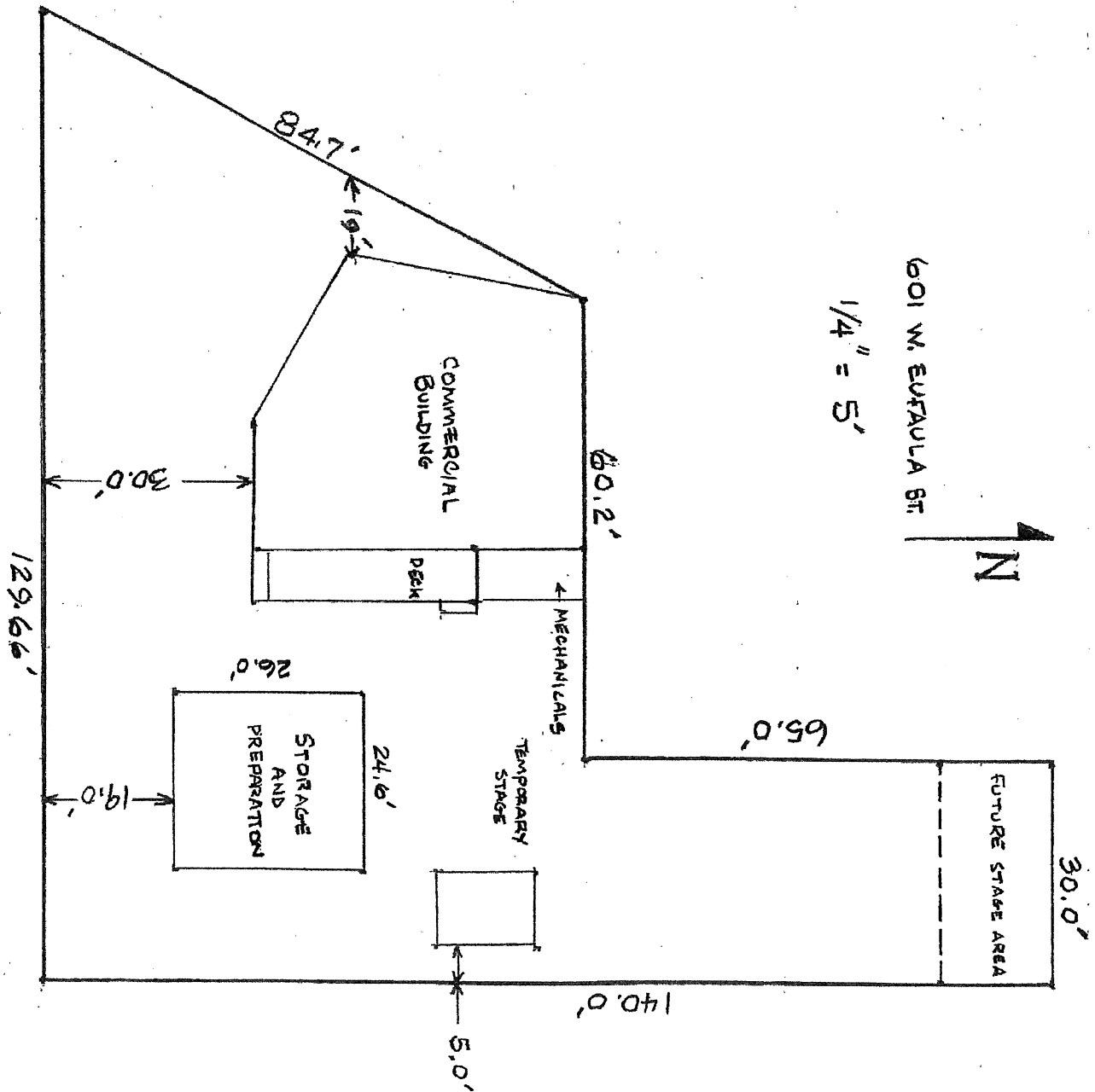


EXHIBIT B
PERMITTED USES

EXHIBIT B**SPECIFIC PERMITTED USES**

The following commercial uses will be permitted on the Property by virtue of the SPUD:

1. Restaurant
2. Catering establishment
3. Delicatessen store
4. Office
5. Live entertainment and music venue (indoor)
6. Live entertainment and music venue (outdoor)
7. Gathering and event space for receptions, weddings, fundraisers, reunions, birthdays graduations, seasonal and holiday celebrations, annual neighborhood block party
8. Outdoor hosting of recreational games and tournaments (i.e. corn hole, ping pong, horse shoes).
9. Food truck parking
10. Showing live or recorded sporting events or movies on outdoor television screens

File Attachments for Item:

3. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-15: McFarlin Memorial United Methodist Church, Inc. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.32 acres of property located at 401 S. University Boulevard.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/13/2022

REQUESTER: McFarlin Memorial United Methodist Church, Inc.

PRESENTER: Anais Starr, Planner II

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-15: McFarlin Memorial United Methodist Church, Inc. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.32 acres of property located at 401 S. University Boulevard.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-15 to City Council.

ORDINANCE NO. O-2223-15

ITEM NO. 3

STAFF REPORT

GENERAL INFORMATION

APPLICANT	McFarlin Memorial United Methodist Church
REQUESTED ACTION	Rezoning to CCPUD, Center City Planned Unit Development
EXISTING ZONING	Center City Form-Based Code, Urban Residential Frontage
SURROUNDING ZONING	North: Center City Form-Based Code, Detached Frontage East: Center City Form-Based Code, Urban Residential Frontage South: Center City Form-Based Code, Urban Residential Frontage West: Center City Form-Based Code, Urban Residential Frontage
LOCATION	401 S. University Blvd.
WARD	Ward 4
CORE AREA	Yes
SIZE	0.32 acres, more or less
PURPOSE	Community Mission Center and Food Pantry
EXISTING LAND USE	Food Pantry
SURROUNDING LAND USE	North: Residential East: Church South: Church West: Parking

PROJECT OVERVIEW: McFarlin Memorial Methodist Church is requesting a rezoning to CCPUD, Center City Planned Unit Development, to allow a Community Mission Center to be

located at 401 S. University Boulevard. The current structure on the site contains a community food pantry.

The subject property was zoned R-3, Multi-Family Dwelling District, until the Center City Form-Based Code (CCFBC) was adopted in 2018 and recently amended in July of this year. The amended CCFBC designates this site as Urban Residential Frontage. This designation does not allow for the proposed uses of the Community Mission Center that McFarlin desires, necessitating a rezoning request to a CCPUD.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT MEETING: PD22-18 August 25, 2022

No neighbors attended the meeting.

CCPUD BACKGROUND: During the initial development of the Center City Form Based Code, the question was asked, what to do with applications that need or want an option to vary from the regulations within the CCFBC? The option, establish Appendix B, Sec 520 Center City Planned Unit Development, within the Center City Form-Based Code. Appendix B was included to provide an alternative zoning district for the Center City Area as defined in the Center City Form Based Code (CCFBC). The process of requesting a CCPUD gives Planning Commission and City Council the opportunity to review the proposal within the Center City area.

Appendix B

Sec. 520 Center City Planned Unit Development

A. Statement of Purpose: *It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.*

Specifically, the purposes of this section are to:

- 1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.*
- 2. Provide open space/street space that is compatible with the concepts of the CCFBC.*
- 3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.*
- 4. Provide more efficient and economic use of land resulting in an urban/pedestrian environment.*
- 5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.*
- 6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the Center City Form Based Code.*

B. Uses Permitted. *The CCPUD regulations are designed to provide for any mix of uses. There are no specifically prescribed uses which are permitted within the boundaries of the Center City Area in order to increase creativity and flexibility in the Center City Area when development according to the CCFBC is not feasible. The owner/applicant will be responsible for the preparation of a list of permitted uses within the specific CCPUD. The development of the list shall take into account the nature and purpose of the CCPUD area, and such uses and locations shall be appropriate in order to protect and be in harmony with surrounding development.*

EXISTING ZONING: The subject property is currently zoned Center City Form-Based Code, Urban Residential Frontage.

STAFF ANALYSIS: The particulars of this CCPUD include:

USE: The CCPUD Narrative proposes a Community Mission Center in support of the applicant's mission and goals, featuring the following uses:

- Non-Profit Discount Community Grocery Store/Food Pantry, including, but not limited to, personal shopping experience and drive-up/pick-up service.
- Church and Similar Religious Services.
- Administrative and Professional Offices and Meeting Space.
- Business Support Services.
- Community Recreation.
- The following uses so long as they are ancillary to the operation of the Mission Center 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.
 - Office Uses.
 - Counseling Services.
 - Professional Support Services.
 - Education Classes, Organizations, and Services.
 - Medical and Wellbeing Care Clinics, Offices, and Services.
 - Non-Profit/Ancillary Child Care Services.
 - Meeting Space for Support, Recovery, and Community Organizations.

SITE PLAN/ACCESS: The Site Development Plan is included as Exhibit B. Access to the proposed building is from the existing alleyway located to the south and a new drive aisle to the east of the building/rear side of the building. This drive aisle at the rear of the building is for drop-off and pick-up of food and supplies.

HEIGHT: The proposed building will be a two-story structure, as shown in the attached proposed renderings in Exhibit D.

DEVELOPMENT ELEMENTS: Materials and design of the proposed structure are shown on elevation renderings (Exhibit D). Changes to those materials and designs are permissible under current Center City Form-Based Code, Urban Residential standards.

SANITATION: The existing dumpster located on McFarlin property will be utilized for the increased sanitation needs of the proposed Community Mission Center.

SIGNAGE: Signage will comply with the regulations of the Center City Form-Based Code; however, the applicant may retain the existing ground sign in either the current location or new location on the site.

LIGHTING: Lighting will comply with the regulations of the Center City Form-Based Code.

OPEN SPACE: Open space is shown on the Site Development Plan. Applicant is proposing the use of low impact development measures in the form of rain gardens along the front of the building.

PARKING: The applicant is not proposing any on-site parking. The applicant will use their existing adjacent parking areas as necessary for additional parking demands.

ALTERNATIVES/ISSUES:

IMPACTS: This site currently contains a community food pantry in an historic residential structure, which is approximately 1,500 square feet. The proposed Community Mission Center will be contained in a two-story structure, with a footprint of approximately 5,000 square feet. This increased building size will allow for the expansion of the community food pantry and a variety of social outreach programs currently needed by the community. The proposed building will not meet all of the siting requirements of the CCFBC, in particular the required build-to-line (RBL) and the requirement to construct the building from lot line to lot line. The construction of a larger building, along with expanded services will create additional vehicular traffic and possibly the need for parking. The site plan indicates the construction of an access road on the east side, to handle the drop off and pick up from the food pantry. The existing parking located west of University Boulevard will be utilized for additional individuals accessing the services at the building.

STAFF ANALYSIS: The Community Mission Center will continue many of the services currently offered by McFarlin Church as well as the food pantry. The new building will allow for expansion of social services to the community, not currently offered by the church. The structure will have a style similar to what is required in the Center City Form-Based Code, as well as a roof that matches the style of the existing church. To allow for expanded social support services to the community, they are required to apply for a CCPUD, since this particular use was not an allowed use in the CCFBC. While the proposed building for the Community Mission Center does not meet all the form requirements of the CCFBC, the church is providing a Center that represents the feel of the residential area while being large enough to allow for expanded social outreach services needed in the community.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: There will be an increase in stormwater runoff due to this project. The increased runoff will be mitigated by using a combination of rain gardens and

increasing the size of the existing detention pond at the southwest corner of the intersection of West Symmes Street and South Webster Avenue.

TRAFFIC ENGINEER: The existing playground fence is very close to the east side of the new proposed road. The Church needs to understand that they will be repairing and/or replacing sections of fence for some time if they do not get a little more separation between the road and the fence.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request for rezoning from Center City Form-Based Code, Urban Residential, to CCPUD, Center City Planned Unit Development, as Ordinance No. O-2223-15 for consideration by the Planning Commission and a recommendation to City Council.

McFarlin Mission Center

A Center City Planned Unit Development

Applicant: McFarlin Memorial United Methodist Church, Inc.

401 S. University Blvd.

Norman, Oklahoma

Application for:

Center City Planned Unit Development

Submitted September 2, 2022

Revised October 6, 2022

PREPARED BY:

RIEGER LAW GROUP PLLC

136 Thompson Drive

Norman, Oklahoma 73069

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- B. Development Team

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III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permissible Uses
- B. Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Site Development Plan
- C. Allowable Uses
- D. Exterior Renderings
- E. Historic Runoff Coefficient Calculations
- F. Proposed Runoff Coefficient Calculations & Proposed Mitigation

I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by McFarlin Memorial United Methodist Church, Inc. (the “**Applicant**”) for the property located at 401 S. University Blvd., Norman, Oklahoma, more particularly described on **Exhibit A** (the “**Property**”). The Property contains approximately 0.32 acres. This CCPUD is intended to put forth the parameters for the further development of the Property and expansion of the existing social outreach programs. This proposed expansion seeks to allow for the construction of a Mission Center to provide further access to food, groceries, and additional resources to the community. This CCPUD will allow for a relaxation of the CCFBC’s specific development and design criteria applicable to the Property in order to allow the Applicant to develop the Mission Center in furtherance of the Applicant’s goals for the Property and the community.

B. **Development Team.** The Applicant is McFarlin Memorial United Methodist Church, Inc. The architect for the project is the McKinney Partnership. SMC Consulting Engineers are serving as the civil engineers for the project.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. **Location.** The Property is an approximately 14,000 square foot parcel located on the Southeast Corner of the S. University Blvd. and W. Symmes Street intersection. The specific location is illustrated on the Site Development Plan, attached hereto as **Exhibit B**.
- B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban Residential. The Property currently contains a small brick building, of approximately 1,445 square feet, which is being used as a small food pantry and additional space for Church activities.
- C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout. The Property contains the existing structure referenced above and signage for the Church.
- D. **Drainage.** The Applicant will meet or exceed the City’s applicable ordinances regarding drainage requirements on the Property. Currently, the Property drains to the East into an existing detention area. The Property’s existing impervious area is approximately 2,680 square feet.
- E. **Utility Services.** All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.

- F. **Fire Protection Services.** Fire protection services will be provided by the City of Norman Fire Department and by the owner of the Property where required by building and fire protection codes in the structures.
- G. **Traffic Circulation and Access.** Traffic access and circulation will be allowed in the manner depicted on the Site Development Plan. The Property will create an additional curb cut for cars to access W. Symmes Street to allow for circulation within the Property and to utilize the drive through for pick up and drop of food and supplies to the Mission Center.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to adjustments or modifications allowed pursuant to Appendix B, Section 520(F), Administration, of the CCFBC, as may be amended from time to time.

A. Allowable Uses.

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

B. Development Criteria.

1. **Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as **Exhibit B** and shall be incorporated herein as an integral part of this CCPUD. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time. The building shall be setback a minimum of 12 feet from the North property line, with screening for condensing units and similar mechanical equipment to be setback 4 feet 6 inches from property line. The building shall be setback a minimum of 39 feet from the East property line, with awnings allowed to protrude from the building for a maximum of 8 feet. The building shall be setback a minimum of 18 feet from the South property line, with screening for condensing units and similar mechanical equipment to be setback 16 feet from the property line. The building shall be setback a minimum of 8 feet from the West property line, with awnings allowed to protrude from the building for a maximum of 8 feet. The proposed building will have approximately 4,964 square feet per floor, subject to allowable final design modifications as discussed above.
2. **Building Height.** Maximum building height for the Property is two (2) stories.

3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. Exterior materials shall comply with the requirements of Section 402(J), Architectural Materials (exteriors), of the CCFBC, as may be amended from time to time. Proposed elevations of the building to be constructed on the Property are attached as **Exhibit D**. Screening for condensing units and similar mechanical equipment shall consist of wood or composite wood fencing.
4. **Sanitation.** It is the intent that trash dumpsters will be shared with nearby dumpster account holders. In the event that dumpster or trash service becomes required on the Property, the location of such shall conform to the applicable City of Norman Ordinances.
5. **Signage.** With the exception of the existing ground sign located in the northwestern portion of the Property, all signage for the Property shall comply with Section 402(N), Signage, of the CCFBC, as amended thereafter. The Applicant may retain, relocate, maintain, and replace the existing ground sign located on the Property as long as such replacement sign does not increase the total square footage for the sign being replaced. Temporary directional and wayfinding signage may be utilized on the Property so long as such signage does not exceed 10 square feet per side and placement of such signage does not impair site triangles.
6. **Traffic access and sidewalks.** Traffic circulation and access to the Property shall be allowed in the manner shown on the Site Development Plan.
7. **Lighting.** The project shall comply with the requirements of the CCFBC under Section 402(O), Lighting & Mechanical, as amended thereafter.
8. **Open Space.** Open space will be located on the Property in the locations depicted on the attached Site Development Plan. The Preliminary Site Development Plan proposes an increase of approximately 7,630 square feet of impervious coverage, resulting in approximately 10,310 square feet of impervious coverage for the Property. However, the Applicant's proposed use of LID measures, such as, by way of example, enlarging the existing detention pond to accommodate storm water runoffs associated with this development will allow the Property to be developed with a maximum of 85% impervious coverage. Applicant has provided historic stormwater runoff calculations as well as proposed mitigation calculations as exhibits to this CCPUD.
9. **Parking.** The Property is not providing parking on-site; visitors may utilize the Applicant's adjacent parking areas as necessary.

10. Drainage. The Property will drain into the existing detention area located to the East of the Property on the Applicant's adjacent land. The Applicant will expand the existing detention area to accommodate the stormwater runoff from this development.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots Seventeen (17) through Twenty (20), Inclusive, Block Eleven (11), of D.L. Larsh's First Addition, an Addition to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, also known as Lots Seventeen (17) through Twenty (20), Inclusive, Block Eleven (11) of T.R. Waggoner Addition to the City of Norman, Cleveland County, Oklahoma, according to recorded plat thereof.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN Full Size PDF Document Submitted to City Staff

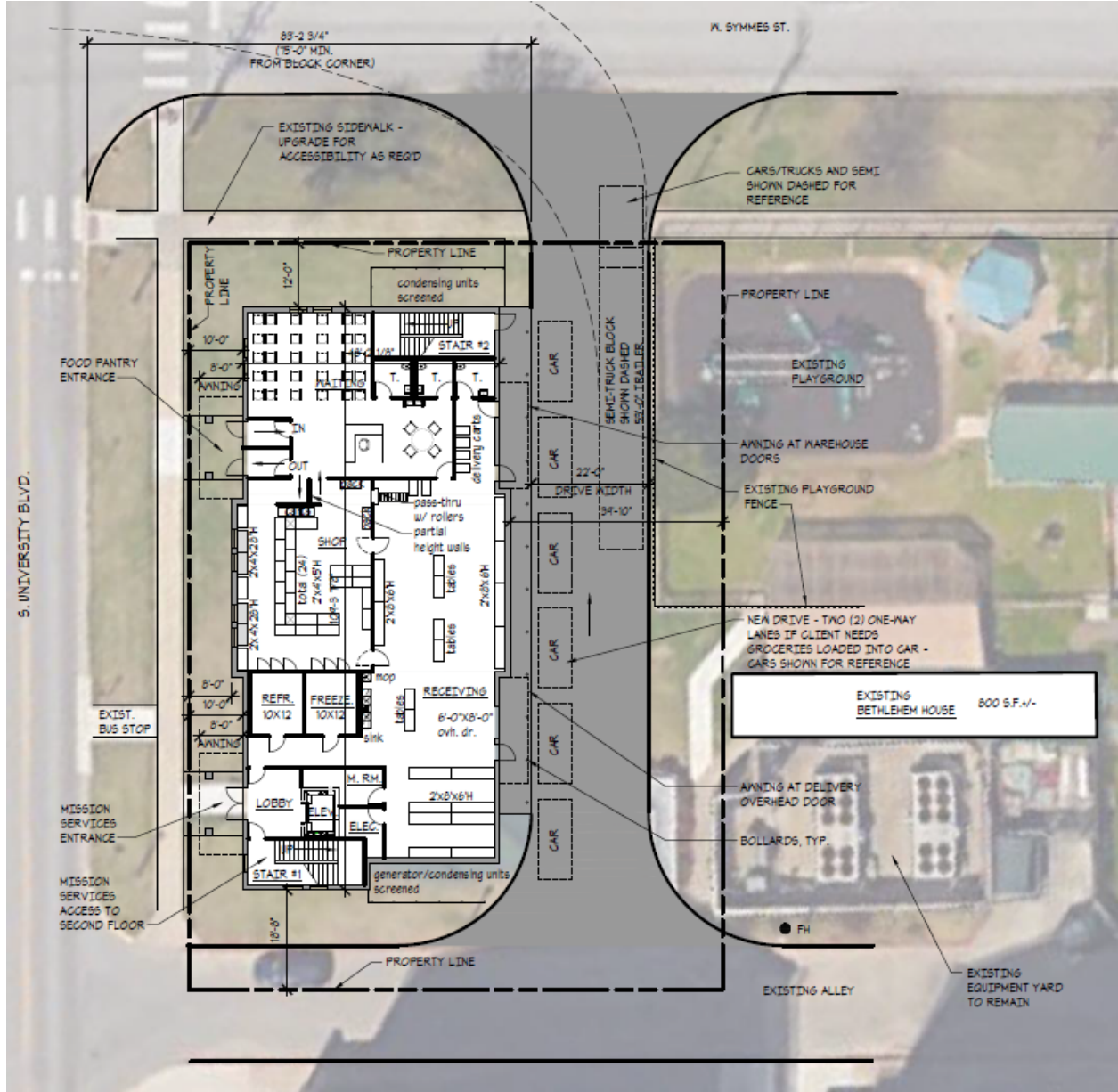


EXHIBIT C

ALLOWABLE USES

Allowable Uses:

- Community Mission Center in support of the Applicant's mission and goals, primarily featuring the uses enumerated herein.
- Non-Profit Discount Community Grocery Store/Food Pantry, including, but not limited to, personal shopping experience and drive-up pick-up service.
- Church and Similar Religious Services.
- The following uses so long as they are ancillary to the operation of the Mission Center and are not standalone uses on the Property:
 - Intake and Assessment Services.
 - Administrative and Professional Offices and Meeting Space.
 - Business Support Services.
 - Community Recreation.
 - 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.
 - Office Uses.
 - Counseling Services.
 - Professional Support Services.
 - Education Classes, Organizations, and Services.
 - Medical and Wellbeing Care Clinics, Offices, and Services.
 - Non-Profit/Ancillary Child Care Services.
 - Meeting Space for Support, Recovery, and Community Organizations.

EXHIBIT D

PROPOSED EXTERIOR RENDERINGS
Full Size PDF Documents Submitted to City Staff



02 MISSION CENTER SOUTHEAST VIEW
SCALE: "NO SCALE"



01 MISSION CENTER SOUTHWEST VIEW
SCALE: "NO SCALE"

EXHIBIT E

HISTORIC RUNOFF COEFFICIENT CALCULATIONS Full Size PDF Document Submitted to City Staff

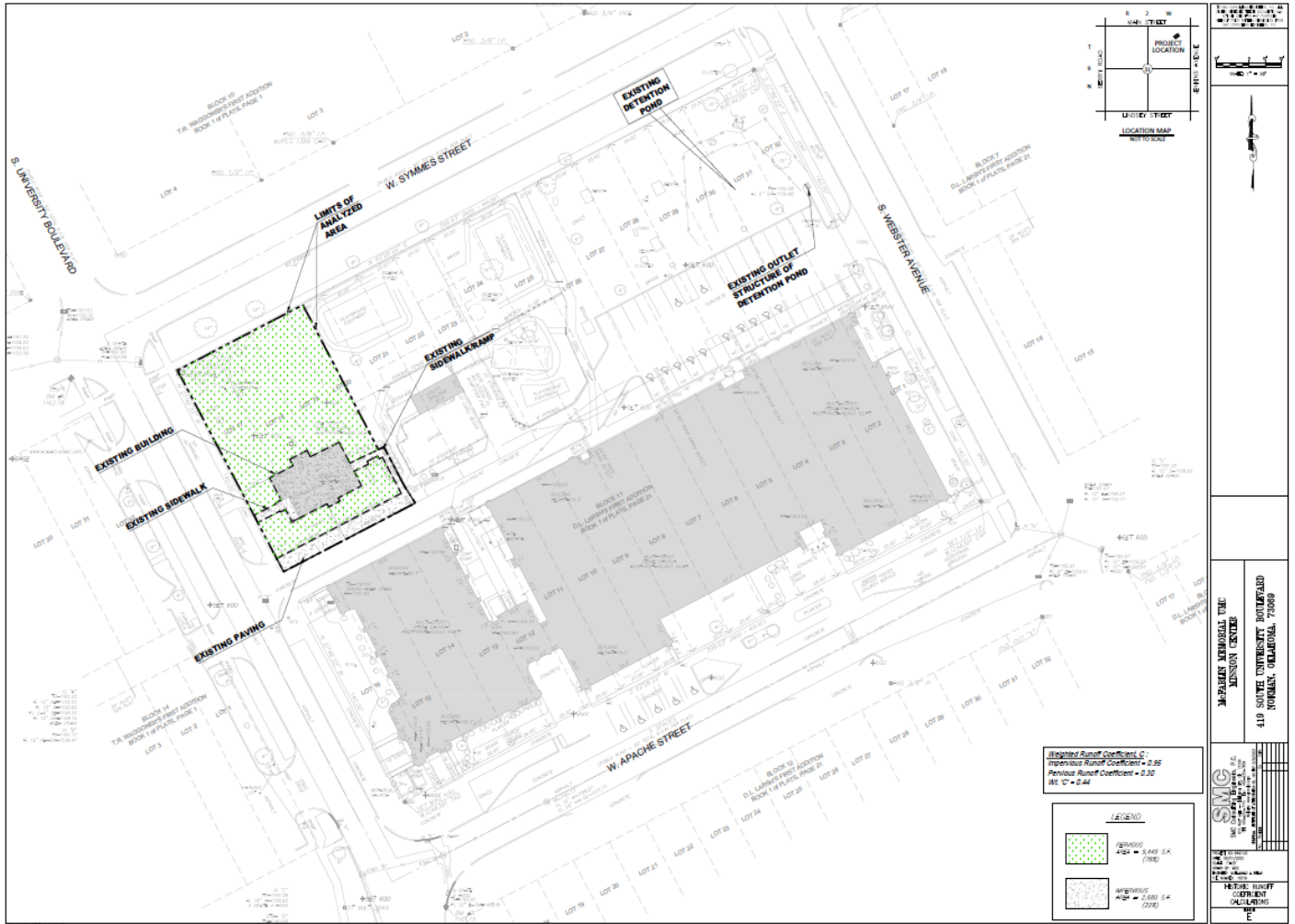


EXHIBIT F

PROPOSED RUNOFF COEFFICIENT CALCULATIONS & PROPOSED MITIGATION

Full Size PDF Document Submitted to City Staff

