

**428 W JOHNSON ST  
Norman, Oklahoma  
73069**

**JACKROCK LLC / OWNER  
& SPM REALTY INC / LEESEE**

A SIMPLE PLANNED UNIT DEVELOPMENT - SPUD  
APPLICATION FOR REZONING  
SPUD Narrative

December 4, 2017

## TABLE OF CONTENTS

### I. INTRODUCTION

Background and Intent

### II. PROPERTY DESCRIPTION/ ALLOWED USES/ EXISTING PROPERTY CONDITIONS/ REGULATIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Allowed Uses
- D. Utility Services
- E. Fire Protection Services
- F. Traffic Circulation and Access
- G. Open Space & Landscape
- H. Exterior Lighting
- I. Signage
- J. Fencing
- K. Architectural Design
- L. Exhibit A, Site Plan & Open Space

## INTRODUCTION

This Simple Planned Unit Development ("SPUD") is being submitted for 428 W Johnson Street. The property is one lot at the southeast corner of West Johnson Street & North Flood Avenue with an existing single-family house. This is a platted lot, Lot Fourteen (14), in Block Five (5), of SOONER HOMES ADDITION.

This request is for rezoning from R-1, Single Family Dwelling District to SPUD to use the existing house for a realty management and real estate sales office only.

JACKROCK LLC owns the property and leases property to SPM Realty Inc. SPM Realty Inc is a Property Management & Real Estate Sales Company. SPM Realty Inc has been an incorporated business in Norman for the last 20 years; we manage properties owned by different owners throughout Cleveland County and the OKC metro area. SPM duties include signing leases, collecting rents, keeping accounting records and occasional real estate sales.

JACKROCK LLC and SPM Realty Inc are family owned companies that employ family members; two daughters and one sister of the owner Cynthia Crocker.

SPM Realty Inc. intends to use the proposed location for the purpose of collecting rents, maintaining accounting records and the signing of leases during normal business hours and days. The property will only be used for this company and not used as a single-family dwelling.

## II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

### A. LOCATION

The property is located at 428 W Johnson St

Flood St is a commercial corridor, there are many various businesses. Among those closest to the subject property is Precision Builders, Collision Works, Pretty Puppy Parlor and Performance HVAC directly behind this property.

### B. EXISTING LAND USE AND ZONING

Subject property is a three bedroom and one bathroom home. It has been used as a single-family property in the past. It is currently zoned R-1 and is designated as Low Density Residential on the NORMAN 2025 Land Use & Transportation Plan.

### C. ALLOWED USES

This SPUD will allow the site to be used for the SPM office or a single-family home if the SPM office ever relocates. No other types of offices or other businesses will be allowed to operate at this location under this SPUD.

- a. R-1, Single Family Dwelling District or the SPM Management Company and Realty office use only. Only the R-1, Single Family Dwelling Unit regulations shall apply pertaining to Sec.421.1.3, Area Regulations; no other uses shall be permitted under R-1, Single Family Dwelling District. Only a single family dwelling and accessory buildings will be permitted under this SPUD.
- b. This site shall be used in accordance with the SPUD Narrative only. The SPM office will operate during normal business hours: 8a.m. to 5p.m. Monday through Friday. Duties include: signing leases, collecting rents, keeping accounting records and occasional real estate sales and is conducted by either of the owners, their two daughters and/or the sister of the owner. Most rents are collected through the mail, but some are delivered to the property and rental leases signed at the property. There are usually no more than one or two customers on the property at a time.

### D. UTILITY SERVICES

All required utilities have been installed (including water, sewer, gas and electric) are already established.

### E. FIRE PROTECTION SERVICES

Fire protection services are as provided by the City of Norman Fire Department.

### F. TRAFFIC CIRCULATION AND ACCESS

A large driveway has been installed to allow for multiple parking in front on the subject property so as not to hinder the parking on Johnson Street. The driveway has six parking spaces to accommodate four employees and two customers.

### G. OPEN SPACE & LANDSCAPING

There is existing landscaping, consisting of mature trees that line the east and west sides of the back portion and a few trees in the front and backyards.

There is a 12' x 12' brick building in the back yard and a storm shelter on the east side of the property.

The open space on the lot is 76%.

H. EXTERIOR LIGHTING

Currently there is a light on the front porch and no additional lights will be installed unless they comply with the City of Norman Commercial Outdoor Lighting Standards, Section 431.6.

I. SIGNAGE

There is currently no signage on the property. This SPUD will allow two signs; one placed on the building and one in the yard; each sign will be 24" x 18" maximum size. Sign permits will be required

J. FENCING

The property has an existing chain link fence that encloses the back yard only. No additional fencing is proposed for the SPUD. Additional fencing can be allowed according to Chapter 22 Code of ordinances.

K. ARCHITECTURAL DESIGN

The existing house will be used for SPM Realty Management Company office. If the existing house is destroyed by an act of nature the R-1, Single Family Dwelling District regulations will apply.




L. EXHIBIT A. Site Plan and Open Space



# Exhibit A: Site Plan

**428 W. Johnson**  
Property after Jackrock purchase

**Legend**

-  428 W Johnson St
-  Feature 1
-  Pickup Shop

76%  
Open Space

 428 W Johnson St

