

**NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION
A PLANNED UNIT DEVELOPMENT**

NORMAN, OKLAHOMA

APPLICANT:



***NORMAN REGIONAL HOSPITAL AUTHORITY,
AN OKLAHOMA PUBLIC TRUST D/B/A NORMAN REGIONAL HEALTH SYSTEM***

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
2025 AMENDMENT
PRELIMINARY PLAT

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I. INTRODUCTION

Norman Regional Health System (the “**Applicant**”) seeks to rezone a tract of property located in Ward 5 of the City of Norman. More particularly, the site is located on the South side of State Highway 9, generally located at the Southwest corner of the intersection of State Highway 9 and 24th Ave SE, more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the development of the Property may be phased over time. Through the use of the planned unit development, the Property may be developed as a mixed-use development featuring a free-standing emergency department and other medical related uses for Norman Regional Health System, as well as numerous other compatible uses as further laid out within this PUD. It is anticipated that the Property will be developed in multiple phases, with the development of the free-standing emergency department being the initial phase.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies on the South side of State Highway 9, generally at the Southwest corner of the intersection of State Highway 9 and 24th Ave SE.

B. Existing Land Use and Zoning

The Property is currently zoned O-1, Office Institutional District and currently NORMAN 2025 designated as Office.

The Property is surrounded by various zoning districts and NORMAN 2025 designations, which makes this site an ideal location for the proposed mixed-use development. The property to the North is zoned I-1, Light Industrial and NORMAN 2025 designated as Industrial. The properties to the East of the Property are zoned C-1, Local Commercial with Special Use for a Church and CO, Suburban Office Commercial, with NORMAN 2025 designations of Institutional and Office respectively. The properties to the South and Southeast of the Property are zoned R-1, Single Family Dwelling and NORMAN 2025 designated as Low Density Residential. The property to the Southwest of the Property is zoned R-1, Single Family Dwelling but has a NORMAN 2025 designation of Commercial. Finally, the property to the West of the Property is zoned C-2, General Commercial, with a corresponding NORMAN 2025 designation of Commercial.

C. Elevation and Topography

The Property consists of unimproved land. The Property slopes slightly from the North to the South.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant shall comply with all applicable City ordinances and regulations regarding drainage for the Property.

E. Utility Services

The necessary utility services for this project are already located in close proximity to the Property. The Applicant shall extend such utility services to the Property, as necessary.

F. 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.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a mixed-use development over the roughly 29.6 acres of land, including but not limited to a free-standing emergency department, other medical uses, commercial, and multifamily uses compatible with the development and the spirit of the FSED site, such as senior living. To the extent possible, the Property shall be developed in general compliance with the preliminary site development plan, attached to this PUD. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The Property shall contain the following allowable uses:

Medical – up to 50% of the entire Property.

Commercial – up to 70% of the Property

Residential – up to 30% of the Property

For purposes of this PUD, the above permitted uses shall have the following definitions:

“**Medical**” shall allow for a full service Free Standing Emergency Department, including but not limited to temporary patient observation and short stay uses, laboratory, diagnostic image services, physician offices, and other medical uses, and other uses allowable as a matter of right in the City of Norman’s current O-1, Office-Institutional Zoning District, which is the existing zoning for the Property, including any such additional uses that may be added to said zoning district from time to time.

“**Commercial**” shall allow for general commercial uses, including other uses allowable as a matter of right in the City of Norman’s current C-2, General Commercial Zoning District, including any such additional uses that may be added to said zoning district from time to time.

“**Residential**” shall allow for senior living facilities, including but not limited to senior independent living, assisted living, and memory care facilities, as well as other uses allowable as a matter of right in the City of Norman’s current RM-6, Medium Density Apartment Zoning District, including any such additional uses that may be added to said zoning district from time to time. It is the desire and intent of the Applicant to provide a residential component within the Property that is compatible with the spirit of the FSED and overall wellness theme for the Property. Ultimately, the desire is to entice a senior living center to develop on the Property. By purchasing the entire Property, the Applicant will have control over future end users within the development.

A complete list of the allowable uses for each category is attached hereto as **Exhibit E**.

B. Area Regulations:

The lots within the preliminary plat of the Property shall comply with the following setbacks:

Front Yard: All buildings shall be set back from any abutting street right-of-way at least ten (10) feet. Across the entire front of all lots (and the street side of any corner lot) a minimum ten (10) foot landscape strip shall be installed, which may not be encroached upon by parking. One eight (8) foot tall shade (canopy) tree per each twenty (20) feet of lot frontage and one (1) three (3)-gallon shrub per five (5) feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester.

Side Yard: For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five (5) feet.

Rear Yard: Rear yard shall not be required for retail establishment; except where a rear lot line abuts upon a dwelling district and the commercial building is designed to

be serviced from the rear, there shall be provided a rear yard of not less than thirty (30) feet for lots without alleys and twenty (20) feet for lots with alleys; and further provided that in no case where the rear lot line abuts a dwelling district shall the commercial building be erected closer than three (3) feet to the rear lot line.

C. Parking:

Parking will meet or exceed the requirements of Section 431.5 of the City of Norman's Zoning Ordinance for Off-Street Parking.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building.

E. Miscellaneous Development Criteria

1. Site Plan

The preliminary site development plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the property shall be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's PUD Ordinance.

2. Open Space

Open space and green space areas are located throughout the Property. The Property shall contain a minimum of 10% of open space throughout the development. Within the area of the Property, open green space is approximately shown on the attached **EXHIBIT D**. Impervious area for the Property shall not exceed 85% as applied to the entirety of the development. Residential uses shall not exceed 65% impervious area.

3. Signage

The proposed development signage package for the Property is attached hereto as **Exhibit F**. Signage for the development shall be allowed in the locations and up to the maximum heights shown on the signage package. The total square footage for development entrance, directional, and identification signage as shown on the attached signage package shall be the maximum total square footage for all development signage for the Property. Actual appearance, design, and materials of signage may change depending

on final end users within the Property. Additional on premise signage, including but not limited to tenant or future end user building signage, ground signage, and/or directional signage, for each lot within the Property shall comply with the City of Norman's applicable Commercial Zone Sign Standards, contained in Section 18-504 of the City of Norman's Municipal Code. Grounds signs on the Property shall be allowed at zero setback so long as all ground signs do not block the applicable sight triangle.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development 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. Sidewalks will be added in the locations shown on the attached Preliminary Site Development Plan and Preliminary Plat. Traffic calming devices and signage shall be placed on the Property in the approximate locations and manner shown on the attached Site Development Plan.

5. Lighting

All exterior lighting 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

6. Landscaping

Landscaping shall be provided in conformity to Section 431.8 of the City of Norman's Zoning Ordinance. A landscape buffer is proposed along the southern boundary of the Property. The proposed landscape buffer is approximately 52 feet wide.

7. Fencing

The development of the Property shall comply with the applicable fencing/screening requirements contained in Section 431.9 of the City of Norman's Zoning Ordinance. The Applicant will install a six foot (6') wall made of panelized precast concrete, masonry, or similar material along the southern boundary of the Property. This wall will be completed with the first phase of the development.

8. Phasing

It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the free-standing emergency department.

The timing and number of future phases will be determined by market demand and absorption rates.

EXHIBIT A

Legal Description of the Property
Full Size Documents Submitted to City Staff

AS SURVEYED DESCRIPTION:

A tract of land lying in the Northeast Quarter (NE/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at southeast corner of said Northeast Quarter;

THENCE North 00°07'37" West, along the east line of said Northeast Quarter, a distance of 658.99 feet to a point of intersection with the north line of Block 2, ST. JAMES PARK SECTION 6, recorded in Book 23 of Plats, Page 178 extended and the POINT OF BEGINNING;

THENCE South 89°52'23" West, along said extended line and said north line of Block 2, a distance of 785.00 feet to the southeast corner of Lot 1, Block 1, SOUTH LAKE ADDITION recorded in Book 16 of Plats, Page 56;

THENCE along the east line of said Lot 1, the following Two (2) courses:

1. North 00°07'37" West, parallel with the east line of said Northeast Quarter, a distance of 164.30 feet;
2. North 28°04'22" West a distance of 959.79 feet to the northeast corner of said Lot 1, also being a point on the southerly right of way line of Highway 9 and a point on a curve;

THENCE along the southerly line of said Highway 9, the following Six (6) courses:

1. Easterly along a non tangent curve to the right having a radius of 10,642.96 feet (said curve subtended by a chord which bears North 67°31'13" East a distance of 206.02 feet) for an arc distance of 206.02 feet;
2. North 57°08'48" East a distance of 177.15 feet to a point on a curve;
3. Easterly along a non tangent curve to the right having a radius of 10,677.96 feet (said curve subtended by a chord which bears North 70°12'30" East a distance of 447.34 feet) for an arc distance of 447.38 feet;
4. North 85°48'40" East a distance of 102.38 feet;
5. North 72°45'24" East a distance of 302.23 feet;
6. South 60°09'56" East a distance of 95.81 feet to a point on the east line of said Northeast Quarter;

THENCE South 00°07'37" East, along the east line of said Northeast Quarter, a distance of 1,385.19 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 1,292,529 square feet or 29.6724 acres and a net area, less the statutory rights of way, of 1,246,504 square feet or 28.6158 acres, more or less.

EXHIBIT B

Preliminary Site Development Plan
Full Size Documents Submitted to City Staff

[Attached hereto]

EXHIBIT C

Preliminary Plat

Full Size Documents Submitted to City Staff

[Attached hereto]

EXHIBIT D
Green Space and Open Space Exhibit
Full Size Documents Submitted to City Staff



EXHIBIT E
Allowable Uses

Medical Allowable Uses

(for purposes of familiarity, the majority of this list is based on the City of Norman's O-1, Office - Institutional District. In the event of any ambiguity or conflict between the City of Norman's O-1, Office – Institutional District Ordinance and this list, this list shall control)

- (a) full-service Free-Standing Emergency Department, including but not limited to temporary patient observation and short stay uses, laboratory, diagnostic image services, physician offices, and other general medical uses
- (b) Any of the following uses:
 - (1) Art Gallery.
 - (2) Assembly Halls.
 - (3) Laboratories for research and testing where all work is housed in buildings.
 - (4) Libraries.
 - (5) Museums.
 - (6) Music Conservatories.
 - (7) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
 - (8) Public and private schools and college with students in residence and dormitories associated therewith.
 - (9) Trade schools and schools for vocational training.
 - (10) Churches, temples or other places of worship.
 - (11) Fraternal Service Organization not conducted for profit.
- (c) Recreation uses associated with any of the uses listed under (a or b) above and maintained primarily for the benefit and use of the occupants thereof.
- (d) Shops and stores associated with and incidental to the uses listed under (a or b) above maintained for serving only the occupants thereof.
- (e) Buildings and structures and uses customarily incidental to the above uses.
- (f) all other uses allowable as a matter of right in the City of Norman's current O-1, Office-Institutional Zoning District, including any such additional uses that may be added to said zoning district from time to time.

Commercial Allowable Uses

(for purposes of familiarity, the majority of this list is based on the City of Norman's C-2, General Commercial District. In the event of any ambiguity or conflict between the City of Norman's C-2, General Commercial District Ordinance and this list, this list shall control)

(a) General Commercial Uses, such as:

Amusement enterprises.

Bakery.

Bath.

Bus terminal.

Carpenter and cabinet shop.

Cleaning and dyeing works.

Electric transmission station.

Frozen food locker.

Glass shop.

Golf course, miniature or practice range.

Heating, ventilating or plumbing supplies, sales and service.

Ice plant or storage house for ice and food housing not more than ten (10) tons capacity.

Laundry.

Music, radio or television shop.

Outdoor advertising signs.

Small animal hospital.

Storage warehouse.

Apartment Hotel.

Art Gallery.

Assembly Halls of non-profit corporations.

Laboratories for research and testing where all work is housed in buildings and no smoke, noise, odor, dust or other element of operation is more intense outside the confines of the building than that which normally prevails in an R-3, Multi-family Dwelling District.

Libraries.

Museums.

Music Conservatories.

Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

Public and private schools and college with students in residence and dormitories associated therewith.

Trade schools and schools for vocational training.

Churches

Child Care Center

Antique shop.

Appliance Store.

Artist materials supply, or studio.

Automobile parking lots.

Baby shop.

Bakery goods store.

Bank.
Barber shop, or beauty parlor.
Book or stationery store.
Camera shop.
Candy store.
Catering establishment.
Clothing or apparel store.
Dairy products or ice cream store.
Delicatessen store.
Dress shop.
Drug store or fountain.
Dry Cleaning and Laundry Plant and/or Laundry Pick-up Station
Dry goods store.
Fabric or notion store.
Florist.
Furniture Store
Gift Shop.
Grocery or supermarket.
Interior decorating store.
Jewelry shop.
Leathergoods shop.
Messenger or telegraph service.
Office business.
Outdoor or indoor courts for handball, racquet ball, tennis, or sports activity of a similar nature (lighted outdoor courts shall not to be operated later in the evening than 10:00 p.m. and lighting must be arranged to direct light away from any adjoining property in a residential district).
Painting and decorating shop.
Pet shop.
Pharmacy.
Photographer's studio.
Radio and television sales and service.
Restaurant. A restaurant may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
Sewing machine sales.
Sporting goods sales.
Shoe store or repair shop.
Tailor shop.
Theater (excluding drive-in theaters), including one that sells alcoholic beverages in compliance with state law.
Toy store
Emergency Medical Transportation Services.
Municipal use, public buildings, and public utility.
(b) Buildings, structures, and uses accessory and customarily incidental to any of the above uses, provided:

- (1) There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.
- (c) all other uses allowable as a matter of right in the City of Norman's current C-2, General Commercial Zoning District, including any such additional uses that may be added to said zoning district from time to time.

Residential Allowable Uses

(for purposes of familiarity, the majority of this list is based on the City of Norman's RM-6, Medium Density Apartment District. In the event of any ambiguity or conflict between the City of Norman's RM-6, Medium Density Apartment District Ordinance and this list, this list shall control)

- (a) Senior living facilities, including but not limited to senior independent living, assisted living, and memory care facilities
- (b) Apartment buildings.
- (c) Townhouse development.
- (d) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- (e) all other uses allowable as a matter of right in the City of Norman's current RM-6, Medium Density Apartment Zoning District, including any such additional uses that may be added to said zoning district from time to time.

EXHIBIT F
Signage Package

[Full Sized Documents Submitted to City Staff]

Attached hereto