

**GRACE LIVING CENTER
PUD, PLANNED UNIT DEVELOPMENT-NORMAN
Norman, Oklahoma**

**APPLICATION FOR PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT**

Submitted this 5 day of February, 2018

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I. INTRODUCTION

The Grace Living Center (the "Project") is a proposed Project to expand an existing skilled nursing facility which concentrates on short term rehabilitation of patients from orthopedic and other post-acute care episodes. The Project encompasses the current Grace Living Center and Bridges of Grace Living Center which currently offers a comprehensive range of rehabilitative and personal service addressing the needs of people who have experienced serious injury, illness or surgical complication, or who are no longer able to care for themselves. The site may also include a medical clinic and educational classrooms. The Project's site is approximately 8.5 acres and is located to the southeast of the intersection of 48th S.W. and Main Street. The new construction will be connected to the existing nursing home by virtue of an enclosed walkway. The Project will add additional facilities for seniors and their families as well as educational opportunities for school age children. The site is bordered on the west by another long term care facility, to the north by Main Street and mini-storage units, to the east by a mobile home park and, on the south, residential homes.

The one-story addition is planned with approximately 64 single-occupant rooms for patients recovering from an acute care episode, and a medical clinic for two physicians with up to six exam rooms, and the classrooms for young school age children. Studies have shown that interaction between seniors and school age children in activities, such as reading, can be beneficial and have positive impact on both groups. The addition is planned to be less than 41,000 square feet. The architecture of the building will be wood frame with a brick and stone façade that will be compatible with the existing facility.

The facility will have a low impact on nearby property owners. The included uses generally do not need a high level of City services. Landscaping will be provided pursuant to 431.8 of Chapter 22 of the Norman City Code.

The Project will be beneficial to surrounding residents by providing close proximity for treatment for those living in the area, including both rehabilitative services and individual health care at the medical clinic.

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

A. Location

The subject "Project" lies in Ward 3 just (south of Main Street) east of the southeast corner of 48th Ave. S.W. and Main Street.

B. Existing Land Use and Zoning

The Project is currently designated on the NORMAN 2025 Plan as Current Urban Service Area. A portion of the property is currently zoned C-1, Local Commercial, this property is vacant. To the south of the C-1 property is the current Grace Living Center which is zoned RM-4, Mobile Home Park District and RM-2, Low Density Apartment District. To the northwest is property zoned C-1. To the east is property zoned RM-4, and to the north, across Main Street, is property zoned RM-6, Medium Density Apartment District and C-2, General Commercial District.

C. Elevation and Topography

The site is relatively low slope with minimal topographic variation. A small part of the property is in the FEMA 100-year flood plain.

D. Drainage

SMC Consulting Engineers has prepared an approved drainage plan which will utilize underground drainage which will drain to the drainage basin to the south.

E. Utility Service/Public Works

All required utility systems for the Project (including water, sewer, gas and electric) are in immediate proximity to the property, and long established.

F. Fire Protection Services

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

G. Traffic Circulation and Access

Primary vehicular access to the site will be provided by way of the curb cut immediately abutting Main Street. Secondary access to the site will be provided by an existing access point to 48th Ave. S.W. by way of the existing Grace Living Center.

There is a current curb cut from the west edge of the property onto Main Street. The proposed site plan includes an additional curb cut on the east portion of the property onto Main Street. This additional drive will provide increased access and circulation for city sanitation, delivery and emergency vehicles.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Design

Purpose: The proposed PUD includes the current Grace Living Center and Bridges of Grace Living Center which offers a comprehensive range of rehabilitative and personal services addressing the needs of people who have experienced serious injury, illness or surgical complication, or who no longer are able to care for themselves. This includes skilled rehabilitation and inpatient therapy, while providing additional social activities for long term residents. The proposed PUD will also include an addition of a skilled nursing facility which concentrates on short term rehabilitation of patients for orthopedic and other post-acute care episodes where the average length of stay is approximately thirty (30) days. There may also be a medical clinic to serve patients in the surrounding community, as well as educational classrooms for school age children. The proposed improvements in the PUD are as planned on the attached Preliminary Site Development Plan, EXHIBIT A hereto.

1. Permitted Uses

Convalescent Home

Rest Home

Long term care Skilled Nursing Rehab Center

Medical Clinic/Medical Office

Laboratory

School – Accessory to the planned programs for senior/youth interaction and general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.

Uses – Retail use accessory to medical office.

2. **Density:** The new addition may be developed up to a maximum of sixty-four (64) individual units to be used as patient rooms for skilled nursing and rehabilitative services. There will also be a medical facility servicing up to two (2) physicians with a maximum of six (6) exam rooms. The entire site may be developed up to a maximum of two hundred (200) nursing beds and auxiliary facilities to be used as private and/or semi-private patient rooms for skilled nursing and rehabilitative services.

3. **Height:** Structure may not exceed one (1) story of a habitable building level, plus additional height for roof elements and structures, stair towers, mechanical units, building roof top equipment, chimneys, communication equipment, and other non-

habitable building elements. Roof top HVAC units will be generally screened from view.

4. **Impervious Area:** The total amount of impervious area, including all building footprints and impervious hard paved area shall not cover more than 75 percent of the project. Such as, but not limited to, common gathering areas for patients, dining and kitchen facilities, private salon and spa care for residents, office and administration, fitness, game room, library, lounge, meeting room for families, maintenance and equipment rooms, exterior courtyards, parking and service areas, etc. (NOTE: All the listed uses may or may not be developed, pending final design.)

5. **Accessory Buildings:** Accessory buildings must be accounted for without exceeding the maximum impervious coverage on the site.

6. **Site Design:** All minimum set-backs shall be maintained as per the City Council approved Preliminary Site Development Plan, which is attached herewith and incorporated herein as shown on EXHIBIT A. Planning director or designee may approve of minor variations from the approved site plan as included in the PUD for no more than 5 percent variance for coverage.

7. **Exterior Materials:** Project shall be primarily of brick and stone that is compatible with the existing facility. Stucco may also be utilized for accent. All materials shall be high quality and require minimum maintenance. The site shall meet Section 431.4, Exterior Appearance.

8. **Parking:** Parking spaces will be provided at the ratio of 1 space per 4 beds, 1 space per 2 staff members, 3 spaces per exam room and 3 spaces per class room.

All parking amounts include parking for both residents and staff.

The proposed parking is more than enough for uses of this type. The amount of parking provided may be increased or decreased as final design and unit count is determined so long as the proposed ratios of parking are met.

9. **Dumpster and Trash Enclosures**

Trash will be handled utilizing existing dumpsters.

B. Miscellaneous Development Criteria

1. **Site Plan and Final Plat**

The site development plan 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 substantially constructed as presented thereon, although the PUD may be further refined once final site development plans are submitted with final plat, subject to City Staff and City Council approval as long as coverage is not increased.

2. **Open Space**

Open space and green space areas are located throughout the Project. Within the area of the Project, open space totals are as submitted by the Architect, Kenyon Morgan Architects, and SMC Consulting Engineers, and will be located as shown on **EXHIBIT B**. Impervious areas shall not exceed 75%.

3. **Signage**

The signage for the Project shall be allowed as set forth in compliance to City of Norman Sign Code for Commercial Districts.

4. **Traffic Access/Circulation**

The site currently has two access points, one on the west side at 48th Ave. S.W. and the second on Main Street. The site plan includes 2 curb cuts off of Main Street. The additional proposed entrance on Main St. is requested to improve circulation for sanitation, delivery and emergency vehicles. This additional access has been reviewed and approved by the Transportation Engineer. The existing access point on 48th Ave. S.W. is not changing.

5. **Lighting**

All exterior lighting shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards, Section 431.6 of Chapter 22.

6. **Landscaping**

Landscaping shall comply with 431.8 of Chapter 22 of the Norman City Code.

7. **Sidewalks**

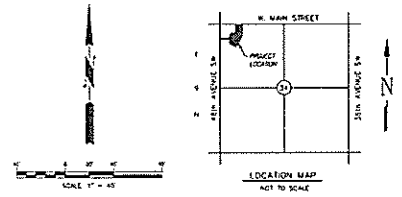
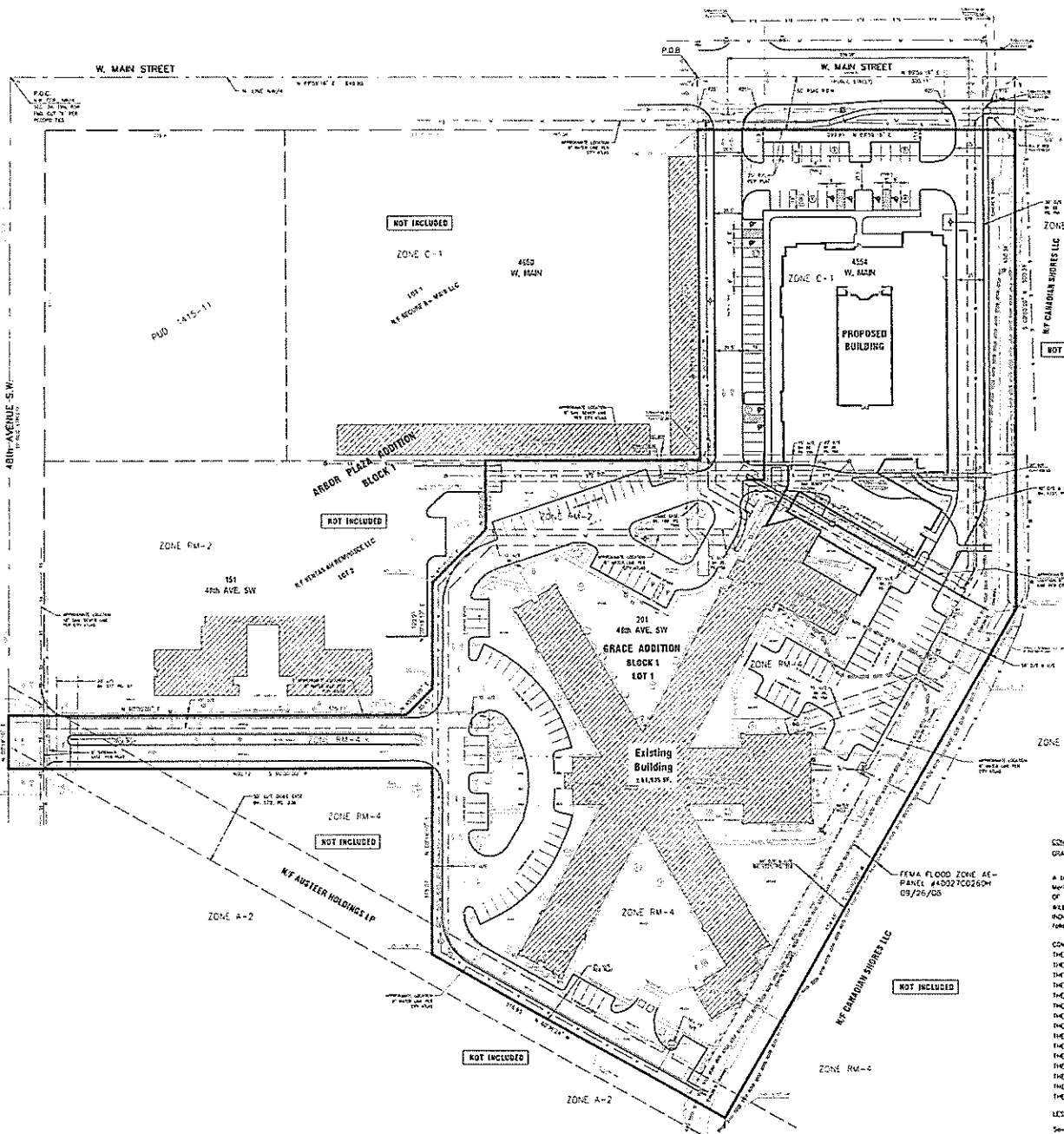
The Project will connect the Main Street sidewalks to east and west property boundaries and will be five (5) foot in width. There is an existing sidewalk adjacent to 48th Avenue S.W.

27092/725858

PRELIMINARY SITE PLAN

GRACE LIVING CENTER
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.W. 1/4, SEC. 34, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE 1" = 40'



PARKING SCHEDULE

EXISTING BUILDING PLUS NEW ADDITION SQUARE FEET	187,300 SF
EXISTING PARKING PROVIDED	106 PARKING SPACES
NEW PARKING PROVIDED	50 PARKING SPACES
TOTAL PARKING PROVIDED	156 PARKING SPACES

PARKING PROVIDED PER PUD CODE: GRACE LIVING CENTER PARKING SPACES WILL BE PROVIDED AT THE RATIO OF 1 SPACE PER 4 BEDS, 1 SPACE PER 2 SUITE NUMBERS, 3 SPACES PER TEAM ROOM AND 3 SPACES PER CLASS ROOM.

BICYCLE PARKING DATA

AUTOMOBILE PARKING SPACES	BICYCLE PARKING PROVIDED	BICYCLE PARKING REQUIRED
156 AUTOMOBILE SPACES	1	1
REMAINING 148 AUTOMOBILE SPACES	8	8
TOTAL	9	9

LOCATION OF BICYCLE PARKING WILL BE DETERMINED IN CONSTRUCTION PLANS.

ENTRY LOCATION FOR THE SANITARY SEWER SERVICE LINE AND THE LOCATION OF THE DOMESTIC WATER MAIN TO BE DETERMINED IN CONSTRUCTION PLANS.

STORM WATER EXTENSION IS NOT REQUIRED PER CITY LEVEL OF EXTENSION REQUIRED.

- NOTES:**
- LOT 1, BLOCK 1 OF GRACE ADDITION AND TRACT E (PART NORMAN PROPERTIES LLC) WILL BE A REPEAT (54,917 ACRES).
 - ENTER PROPOSED AND GRACE LIVING CENTER FOR PARKING SCHEDULE.
 - PUBLIC UTILITIES AND SANITARY SEWER WILL BE MODIFIED AT FINAL PLAT STAGE.
 - WHERE PROPOSED ARE REQUIRED TO BE SPACED, THE DISTANCES BETWEEN THE FIRE DEPARTMENT CONNECTIONS (FDC) AND THE NEAREST HYDRANTS SHALL BE LIMITED PER FIRE DEPARTMENT REQUIREMENTS. THESE LOCATIONS WILL BE DESIGNATED WITH INDIVIDUAL SITE PLANS AT FINAL PLAT STAGE.
 - FIRE HYDRANTS AND FIRE LINE SPRINKLER/STORAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
 - SEWERAGE WILL BE CONSTRUCTED ALONG MAIN STREET WITHIN FRONTAGE OF THE PROPERTY. ALL SEWERAGE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - FIRE VALVES WILL BE PROVIDED AS NECESSARY FOR REQUIRED SPRINKLER SYSTEMS. ALL FDC REQUIREMENTS WILL BE MET PER CITY REQUIREMENTS.
 - EXISTING ZONING: C-1, RM-2, RM-4 PROPOSED ZONING: PLANNED UNIT DEVELOPMENT.

CONVEYED LEGAL DESCRIPTION:
GRACE LIVING CENTER - NORMAN

A tract of land lying in the Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, including all of GRACE ADDITION, A REPEAT OF A PART OF LOT 1, BLOCK 1 OF WILLOWCREST ADDITION AND A PART OF LOT 2 OF ARBOR PLAZA ADDITION (A REPEAT OF ALL OF MAIN STREET PROFESSIONAL PARK AND A PORTION OF LOT 1, BLOCK 1, WILLOWCREST ADDITION), AND A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, according to the recorded plat thereof, being more particularly described as follows:

COMMENCEMENT: at the northwest corner of the Northwest Quarter (NW1/4) of said Section Thirty-four (34);

THENCE North 89°29'11" East, along the north line of said NW1/4, a distance of 618.92 feet to the POINT OF BEGINNING;

THENCE continuing North 29°55'16" East, along the north line of said NW1/4, a distance of 332.11 feet;

THENCE South 02°00'00" East a distance of 500.34 feet;

THENCE South 30°00'00" West a distance of 154.96 feet;

THENCE North 02°30'24" West a distance of 316.53 feet;

THENCE North 02°16'10" East a distance of 175.07 feet;

THENCE North 92°00'00" West a distance of 400.72 feet to a point on the first line of said Northwest Quarter (NW1/4);

THENCE North 02°18'10" East, along the west line of said Northwest Quarter (NW1/4), a distance of 503.03 feet;

THENCE North 90°00'00" East a distance of 125.71 feet;

THENCE North 45°09'05" East a distance of 25.43 feet;

THENCE North 02°16'10" East a distance of 100.81 feet;

THENCE North 43°00'00" East a distance of 120.80 feet;

THENCE North 02°00'00" East a distance of 64.99 feet;

THENCE North 90°00'00" East a distance of 202.81 feet;

THENCE North 02°13'12" West a distance of 362.27 feet to the POINT OF BEGINNING.

LESS & EXCEPT: The dotted public right of way of 40th Avenue SW and W. Main Street.

Said tract of land contains an area of 274,460 square feet or 6.2564 acres, more or less.

The bearing of North 89°29'11" East for the north line of said Northwest Quarter was used as the basis of bearing for this description.

APPLICANT:
GRACE LIVING CENTER - NORMAN
C/O INTERPRET, BLAINE AVE
100 W. BROADWAY, SUITE 1700
OKLAHOMA CITY, OK 73102

EXHIBIT A



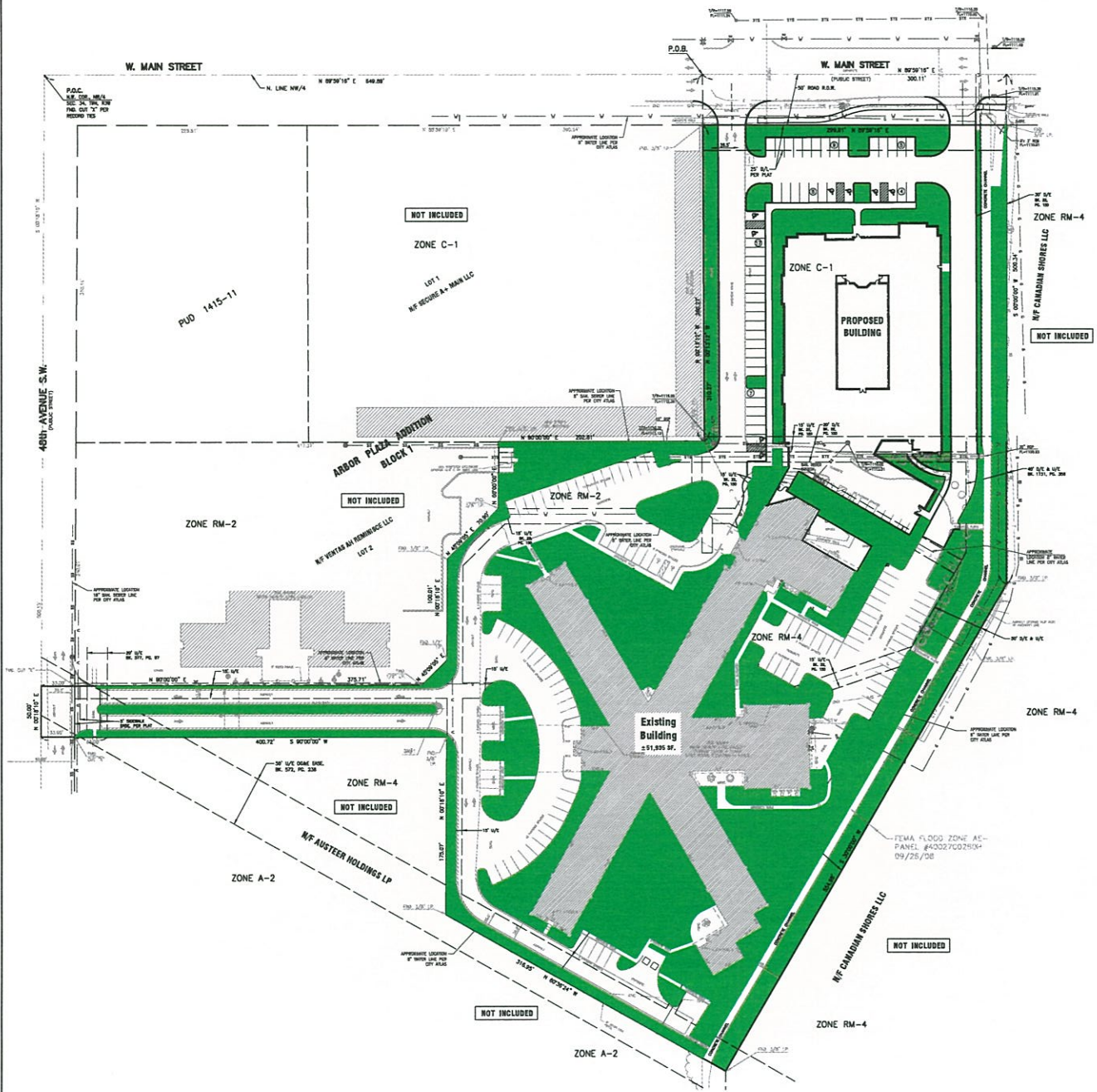
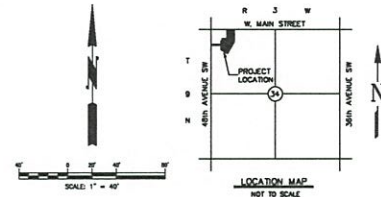
GRACE LIVING CENTER
W. MAIN ST. & 48th AVE. SW
NORMAN, OKLAHOMA

SMC
S.M. CRAWFORD, P.E.
100 W. BROADWAY, SUITE 1700
OKLAHOMA CITY, OK 73102
PH: 405.233.1111
WWW.SMCOKLAHOMA.COM

PRELIMINARY SITE PLAN
SHEET NO. 1

GREEN SPACE SUMMARY / LANDSCAPE EXHIBIT

GRACE LIVING CENTER
A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.W. ¼, SEC. 34, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE:
 THE PROPOSED DEVELOPMENT IS
 LOT 1, BLOCK 1
 ± 8.5964 AC

GRACE LIVING CENTER – GREEN SPACE SUMMARY

TOTAL AREA LOT 1, BLOCK1 = 374,460 SFT
 TOTAL GREEN SPACE AREA LOT 1, BLOCK 1 = 134,249 SFT
 TOTAL GREEN SPACE % LOT 1, BLOCK 1 = 35.85%

SOME OF THE EXISTING EASEMENTS ARE SCREENED BY THE COLOR RENDERING OF GREEN SPACES. REFER PRELIMINARY PLAT AND PRELIMINARY SITE DEVELOPMENT PLAN FOR FURTHER INFORMATION ON EXISTING EASEMENTS.

© THE CONSULTING ENGINEER, P.C. HAS REVIEWED THESE EASEMENTS AND HAS NO OBJECTION TO THE PRESENTED MATERIAL FROM WHICH INFORMATION FROM THE CONSULTING ENGINEER, P.C.

EXHIBIT B



GRACE LIVING CENTER
 W. MAIN ST. & 48th AVE. SW
 NORMAN, OKLAHOMA



PROJECT NO. 201401
 DATE: 11-14-14
 SCALE: 1"=40'
 DRAWN BY: M.A.R.
 CHECKED BY: M.A.R.
 PROJECT MANAGER: M.A.R.
 P.C. NUMBER: 13378

GREEN SPACE SUMMARY /
 LANDSCAPE EXHIBIT

SHEET NO.
 EXHIBIT B