

St. Joseph's Catholic Church SPUD

Norman, Oklahoma

Simple Planned Unit Development
SPUD Narrative
SPUD Site Development Plan

Simple Planned Unit Development
Application for Rezoning

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Prepared by:

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A) Introduction and Purpose

St. Joseph's Catholic Parish is a faith community located in Core Central Norman. The parish campus generally lies within the boundaries of E. Gray St. on the south, E. Hughbert St. on the north, N. Ponca Ave. on the east and N. Porter Ave. on the west.

The Parish has been a resident and part of the Norman community since its founding in 1896. The original church was demolished in 1949 and a new church building erected at the same location. This building still exists today and occupies the SE corner of the intersection of Porter Avenue and Tonhawa Street. Other significant building structures in the Campus include the Women's Sanctuary managed by Catholic Charities, the Rother Building with its bookstore, classrooms and gathering spaces for parishioners, both located along the north side of Tonhawa Street, the Thrift Shop which distributes clothing to the poor in the community and is located along Porter Avenue, and the Parish Center located at [421 East Acres Street](#), which is the most active facility in the campus and houses the parish's administrative offices, chapel, gymnasium and additional classrooms and meeting spaces for adult and children religious formation. Parking accommodations are provided by way of three parking lots and on-street parking along Tonhawa Street, Ponca Avenue and Acres Street.

Over the years, as the size of the congregation has grown and expanded demographically, the campus has been expanded to fulfill the needs of the parish community as well as the outlying community which the parish's ministries serve. Currently the parish has a membership of approximately 1,200 families, approximately half of which speak Spanish as a first language. As expansion of the physical plant has occurred over the years, the structures have had to be segregated from each other as the campus is bisected by streets and parking lots which make wayfinding for the parishioner or visitor alike challenging and confusing. The Parish seeks to implement a wayfinding signage scheme that will help visitors to the campus navigate safely and expeditiously to their desired destination by way of directional legends and building

titles, both in English and Spanish. More importantly than convenience alone, the wayfinding scheme will provide a safer environment in that the signage will alert passing vehicles as to the nature of the campus with possibility of associated foot traffic and that the vehicle traffic and pedestrian wandering across streets and parking lots in search of destinations will be minimized. Beyond the functional aspect of the signage, we also seek to provide aesthetic qualities which would feature architectural homogeneity and consistent branding of the St. Joseph's properties, providing enhanced beautification of this property along the Porter Avenue Right of Way.

Current zoning restrictions limit the size, placement and style of the desired wayfinding signs to the point of negatively affecting their effectiveness. In order to implement an efficient, aesthetically pleasing and visible wayfinding signage system, Saint Joseph Catholic Church proposes to rezone its fragmented property into a Simple Planned Unit Development (SPUD) with a specific wayfinding sign package.

B) Property Description / General Site Conditions

a. Location

The property is generally located north of E. Gray St., east of Porter Ave., west of Ponca Ave., and south of E. Hughbert St. with specific structure addresses as follows:

- 1) 211 N. Porter Ave. – Church Sanctuary
- 2) 422 E. Tonhawa St. – Parish Parsonage (Rectory)
- 3) 425 E. Tonhawa St. – Rother Bldg. / Catholic Charities / Parking
- 4) 303 N. Porter Ave. – Thrift Shop
- 5) 421 E. Acres St. – Parish Center
- 6) 303 E. Gray St. – Church Sanctuary Parking

b. Existing Land Use and Zoning

The property is currently designated for Institutional Use on the 2025 Land Use and Transportation Plan. Current uses for the facilities include support functions relative to the mission of St. Joseph's Catholic Church and are as follows.

- i. The Church Sanctuary serves the parish mission through worship and prayer services as well as events such as weddings and funerals. This plot is currently zoned **C-2**.
- ii. The Parish Parsonage is the primary residence of our pastor and associate pastor plus temporary housing for guest celebrants and seminarians. Additionally the space is used for social events associated with support of the parish mission. This plot is currently zoned **R-3**.
- iii. The Rother Bldg. houses a religious bookstore and meeting rooms for various parish activities such as faith formation and ministry planning. The Catholic Charities Women's Sanctuary and Development Center adjacent to the Rother Bldg. houses offices for ministry and aide to at risk women who receive case management for various disciplines aimed at transitioning them into permanent housing and meaningful employment. This plot is currently zoned **C-2 & R-3**.
- iv. St. Joseph's Thrift Store is a resale store featuring gently used clothing items at very affordable prices all comers. This plot is currently zoned **C-2**.
- v. The Parish Center is the most heavily used of all structures on campus and includes administrative offices, class rooms, a chapel, gymnasium, event kitchen and dining hall, and on occasion serves as an overnight retreat center. This plot is currently zoned **R-3**.
- vi. The Parking Lot for the Church Sanctuary provides parking primarily for services relative to the Church Sanctuary. This plot is currently zoned **C-2**.

c. Elevation and Topography

The Property is fully developed and is of low slope with paving and structures covering the majority of the Property. No part of the Property lies within any flood plain or WQPZ.

d. Drainage

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

e. Utility Services

The Property is already developed and fully served by all necessary utilities.

f. Fire Protection Services

Fire Protection services are provided by the City of Norman Fire Department and otherwise required per code.

C) Miscellaneous Development Criteria

a. Site Plan

No changes are proposed to the site plan on the Property, and thus the existing site plan as shown on attached Campus Map **Exhibit A** shall remain unchanged.

b. Open Space

No changes are proposed to the existing open space on the Property, and thus the existing open space requirements shall remain unchanged.

c. Signage

The implementation of a wayfinding signage scheme for the Property is the primary interest for requesting zone modification. We seek to install

or modify a total of 14 signs on the Property. These signs are depicted in drawings and renderings included with Wayfinding Sign Package **Exhibit B**. The ground mounted signs will feature a silhouette likeness of the church steeple extending above the basic rectangular shape of the sign to incorporate a St. Joseph's Church brand theme throughout the campus signage. None of these signs are or will be facing a surrounding residential property, but rather are facing commercial or public properties exclusively. Sign legend size and content for the design have been selected for visibility to the driver and to the pedestrian and are bi-lingual in English and Spanish. In order to facilitate the designed sign content, some signs would have to be larger than the current zoning guideline regarding the maximum square footage allowance for signs.

We have current signage in place as depicted on the map included with the Wayfinding Sign Package, **Exhibit B** locations **7, 9 & 10**.

Signs **7a & 7b** along Porter Ave. in front of the Church Sanctuary currently feature metal character applique on masonry walls with spot flood lighting for illumination at night. We propose changing that signage to aluminum cutout backlit signs which would provide an aesthetically pleasing, bi-lingual sign incorporating the St. Joseph's brand and will eliminate the need for external flood illumination and thus reduce the amount of evening ambient light noise along Porter Ave.

Signs **9 & 10** are currently wall mounted aluminum character signs which we would replace the characters with the slightly larger, bi-lingual signage.

New wall mounted character applique signage also are described for sign **8 locations** shown on the map and rendered in detail on the drawings within Wayfinding Sign Package **Exhibit B**.

Signs shall not be placed in sight triangles, and shall be protected from traffic as required in Section 18-704 of the Sign Code.

Sign lighting may be direct, indirect or internal and limited to 100 footlamberts.

Flexibility may be allowed to change the text, so long as it identifies uses on the campus.

Signs not addressed in this master sign plan shall follow regulations for signage in C-2 zones.

d. Site Proof Screening Requirements

No changes are proposed to the existing site plan on the Property, and thus the existing fencing shall remain unchanged.

e. Traffic/Access/Circulation/Parking and Sidewalks

No changes are proposed to the existing traffic access, circulation or parking on the Property, and thus the existing site plan as shown attached on Campus Map **Exhibit A** shall remain unchanged. No additional uses shall be allowed that require drive through facilities.

f. Lighting

All exterior lighting shall be maintained or installed as needed in conformance with the City of Norman Commercial Outdoor Lighting Standards, as amended from time to time.

g. Landscaping

Any additional landscaping features which might be changed or added will be in conformity with City of Norman ordinances as amended from time to time.

h. Park Land

No additional park land requirements are set forth herein.

D) Exhibits

- a. Campus Map
- b. Wayfinding Sign Package
- c. Property Ownership and Maps