

# **FOOD AND SHELTER ADDITION**

Norman, Oklahoma

Food and Shelter, Inc.

April Heiple, Executive Director

A PLANNED UNIT DEVELOPMENT  
APPLICATION FOR REZONING AND  
PRELIMINARY DEVELOPMENT  
PLAN/PLAT

Ordinance No. 0-1415-41

Prepared by  
Tom McCaleb, P.E.  
SMC Consulting Engineers, P.C.  
Submitted May 2015  
Revised June 3, 2015  
Revised August 10, 2015  
Revised August 18, 2015

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## I. INTRODUCTION

This project is unique. All participants are volunteers working to provide a facility to serve the homeless and those in danger of becoming homeless in Norman. The land will be purchased with cooperation and funds from many private sources and public sectors including the City of Norman and Cleveland County. The purpose for this project is to provide shelter, food, and assistance for the group that needs those services.

This Planned Unit Development (the “**PUD**”) is being submitted for the development of the Food and Shelter Addition (the “**Addition**”). The total Addition encompasses approximately 3 acres located on the east side of Reed Avenue south of E. Main Street approximately 481 feet. This PUD is intended to provide for greater flexibility in the careful design of the residential lots, cottages, open space, utilities, drainage, recreational amenities, and circulation within the Addition. Upon completion, the PUD will provide more sustainable and environmentally friendly designs for open areas that would otherwise not be attainable under conventional practices and regulations of the development guidelines of the City of Norman.

The PUD is intended to allow that necessary flexibility in order to create a distinctive open space and environmentally friendly development for the users. Therefore, flexibility in the design and construction of buildings is critical. This efficient compaction of developed areas within the property will allow for natural open space.

In order to accomplish these goals, the applicant hereby requests a rezoning of the Property. The rezoning being requested is for a Planned Unit Development (PUD). The Applicant is submitting a Rezoning Application, Preliminary Site Development Plan and Preliminary Plat for approval.

## II. PROPERTY DESCRIPTIONS/ EXISTING PROPERTY CONDITIONS

### A. Location

Food and Shelter Addition is bordered on the west by Reed Avenue. To the west, across Reed Avenue is land zoned R-2 and is completely developed. To the north of the Addition is open space (belonging to the Department of Mental Health) extending to E. Main Street. To the east of the Addition is open space belonging to Department of Mental Health. To the south of the Addition is open space belonging to Department of Mental Health.

B. Existing Land Use and Zoning

The Property is currently not zoned and is designated as Unclassified and is a portion of the Department of Mental Health properties.

The Property is currently designated as Institutional with a small portion on the east being flood plain. The property has access to sanitary sewer and water service. Reed Avenue is the west boundary and is a public street.

C. Elevation and Topography

The Property primarily consists of relatively minimal slope land, and therefore presents a good opportunity to carefully design and implement development methodologies that will allow tightly compact residential housing to be constructed around open space common areas. A portion of the Property is in the 100-year flood plain. No construction will be in the flood plain.

D. Drainage

A Drainage Impact Analysis has been prepared to better illustrate the detention requirements that are required and the solutions planned. Detention will be provided.

E. Utility Services

All of the required utility systems for the project (including water, gas, telephone, and electric) are adjacent to the site.

F. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department and by developer installed fire hydrants at locations per the City of Norman regulations for such.

G. Traffic Circulation and Access

The Addition will be served with primary vehicular access to the Property by way of the immediately adjacent Reed Avenue right-of-way on the west.

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT-PHASE I

#### A. Office & Residential Community-Permanent Supportive & Transitional Housing

As put forth on the proposed Preliminary Site Development Plan on **EXHIBIT B**, the Addition will consist of residential housing in two different areas within the Addition:

##### 1. Lot One Block One Residential Lot plus Office Building with Kitchen and Dining Hall

The living area in Lot One, Block One of the Addition will feature 32 residential cottages ( 17 efficiency units, 13 two bedroom and 2 family units), one office, a pet area, a play area, and storage building.

The uses permitted: Office, Cafeteria, Laundry, Warming Shelter, and Housing.

Cottages in the Addition will be of standard construction, single family homes. The proposed Preliminary Site Development Plan is as shown on the attached **EXHIBIT B**. The site development plan features a tightly compact design of residential cottages. Design parameters of the plans are to maintain minimal setback yards as shown on the preliminary site development plan. The side yard setback will be a minimum of five (5) feet and the rear yard setbacks shall be a minimum of five (5) feet, except where there is an easement that is deeper in dimension and in such case the easement depth shall be the setback. The office will have a 3 foot setback from the Reed Avenue right-of way.

PUD shall have an exterior building wall finish on all main structures, exclusive of windows and doors, consisting of a minimum 60% masonry product. No more than 40% EIFS, stucco, wood, wood type, engineered wood siding products, or cement board shall be used. Exposed metal or exposed concrete block building shall not be permitted. The building materials are required to be at the stated percentages due to the use of covered front and back porches. Eaves and gables shall be permitted to be wood, wood type, engineered wood siding products or cement board.

There will be 17 efficiency units, 13 two bedroom houses in Lot One and 2 family units. The square foot area requirements for homes in the adult living areas of

the Addition shall be 302 square feet for efficiency houses and 514 square feet for two bedrooms and 651 square feet for the family units. This minimum figure is for living space and is exclusive of open porches.

There will be twenty (25) parking spaces provided for Lot One.

Lot Two will have a 5 foot setback for cottage C-7 along the north side.

#### IV. DEVELOPMENT PLAN AND DESIGN CONCEPT-PHASE II

##### A. Permanent Support Housing

###### 1. Lot Two, Block One Residential Lot

The living area in Lot Two, Block One of the Addition will feature 11 residential cottages. These cottages are larger +/-651 square feet. These units will provide a space for persons who get employment and need shelter and pay rent. Final design will be submitted with Phase Two.

Cottages in the Addition will be standard construction, single family homes. The proposed Preliminary Site Development Plan is attached as **EXHIBIT B**. The site development plan features a tightly compact design of residential cottages. Design parameters of the plans are to maintain minimal setback yards as shown on the preliminary site development plan.

PUD shall have an exterior building wall finish on all main structures, exclusive of windows and doors, consisting of a minimum 60% masonry product. No more than 40% EIFS, stucco, wood, wood type, engineered wood siding products, or cement board shall be used. Exposed metal or exposed concrete block building shall not be permitted. The building materials are required to be at the stated percentages due to the use of covered front and back porches. Eaves and gables shall be permitted to be wood, wood type, engineered wood siding products or cement board.

There will be 11 two bedroom houses in Lot Two. The square foot area requirements for homes in the adult living areas of the Addition shall be +/-651 square feet for two bedrooms. This minimum figure is for living space and is exclusive of open porches.

There will be eleven (11) parking spaces provided for Lot Two.

V. SITE DEVELOPMENT

1. Coverage of buildings and impervious areas on each lot shall be allowed up to the areas as shown on the Preliminary Site Development Plan submitted herewith. This includes building coverage on each lot of floor area of the residential dwelling structure up to 75% of the lot area. While the individual lot coverages are on the upper end, they are offset substantially by way of green space and open areas in the Addition, which currently account for 40% of the total area.

2. Signage

The entrances to the Addition, as located on Reed Avenue, may contain entryway signs and associated walls, fences, and decorative features that will identify the Addition. The entrances to the Addition, as located on Reed Avenue, may contain entryway signs and associated walls, fences, and decorative features that will identify the Addition. The development will be allowed entry signs to identify the Addition at each entrance along Reed Avenue; 16 square feet per sign, for a total of 32 square feet per entrance. The Addition will also be allowed to have 5 directional signs of 4 square feet per sign. The main building, fronting Reed Avenue, will be allowed one wall sign with a maximum area of 20 square feet. The signs may be lighted and landscaped with appropriate vegetation and planters designed so as not to interfere with traffic sight lines.

3. Fencing

No perimeter fences will be constructed.

4. Amenities

The Addition is planned to feature private interior open spaces with walking trails. These trails are planned to be of varying widths and styles.

The pet area will have a pavilion and the play area will have a yard with children's playground equipment.

Park land is not required due to the nature of the project.

B. Open Space and Green Space

As shown on **EXHIBIT C** hereto, open space areas are located throughout the Addition. Open space totals roughly 1.21 acres in the 3 acre Addition, or roughly 40% of the total Addition gross land area.

Any lighting over any common area will be full cut-off fixtures and shielded from adjacent single-family homes and will not have poles taller than 30 feet.

C. Traffic access/circulation/sidewalks

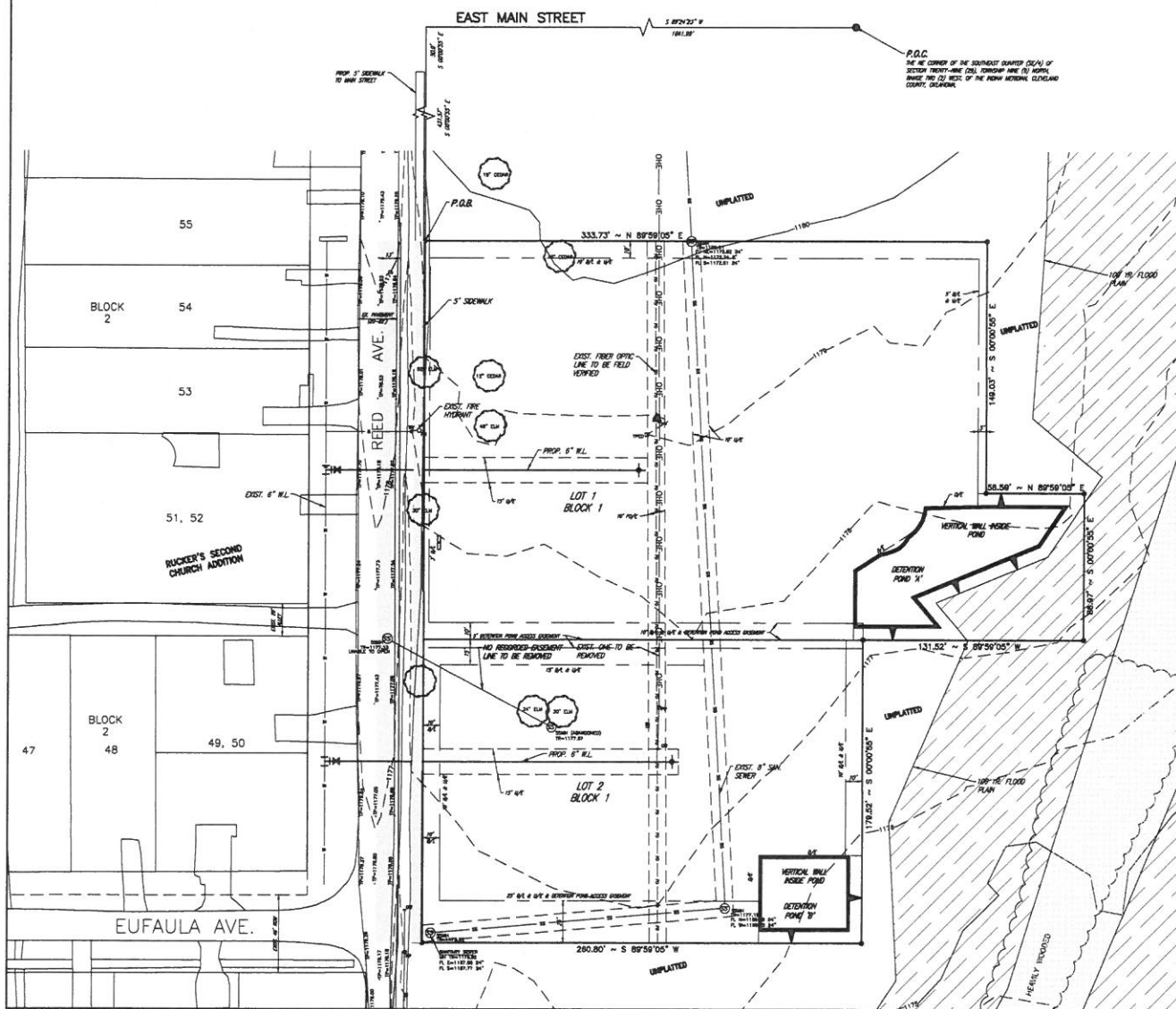
Primary vehicular access to the Property will be provided by way of the adjacent Reed Avenue. Sidewalks will be constructed along Reed Ave. and will extend to East Main Street.

D. Development Phasing

This project will be developed in Two Phases.



PRELIMINARY PLAT  
**FOOD & SHELTER ADDITION**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE S.E. 1/4 OF SECTION 29, T9N, R2W, 11M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP  
 SCALE: 1"=2000'

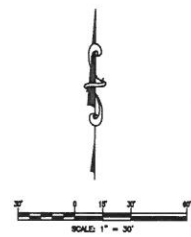
**LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST, OF THE NINTH MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SW 1/4; THENCE SOUTH 89°42'22" WEST ALONG THE NORTH LINE OF SAID SW 1/4 A DISTANCE OF 1541.60 FEET; THENCE SOUTH 0°00'00" EAST A DISTANCE OF 58.50 FEET TO A POINT; SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF REED AVENUE AND THE SOUTH RIGHT OF WAY LINE OF 100' FLOOD PLAN; THENCE SOUTH 0°00'00" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 431.87 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°42'22" EAST A DISTANCE OF 333.75 FEET;  
 THENCE SOUTH 0°00'00" EAST A DISTANCE OF 148.03 FEET;  
 THENCE NORTH 89°42'22" EAST A DISTANCE OF 58.50 FEET;  
 THENCE SOUTH 0°00'00" EAST A DISTANCE OF 58.50 FEET;  
 THENCE SOUTH 89°42'22" WEST A DISTANCE OF 131.52 FEET;  
 THENCE SOUTH 0°00'00" EAST A DISTANCE OF 174.52 FEET;  
 THENCE SOUTH 89°42'22" WEST A DISTANCE OF 58.50 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE; THENCE NORTH 0°00'00" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 415.32 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 130,875 SQUARE FEET OR 3.00 ACRES, MORE OR LESS.



**NOTES:**

1. THE PROPERTY SHOWN ON THIS PLAT IS SHOWN AS ACCORDING TO THE FINAL PLANS AND THE CITY OF NORMAN ZONING AND SPECIFICATIONS.
2. ALL PROPOSED IMPROVEMENTS SHALL BE AT 1' UNLESS OTHERWISE NOTED.
3. EXCEPT WHERE SHOWN, NO EXISTING PROPOSED DRAINAGE IS SHOWN.

S.M.C. CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THIS DOCUMENT IS NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM S.M.C. CONSULTING ENGINEERS, P.C.

**OWNER/DEVELOPER**

APRIL PEOPLE DESIGN ARCHITECT  
 1001 N. COMMERCIAL  
 NORMAN, OK 73069  
 TEL: (405) 941-4311

**PREPARED BY**

S.M.C. CONSULTING ENGINEERS, P.C.  
 815 N. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73108  
 (405) 524-7715



**FOOD & SHELTER ADDITION  
 A PLANNED UNIT DEVELOPMENT**  
 REED AVE. & E. MAIN STREET  
 NORMAN, OKLAHOMA

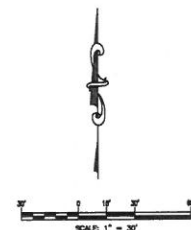
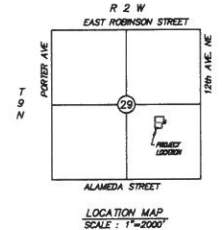
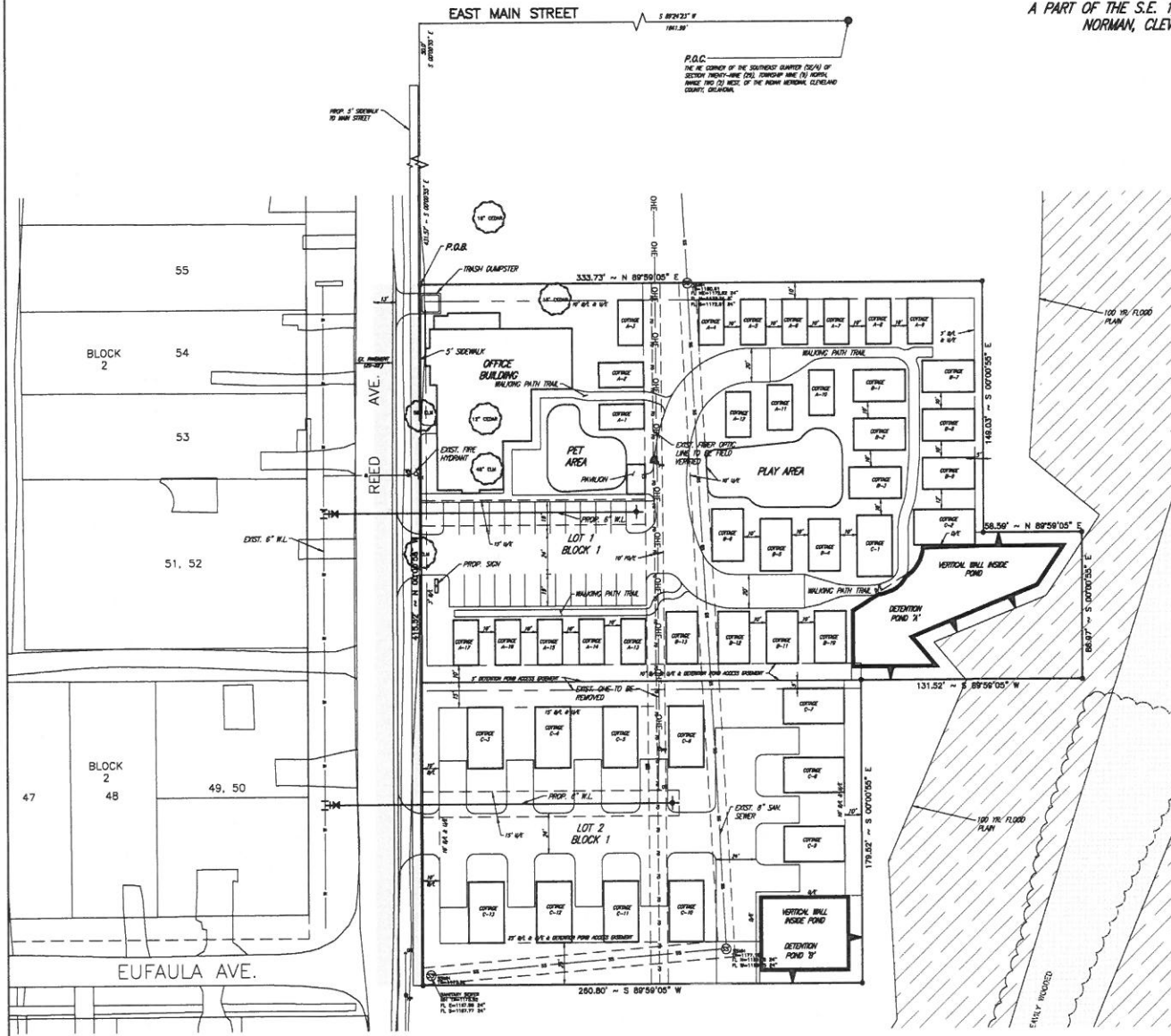
**SMC**  
 S.M.C. CONSULTING ENGINEERS, P.C.  
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 (405) 524-7715  
 FAX: (405) 524-7716  
 E-MAIL: SMC@SMCENGINEERS.COM  
 WWW.SMCENGINEERS.COM

**PRELIMINARY PLAT**

SHEET NO.  
 1

EXHIBIT B - REVISED AUGUST 19, 2015

PRELIMINARY SITE DEVELOPMENT PLAN  
**FOOD & SHELTER ADDITION**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE S.E. 1/4 OF SECTION 29, T9N, R2W, L1M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



BUILDING TABLE			
TYPE	DESCRIPTION	SQUARE FEET	UNITS
COTTAGE A	ONE BED	302	17
COTTAGE B	TWO BED	514	13
COTTAGE C	FAMILY	651	13

- NOTES:
1. THE PROPERTY WILL BE LOCATED AND DEVELOPED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN ZONING AND SPECIFICATIONS.
  2. ALL PROPOSED OVERLAYS SHALL BE 10' UNLESS OTHERWISE NOTED.
  3. DRAINAGE, NO ZONING, PREPARED ZONING & FILL.

OWNER/DEVELOPER  
 ANNE HOLLY CREATIVE DESIGN  
 100 E. COMMERCE  
 NORMAN, OK 73069  
 (405) 422-0001

PREPARED BY  
 SMC CONSULTING ENGINEERS, P.C.  
 802 S. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73104  
 (405) 422-7718

FOOD & SHELTER ADDITION  
 A PLANNED UNIT DEVELOPMENT

REED AVE. & E. MAIN STREET  
 NORMAN, OKLAHOMA

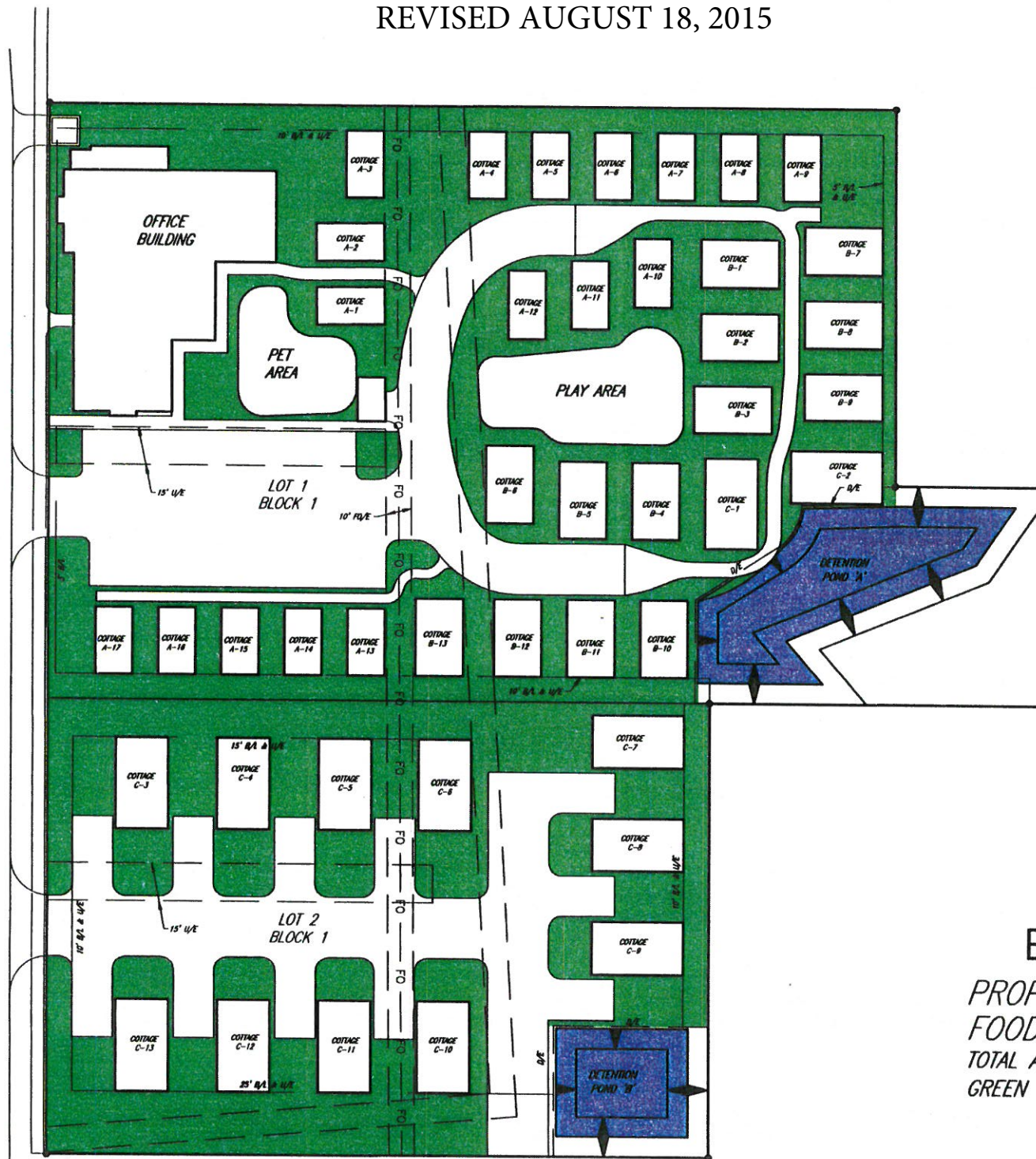
SMC  
 SMC Consulting Engineers, P.C.  
 802 S. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73104  
 (405) 422-7718

PROJECT NO. 1501.00  
 SHEET NO. 1501.00  
 SCALE: 1" = 30'  
 DRAWN BY: J.A.  
 CHECKED BY: J.A.  
 P.E. NUMBER 13418

PRELIMINARY SITE  
 DEVELOPMENT PLAN

SHEET NO.  
 1

REVISÉD AUGUST 18, 2015



SCALE: 1" = 60'

## EXHIBIT C

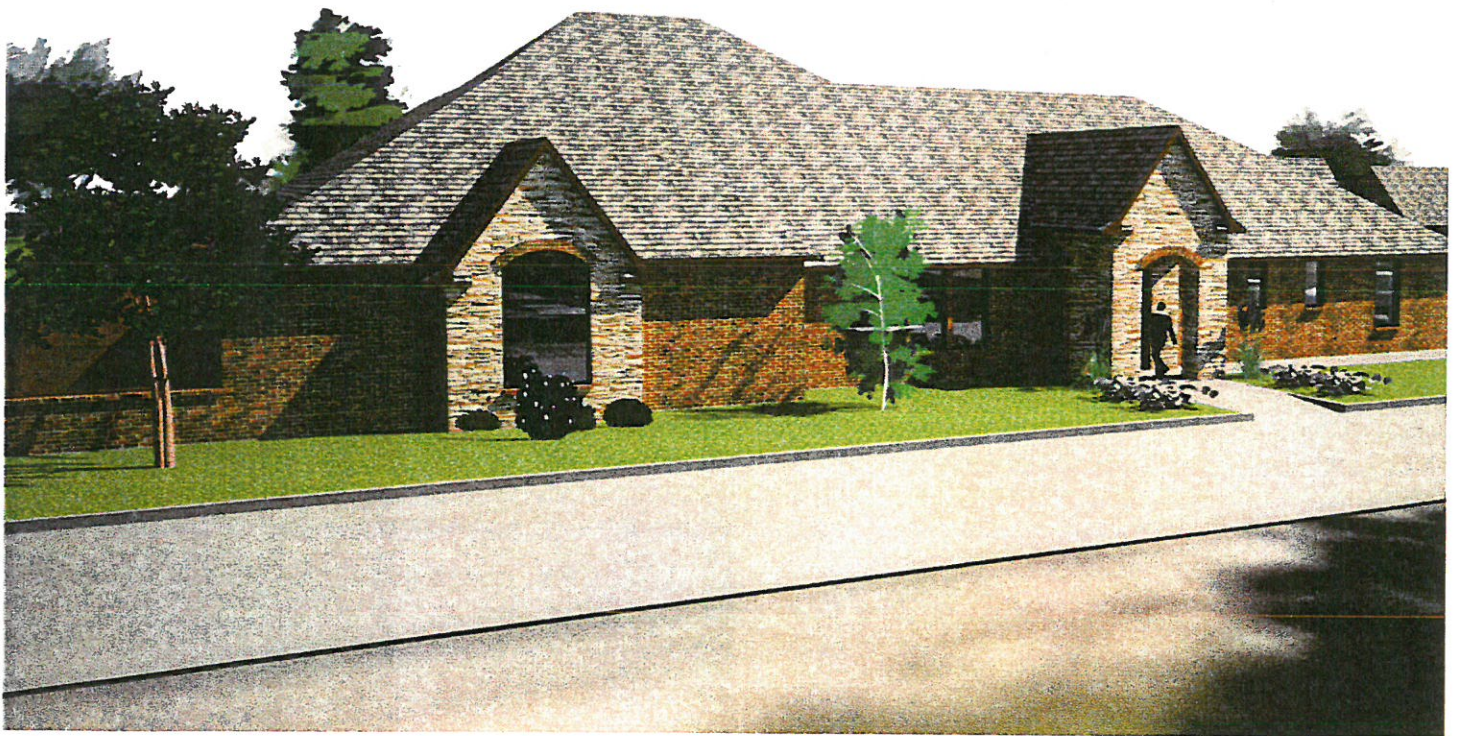
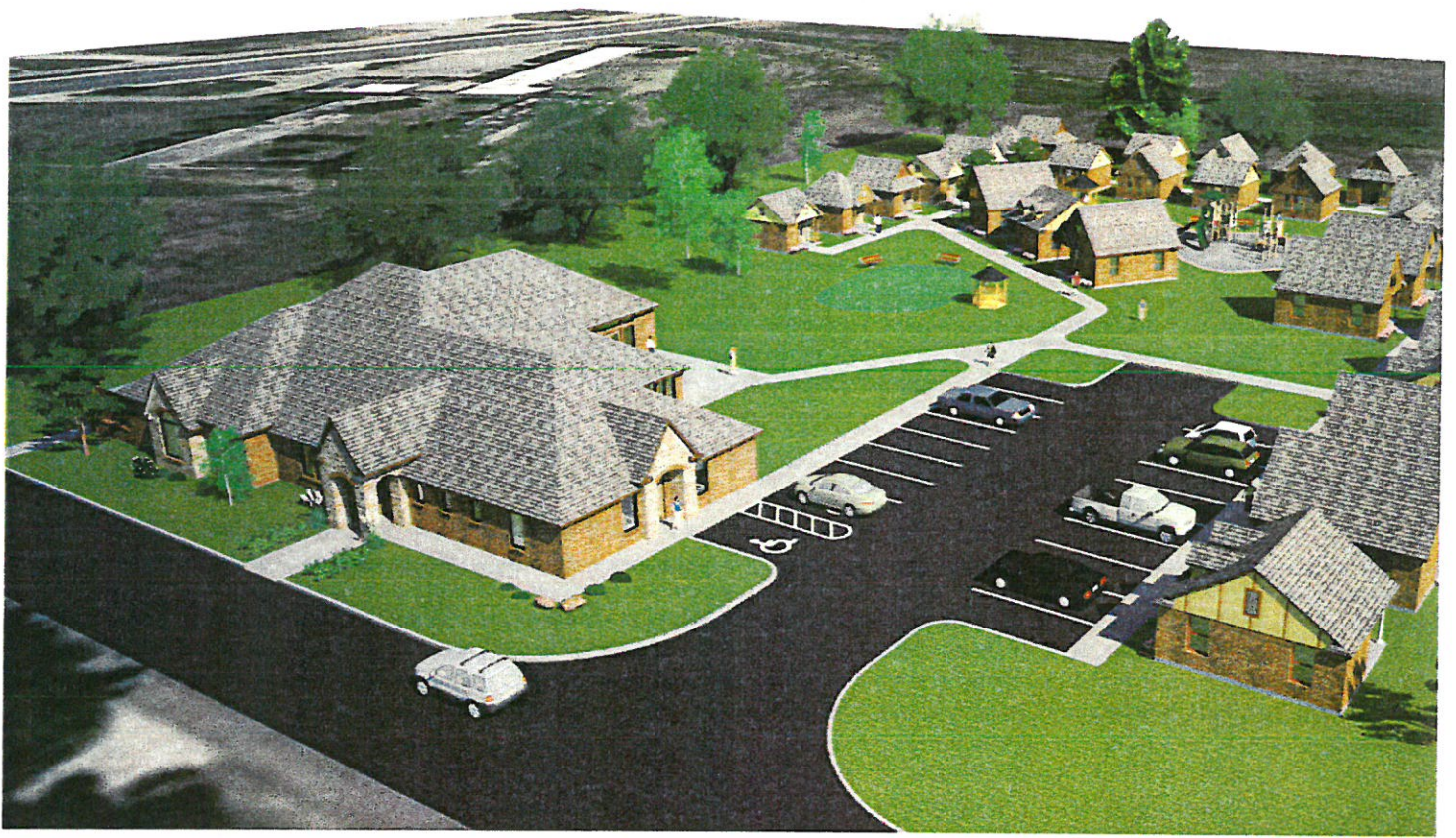
PROPOSED OPEN SPACE  
FOOD & SHELTER ADDITION  
TOTAL AREA = 3.00 ACRES  
GREEN SPACE = 1.21 ACRES (40)

**EXHIBIT D**

**ILLUSTRATIONS OF UNITS AND PROJECT**

**(3 SHEETS)**









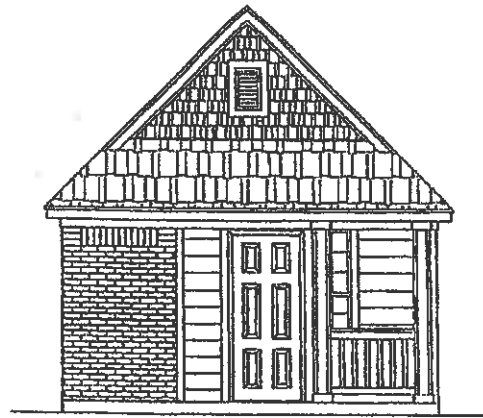




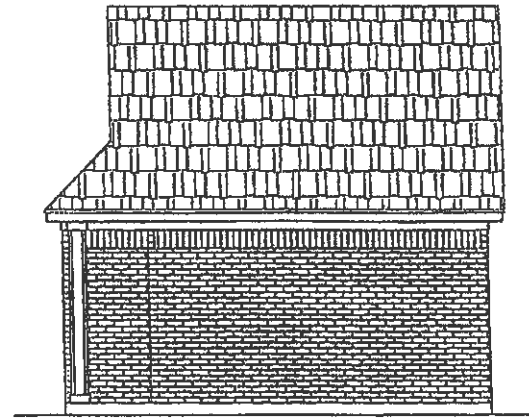


**EXHIBIT E**  
**ILLUSTRATIONS OF UNIT ELEVATIONS**  
**(6 SHEETS)**





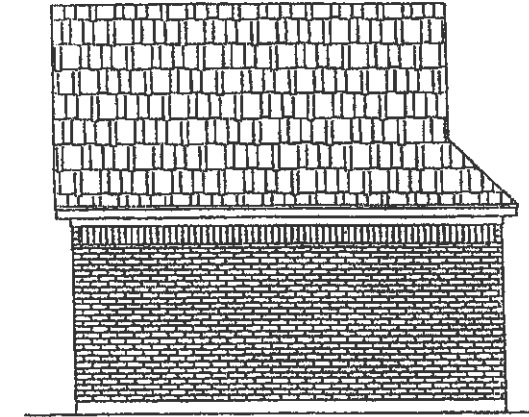
ONE OCCUPANCY COTTAGE (ELEV A)



RIGHT ELEV



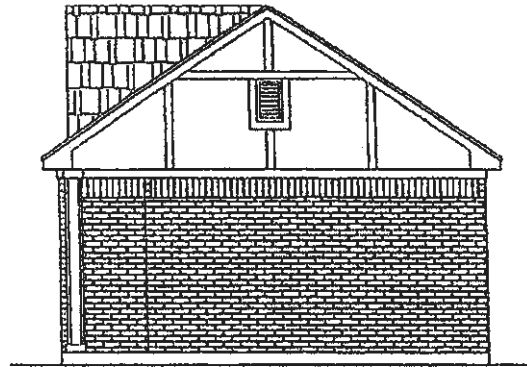
REAR ELEV



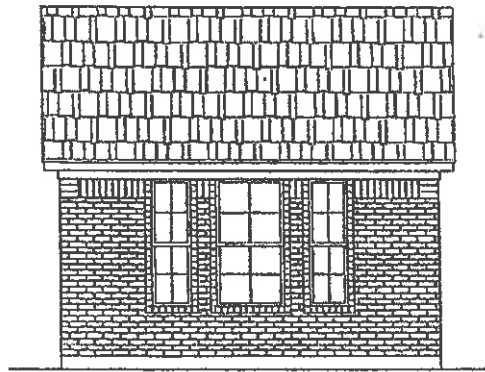
LEFT ELEV



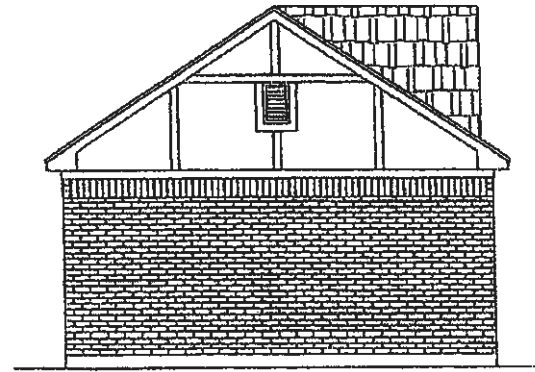
ONE OCCUPANCY COTTAGE (ELEV B)



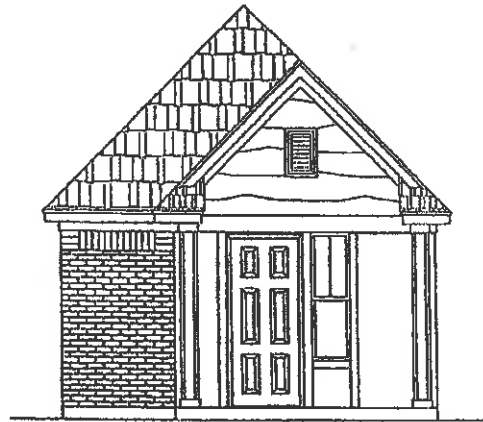
RIGHT ELEV



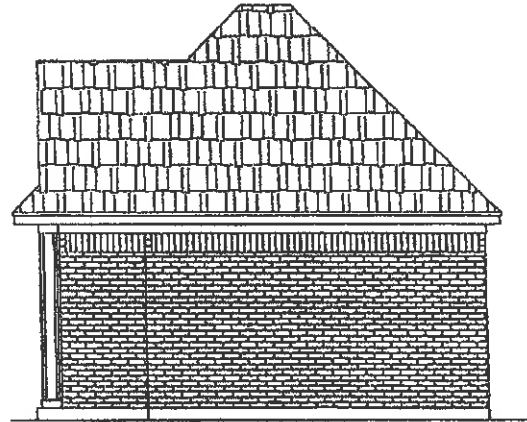
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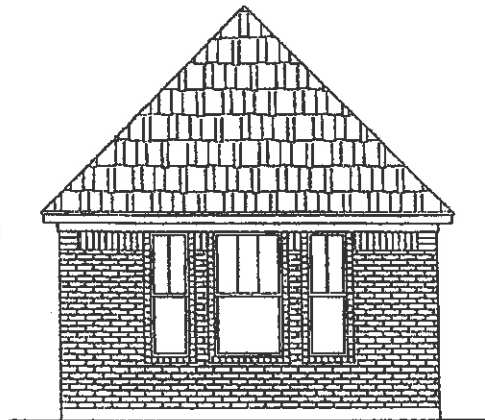
LEFT ELEV



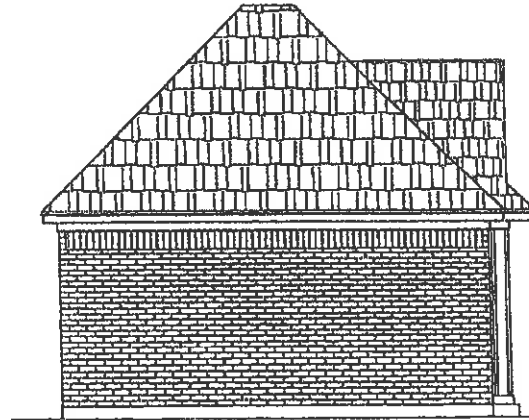
ONE OCCUPANCY COTTAGE (ELEV C)



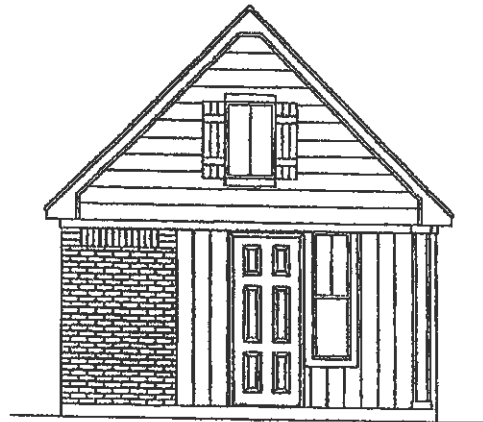
RIGHT ELEV



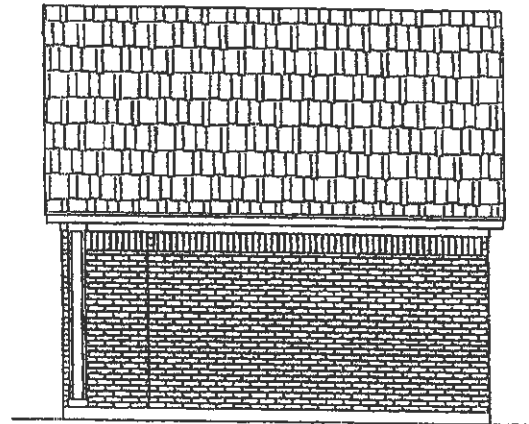
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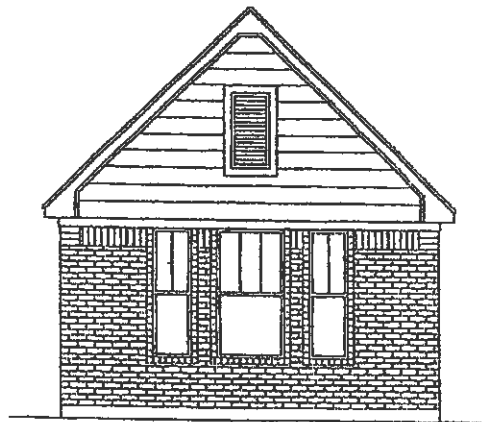
LEFT ELEV



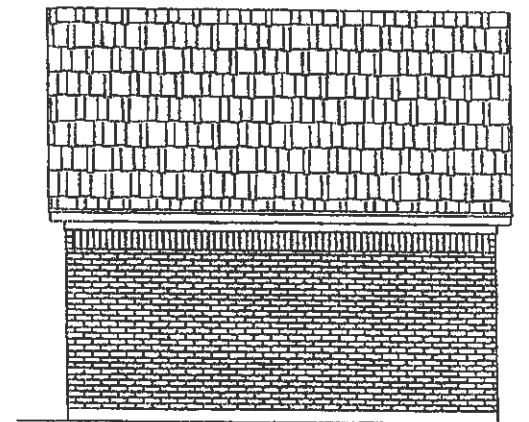
ONE OCCUPANCY COTTAGE  
(HCP ACCESSIBLE) (ELEV A)



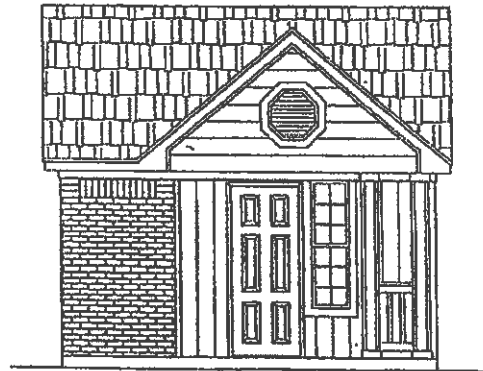
RIGHT ELEV



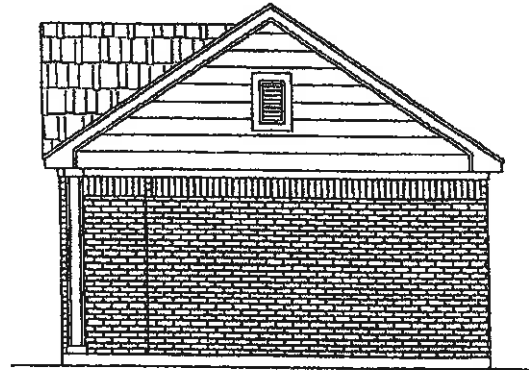
REAR ELEV



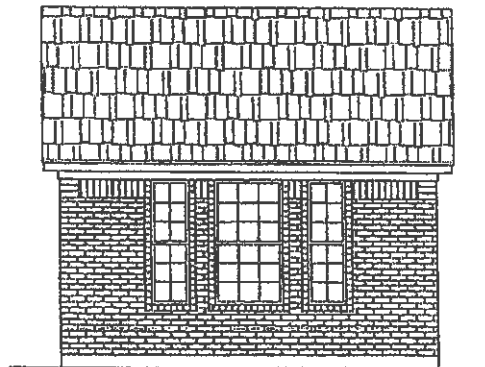
LEFT ELEV



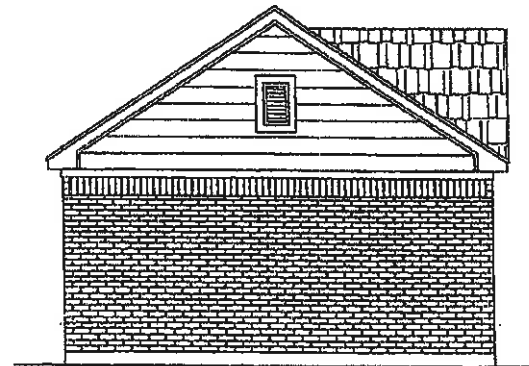
ONE OCCUPANCY COTTAGE  
(HCP ACCESSIBLE) (ELEV B)



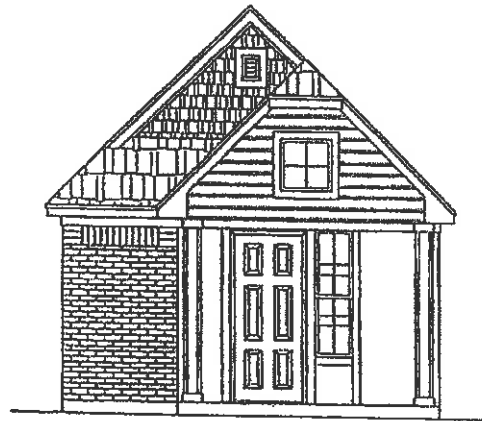
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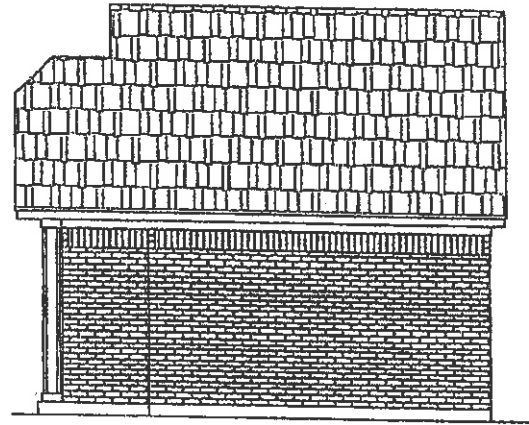
REAR ELEV



LEFT ELEV



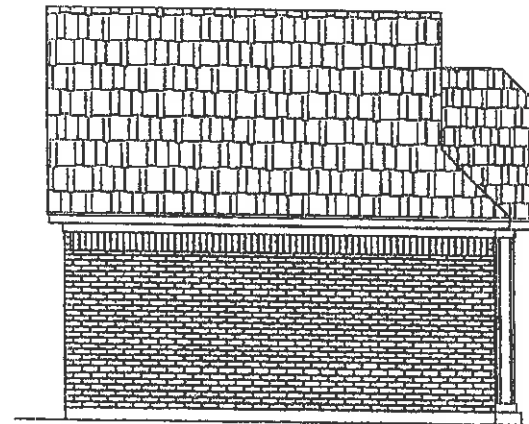
ONE OCCUPANCY COTTAGE  
(HCP ACCESSIBLE) (ELEV C)



RIGHT ELEV



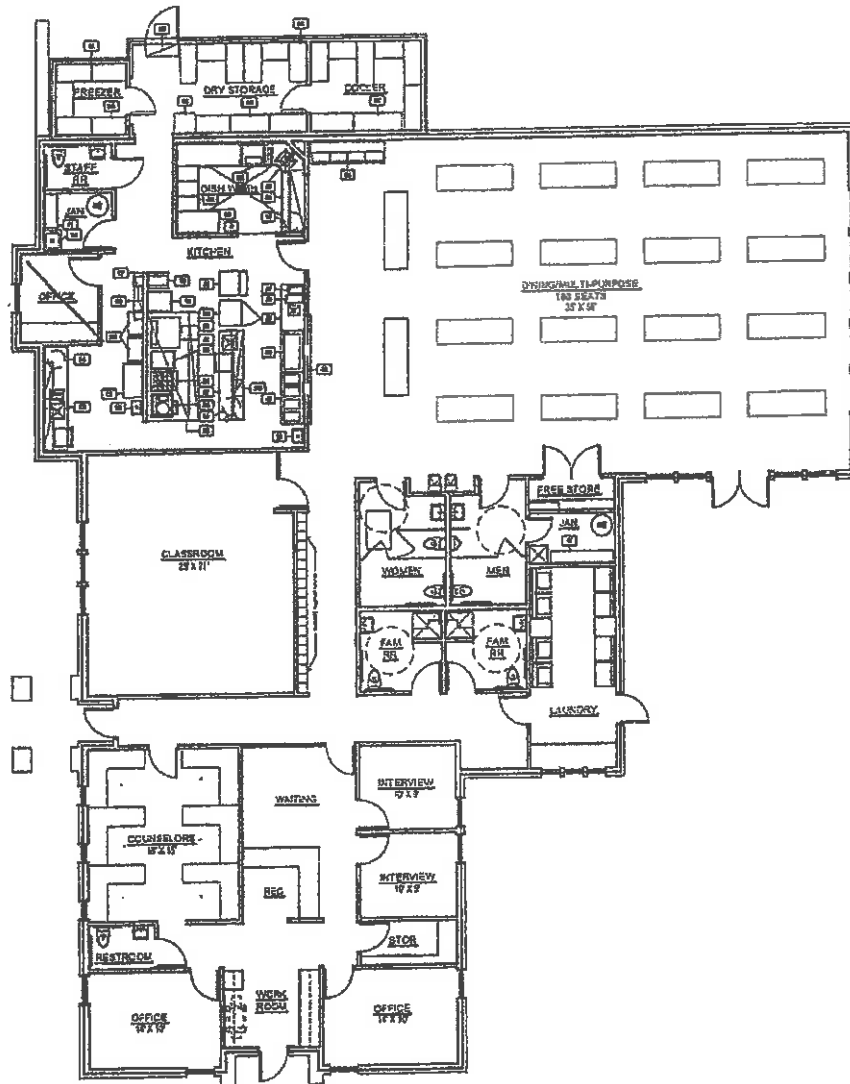
REAR ELEV



LEFT ELEV

**EXHIBIT F**  
**ILLUSTRATIONS OF MAIN OFFICE FACILITY**  
**(2 SHEETS)**

# EXHIBIT F-1



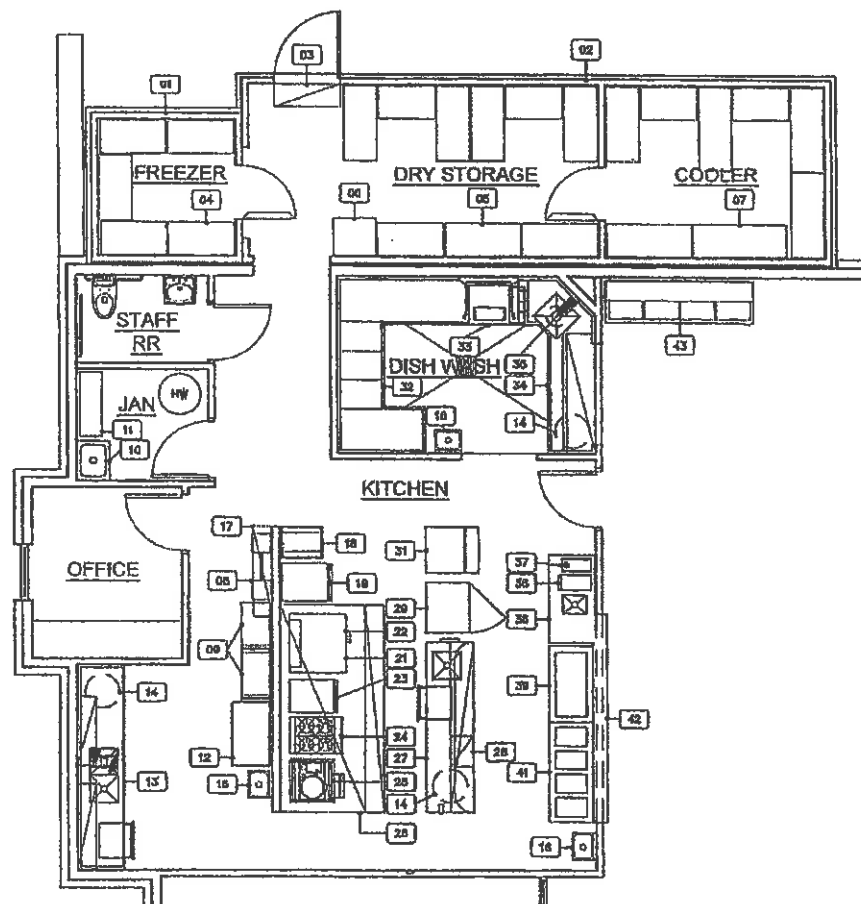
01

## PRELIMINARY PLAN

SCALE: 3/32"=1'-0"







## FOODSERVICE EQUIPMENT SCHEDULE

NO.	DESCRIPTION
01	WALK-IN COOLER - EXISTING
02	WALK-IN FREEZER & STORAGE
03	AIR DOOR
04	WALK-IN SHELVING - EXISTING
05	STORAGE SHELVING
06	BREAD RACK BY THE VENDOR
07	WALK-IN SHELVING
08	LOCKERS WITH A COAT BAR
09	MOBILE UTILITY CARTS
10	MOP SINK
11	CHEMICAL STORAGE SHELVING
12	MOBILE PAN RACK
13	PREP TABLE
14	TRASH CAN
15	WORK TABLE
16	HAND SINK
17	FIRE SUPPRESSION SYSTEM
18	MOBILE COOLING CABINET - EXISTING
19	MOBILE PROOF/HOT CABINET
20	NUMBER NOT USED
21	MOBILE CONVECTION OVEN
22	CONVECTION OVEN - EXISTING
23	CONVECTION STEAMER
24	MOBILE RANGE
25	10 GALLON TILTING KETTLE
26	VENTILATOR
27	COOK'S TABLE
28	MICROWAVE OVEN
29	MOBILE REFRIGERATOR - EXISTING
30	NUMBER NOT USED
31	ICE MAKER - EXISTING
32	CLEAN DISHTABLE & POT SINK
33	VENTLESS DISHWASHER WITH BOOSTER HEATER
34	SOILED DISHTABLE
35	WALL MOUNTED HOSE REEL
36	BEVERAGE TABLE
37	COFFEE MAKER - EXISTING
38	ICED TEA BREWER - EXISTING
39	MOBILE COLD FOOD COUNTER
40	NUMBER NOT USED
41	MOBILE HOT FOOD TABLE - EXISTING
42	PASS-THRU SHELF
43	MOBILE SLIDE TOP COOLER - EXISTING

EXHIBIT F-2