

**319, 321, & 323 E. DAWS STREET
SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANTS:

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&
THE KAYE M LINZE REVOCABLE TRUST**

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

2025 PLAN AMENDMENT

Submitted: October 5, 2020

Revised: November 2, 2020

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the properties located at 319, 321, and 323 E. Daws Street, Norman, OK (the “**Property**”). The Property consists of three platted lots. Currently, the lots located at 319 & 321 E. Daws St. are zoned R-3, Multi-Family Dwelling District and the lot located at 323 E. Daws is zoned C-2, General Commercial District. All three lots are within the Porter Corridor Zoning Overlay District. The main purpose of this SPUD is to allow for Don’s Mobil Lock Shop to expand and redevelop the site in a way that will be compatible with the City of Norman’s improvements to E. Acres Street, E. Daws Street, and N. Porter Avenue.

The three lots within the Property are under common and/or affiliated ownership. The owners of the lots seek this SPUD to create a cohesive land development plan that will allow the three lots to develop in a compatible manner in conjunction with the major changes occurring to the streets surrounding the Property. Additionally, Don’s Mobil Lock Shop has been in business in Norman since 1972. This Development will allow Don’s to expand its existing building and provide parking to serve the site.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 319, 321, and 323 E. Daws Street, Norman, OK. The Property is generally located between the Southwest corner of the intersection of E. Acres Street and N. Porter Avenue.

B. Existing Land Use and Zoning

The Property is within the Porter Corridor Zoning Overlay District. Currently, the lots located at 319 & 321 E. Daws St. are zoned R-3, Multi-Family Dwelling District and are designated on NORMAN 2025 as Low Density Residential. The lot located at 323 E. Daws is zoned C-2, General Commercial District and designated on NORMAN 2025 as Commercial.

C. Elevation and Topography

The Property is currently developed with two residential structures and the existing Don’s Mobil Lock Shop building. The Property is generally flat and no portion of the Property is in the FEMA 100-year flood plain or WQPZ.

D. Utility Services

The necessary utility services for this project are located on or near the Property as this is an already developed location.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such.

F. Traffic Circulation and Access

Currently, each lot has access to E. Acres Street and E. Daws Street. The City of Norman is finalizing and preparing to commence substantial renovation work to this area which will modify ingress and egress to the lots. The City's proposed improvements to this general area of Porter Avenue is one of the main catalysts for this SPUD.

G. Fencing

The Property currently has a variety of wood fencing and chain link fencing between the lots.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed generally as depicted on the Preliminary Site Development Plan. The Exhibits attached hereto are incorporated herein by reference. The Preliminary Site Development Plan shall have flexibility to be modified slightly as the project develops, in accordance with Section 420.05 the City of Norman's Zoning Code.

a. Uses Permitted

Generally, the Property will be allowed to develop with general commercial/retail uses, one residential structure, and an off-street parking lot to serve the remaining uses on the Property. A list of the allowable uses for the Property is attached hereto as **EXHIBIT B**. The proposed Preliminary Site Development Plan is as shown on the attached **EXHIBIT A**.

b. Open Space and Green Space

The development of the Property will feature open space and green space areas, as illustrated on the Preliminary Site Development Plan. The Property will contain approximately 3,721 square feet of green space. The impervious area for the Property shall not exceed 71%. The Applicant will endeavor to incorporate Low Impact Development (LID) and Best Management Practices (BMP) into the Property where feasible; however, specific locations and detail are unknown at this preliminary zoning stage.

c. Traffic Access and Circulation

The Preliminary Site Development Plan has been thoughtfully designed to be compatible with the City of Norman’s planned improvements to the surrounding streets. This proposed design will reduce the access points onto Acres Street. The main access point for the Property will be through a new access point from Acres Street that will be constructed by the City of Norman as part of the improvements associated with the City of Norman’s Porter and Acres Intersection Improvement Project. Traffic circulation patterns are indicated on the Preliminary Site Development Plan.

d. Landscaping

Landscaping shall be provided on the Property in accordance with the Section 431.8 of the City of Norman Zoning Code.

e. Signage

Signage will be per the City of Norman Sign Code, contained in Chapter 18 of the City of Norman’s Code of Ordinances, for commercial uses, as amended from time to time.

f. Lighting

The Applicant shall utilize full cut-off lighting fixtures for exterior lighting on the Property. Notwithstanding the foregoing, the Applicant shall not be required to utilize full cut-off fixtures for any type of lighting that is defined as “Exempt Lighting” pursuant to Section 22:431.6 (3)(c) of the City of Norman’s Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

g. Porter Corridor Zoning Overlay District Buffer Wall & Buffer Landscaping

The Property is within the Porter Corridor Zoning Overlay District. For so long as the existing residential structure remains on the lot located at 319 E. Daws, including any remodel, renovation, or new residential structure in a substantially similar footprint, the Property may feature a 6’ wood stockade fence along the west border of the Property and the Applicant will not be required to establish a landscape buffer along the west border of the Property. However, in the event the residential structure located at 319 E. Daws is removed or converted to a nonresidential use, the Buffer Wall & Buffer Landscaping provisions of Section 429.6, PCZOD, of the City of Norman’s Zoning Code shall apply.

h. Height

Height shall be restricted to no more than two (2) stories for all building structures located on the 319 and 321 E. Daws lots. There shall be no height maximum for the lot located at 323 E. Daws, in accordance with said lot's current allowance.

i. Parking

The Property will feature an off-street parking lot to provide parking for the Property, as shown on the Preliminary Site Development Plan, and will provide the required number of space in accordance with the applicable provisions of Section 431.5, Off Street Parking Requirements, of the City of Norman's Zoning Ordinance.

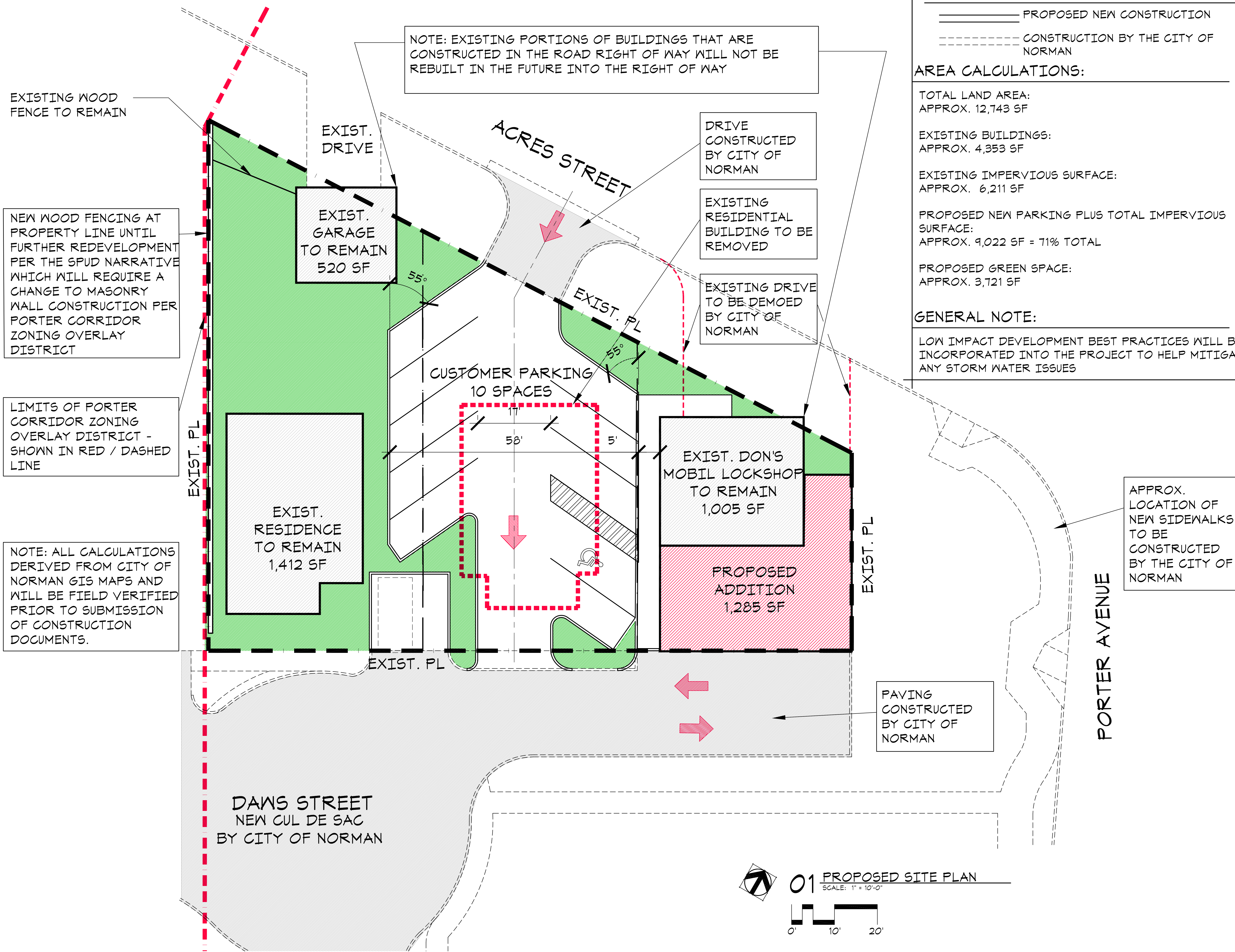
j. Phasing

As shown on the Preliminary Site Development Plan, the existing Don's Mobil Lock Shop building is anticipated to expand. The initial phase for development of this Property is anticipated to be the construction of the off-street parking lot. The expansion of the Don's Mobil Lock Shop building is phase two. The timing of phase two will be determined by a number of factors outside of the Applicant's control, including, but not limited to, the City of Norman's completion of the Porter and Acres Intersection Improvement Project, market demand and absorption rates, and the possibility of additional land acquisition to facilitate the Applicant's desired expansion. A portion of the existing commercial building and a portion of an existing garage encroach into the City's right-of-way. These minor encroachments will be allowed to remain; however, upon their removal, no building or structure shall be allowed to encroach the City's right-of-way.

EXHIBIT A

Preliminary Site Development Plan

[Full Size PDF Copy Submitted to City Staff]



LEGEND:

———— PROPOSED NEW CONSTRUCTION

----- CONSTRUCTION BY THE CITY OF NORMAN

AREA CALCULATIONS:

TOTAL LAND AREA:
APPROX. 12,743 SF

EXISTING BUILDINGS:
APPROX. 4,353 SF

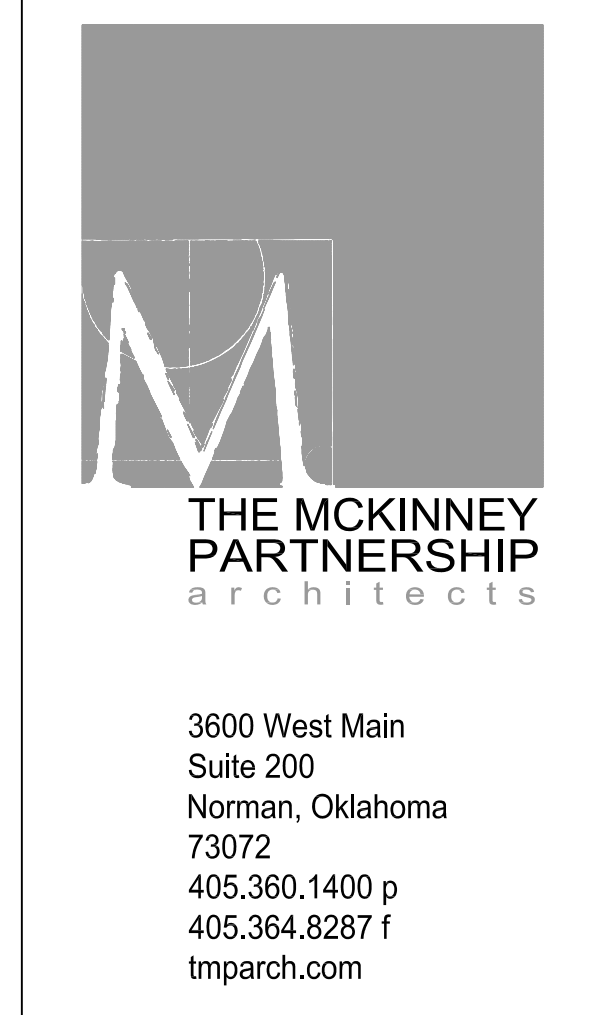
EXISTING IMPERVIOUS SURFACE:
APPROX. 6,211 SF

PROPOSED NEW PARKING PLUS TOTAL IMPERVIOUS SURFACE:
APPROX. 9,022 SF = 71% TOTAL

PROPOSED GREEN SPACE:
APPROX. 3,721 SF

GENERAL NOTE:

LOW IMPACT DEVELOPMENT BEST PRACTICES WILL BE INCORPORATED INTO THE PROJECT TO HELP MITIGATE ANY STORM WATER ISSUES



Seal:

PRELIMINARY NOT FOR CONSTRUCTION

Project:

**Don's Mobil Lock Shop
Rezoning
323 E Daws
NORMAN, OK 73069**

Issue Date:
October 30, 2020 -
Issued For Review

Revisions:

Project Number:
CM084619

Sheet Title:
PROPOSED SITE PLAN

Sheet Number:
A1.0

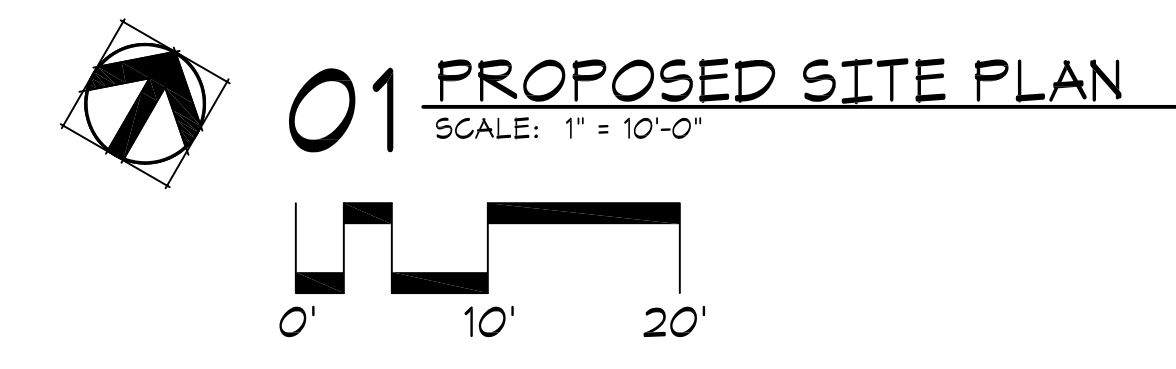


EXHIBIT B

Allowable Uses

Allowable Uses for the Property:

- Parking Lot and/or Auxiliary Parking Uses or Structures.
- One single story Single-Family residential home located on the 319 E. Daws lot. The residential structure may be remodeled, renovated, or repaired. In the event the residential structure is removed and/or demolished by the then current property owner, then the Property shall no longer be allowed to contain a residential use.
- Amusement and/or Entertainment Enterprises.
- Antique shop.
- Appliance Store.
- Artist or Art store, gallery, studio, or similar use.
- Automobile supply store.
- Auto repair store.
- Auto part, tools, or services store.
- Baby store.
- Bakery goods store.
- Bank.
- Bar, Lounge, or Tavern.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child care establishment.
- Clothing or apparel store.
- Commercial Services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and/or Laundry Establishment.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery Store or Supermarket.
- Glass shop.
- Hardware store.
- Hotel or motel.
- Heating, ventilating or plumbing supplies, sales and service.

- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Lodge hall.
- Lumber and building materials sales yard.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, radio or television shop.
- Messenger, cellphone, telephone, or electronic store.
- Office business.
- Outdoor advertising signs.
- Pawn Shop.
- Packing Store or Service.
- Printing Plant or Store.
- Painting and decorating shop.
- Pet shop and/or Small Animal Hospital.
- Pharmacy.
- 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.
- Retail Stores.
- Retail spirits store/Liquor Store.
- Self service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Shipping Store.
- Sign Store.
- T-Shirt Printing Service or Store.
- Tailor Shop/Services.
- Trade Shops and Services.
- Theaters, Bowling Alley, Arcade, and Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- Trailer camp.
- Used auto sales.
- Wholesale distributing center.