

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

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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 (~~16-17~~ efficiency units, ~~and 16-13~~ 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 ~~16-17~~ efficiency units, ~~and 16-13~~ 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 ~~279-302~~ square feet for efficiency houses and ~~468-514~~ 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 (~~2025~~) parking spaces provided for Lot One.

Lot Two will have a ~~3-5~~ foot setback for ~~one~~ 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 ~~10-11~~ residential cottages. These cottages are larger +/-~~500-651~~ 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 ~~10-11~~ two bedroom houses in Lot Two. The square foot area requirements for homes in the adult living areas of the Addition shall be +/-~~500-651~~ square feet for two bedrooms. This minimum figure is for living space and is exclusive of open porches.

There will be ~~ten~~eleven (~~10~~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. ~~Total impervious area may be up to 85% 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 ~~46~~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 signs will conform to current City signage requirements (16 square feet per sign, for a total of 32 square feet)~~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 ~~be~~ 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 ~~1.371.21~~ acres in the 3 acre Addition, or roughly ~~4640~~% 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.