

SPRINGBROOK OFFICE SUITES

SPUD

NORMAN, OKLAHOMA

**SIMPLE PLANNED UNIT DEVELOPMENT
SPUD NARRATIVE
SPUD SITE DEVELOPMENT PLAN MAP**

OWNER:

WALLY G II & CYNTHIA S. KERR

**SIMPLE PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING
And APPLICATION FOR NORMAN 2025 PLAN CHANGE**

Revised 5 April 2018

Prepared by:

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INTRODUCTION

SPRINGBROOK OFFICE SUITES (the “**Property**”) is proposed as a Simple Planned Unit Development (SPUD) in the City of Norman. The Property is generally located at 801 36th Ave. NW, in Norman, Oklahoma.

The Property is already platted and is currently designated as Medium Density Residential and Floodplain on the Norman 2025 Land Use and Transportation Plan. The Property is currently zoned as RM-2, Low Density Apartment District.

The Property is proposed as a SPUD in order to provide a superior built environment through a unified development that provides design ingenuity. The project will maximize the unique location and physical features of the Property and produce a unique, creative, progressive, and quality development. Further, this will provide an efficient and innovative use of the land and preserve the floodplain and floodway of Brookhaven Creek. This will provide important infill development that is compatible and harmonious with the surrounding character of residential and commercial uses that front 36th Ave. NW.

This SPUD Narrative, along with the SPUD Site Development Plan Map, will put forth the requirements of the SPUD district adopted herewith for this Property.

I. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is a site of roughly 0.73 acres generally located at 801 36th Ave. NW, in Norman, Oklahoma. The Property fronts on the east side of 36th Ave. NW, and just west of the Springbrook Park that sits on the other side of Brookhaven Creek.

B. Existing Land Use and Zoning

The Property is currently designated as Medium Density Residential and Floodplain on the Norman 2025 Land Use and Transportation Plan. The Property is currently zoned as RM-2, Low Density Apartment District.

The site is currently vacant unimproved land and has never been developed to our knowledge. Surrounding the Property are the Westchester Apartments to the south, Brookhaven Creek to the east and north, and 36th Ave. NW to the west. Single family housing is on the west side of 36th Ave. NW, across the street from the Property.

C. Elevation and Topography

The site is undeveloped with low slope grass covered topography, except that the eastern edge of the Property slopes down into Brookhaven Creek. No part of the Property lies within the WQPZ. Portions of the Property lay within the 100 year

Floodplain and the Floodway. The portions of the Property in the Floodplain and Floodway are being left undisturbed.

D. Drainage

Drainage will be accommodated as per the proposed SPUD Site Development Plan, showing drainage into the Brookhaven Creek as had been planned in prior platting.

E. Utility Services

The Property is immediately surrounded by developed parcels to the south and west. Therefore, virtually all of the required utility systems for the project (including water, sewer, gas, and electric) are currently located adjacent to, or in very close proximity to, the Property.

F. Fire Protection Services

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

G. Traffic Circulation and Access

Primary vehicular access to the site will be provided by way of the 36th Ave NW public right of way. There is no alley access. The single curb cut to be provided on 36th Ave. NW will align with the street entry at Bob White Avenue across the street.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition is planned to accommodate office uses as consistent with the CO zoning district. Drawings as produced and submitted by the project architect Phase One Design are incorporated herein by reference and further depict the development criteria.

The proposed improvements in the SPUD are as planned on the attached SPUD Site Development Plan, **EXHIBIT A** hereto.

1. Uses; Design

The purpose for the SPUD is to allow for uses under the following development regulations:

- a. Uses: The uses permitted will be only the uses permitted within the CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, as put forth in Sections 22:423.1.2(a)(8) and 22:423.1.2(b-e) of the City of Norman Zoning Ordinance, as such ordinance allowed for at the time of this SPUD adoption.

- b. The maximum number of buildings will be one, with multiple units therein.
- c. Height: Structures may not exceed two stories or 35 feet in height, whichever is greater.
- d. All minimum building setbacks shall be maintained as per the City Council approved SPUD Site Development Plan, which is attached herewith and incorporated herein as shown on **EXHIBIT A**.
 - a. The front yard setback for the buildings may be a minimum of nine (9) feet.
 - i. While adoption of this SPUD shall include the adoption of a four foot front yard setback for zoning and land use purposes, the existing 25' foot front platted build line ("B/L") will need to be formally vacated by City Council and District Court for the front setback to change to nine (9) feet on the filed plat of record.
 - b. The side yard setbacks may be a minimum of five (5) feet.
 - c. The rear yard setback may be a minimum of twenty (20) feet.
- e. The total amount of impervious area, including all buildings and paved areas shall not cover more than 47% of the lot. The Applicant will use pervious paver system for the non-handicap parking spaces as shown on the Site Plan. Pervious paver systems are allowed with approval of the City Engineer per the following requirements: The Applicant agrees to meet City of Norman LID Design Manual Criteria, submit an engineered site specific plan for the pervious pavement portion of the site with the building permit, the pervious pavement area will be calculated at 50% coverage, and the pervious pavement must be maintained per city standards.
- f. Exterior materials for the Project shall be as follows: A combination of masonry, metal, and/or wood or manufactured product for exterior facing elevations (which may include brick, stone, stucco, EFIS, or manufactured materials such as metal panel, synthetic stone, panel stucco, hardy board siding, lap or board siding, or cement board), or other materials as shown on the drawings submitted therewith. All materials shall be high-quality and require minimum maintenance. The building will comply with the City of Norman Exterior Masonry Requirements such that all exterior wall surfaces will be a minimum of 80% masonry.

2. Parking

Parking will be accommodated within a surface parking lot. Parking will be provided as per the City of Norman parking count requirement of one space for every three hundred (300) square feet of gross building area, as according to the "office" category in the zoning ordinance per Section 431.5 - Off-Street Parking Requirements.

3. Trash and Sanitation

Trash and sanitation will be provided by way of dumpster and City of Norman pickup of such dumpster. A dumpster enclosure will be provided in materials compatible to the main building structure.

B. Miscellaneous Development Criteria

1. Site Plan

The SPUD Site Development Plan and drawings currently submitted with this SPUD shall be incorporated herein as an integral part of the SPUD and the development of the Property shall be constructed as generally presented thereon, subject to City Staff approval, and upon vacation of the platted 25' front setback by City Council and District Court.

2. Open Space

Open space and green space areas are located within the Property, such as shown on SPUD Site Development Plan. It is noted that the Property is being planned with far more green space than is already required under its current RM-2 zoning. The total amount of green space shall be at least 39% of the site.

3. Signage

Signage shall be allowed as shown on the proposed building elevation as seen on attached **EXHIBIT B**, along with an eight foot wide by six foot high masonry monument street sign as shown on the SPUD Site Development Plan, with the monument sign being allowed to be placed up to within one (1) foot of the property line, so long as such sign is outside of the traffic sight triangle.

4. Site Proof Screening Requirements

No additional fencing is planned, as the south side of the Property is already improved with a screening fence, and other portions of the Property abut any adjacent uses.

5. Traffic access/circulation/parking and sidewalks

The vehicular access to the SPUD will be from the 36th Ave. NW public right of way as fronting the Property.

Sidewalks are already in place along the 36th Ave. NW right of way, as the Property is already platted. No additional sidewalks along the right of way are planned. No additional public improvements are planned for the already platted Property.

6. Lighting

All exterior lighting shall be installed in conformance with the City of Norman Zoning Ordinance Section. 431.6 -- Commercial Outdoor Lighting Standards, as amended from time to time.

7. Landscaping

Landscaping shall be provided in conformity to SPUD Site Development Plan as shown on attached **EXHIBIT A.**

EXHIBIT A

Proposed SPUD Site Development Plan
(full sized drawings submitted herewith for record)



EXHIBIT A

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LEGAL DESCRIPTION:

LOT TWO (2), IN BLOCK ONE (1), IN REPLAT OF LOT 2 BLOCK 1 SPRING BROOK ADDTION SECTION 4, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF,

SITE INFORMATION:

PERVIOUS/IMPERVIOUS RATIO

SITE SF: 31,509 SF / 0.72 ACRES +/-

IMPERVIOUS SF / 47%

PERVIOUS SF / 53% (Including the permeable paver system calculated at 50% of its area)

REQUIRED PARKING:

OFFICE, BUSINESS OR PROFESSIONAL: 1 PER 300 SF GFA

TOTAL BUILDING SF: 8,855 SF

$8,855 / 300 = 29.52$ (30)

30 PARKING SPACES REQUIRE WITH 2 BEING ACCESSIBLE

32 PARKING SPACES PROVIDED WITH 2 BEING ACCESSIBLE

BUILDING SUMMARY:

USE CLASSIFICATION: BUSINESS (B)

NUMBER OF STORIES: TWO

HEIGHT OF BUILDING: VARIES 16'-0" TO 30'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 4,902 SF

SECOND FLOOR: 3,953 SF

TOTAL 8,855 SF

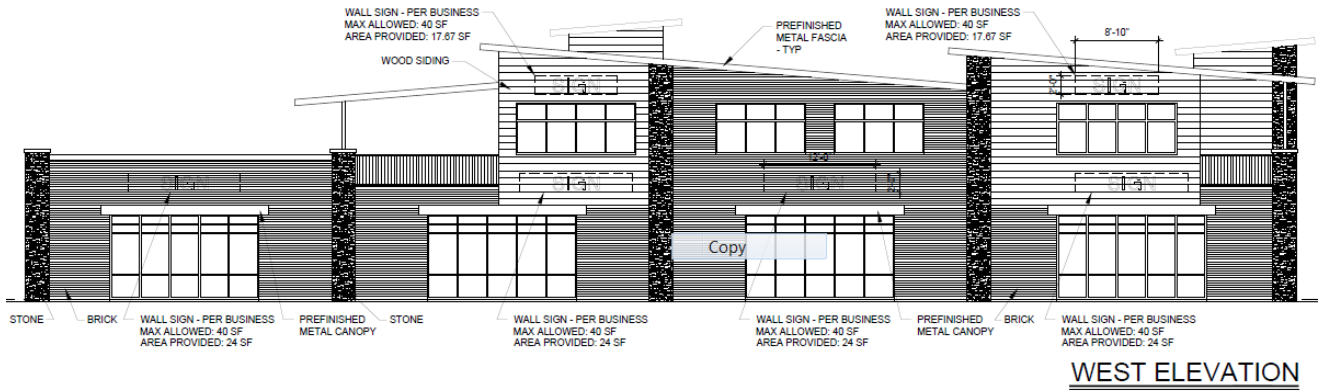
The front yard setback for the buildings may be a minimum of nine (9) feet.

The side yard setbacks may be a minimum of five (5) feet.

The rear yard setback may be a minimum of twenty (20) feet.

EXHIBIT B

Signage on West (Front) Elevation of Building



Materials palette:

The building improvements shall utilize the following materials palette, subject to substitutions of similar materials in the event of materials being discontinued or unavailable.

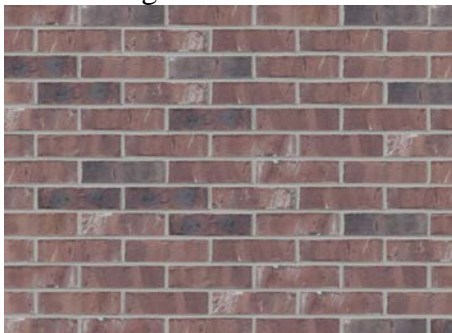
Columns:

6" split limestone, Summit Grey



Brick:

Alton Bridge



Siding:

Timber Ash

