

**1201 & 1203 W. BOYD ST., NORMAN OK
SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

BETHESDA, INC.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

January 14, 2020
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PREPARED BY:

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I. INTRODUCTION

This Simple Planned Unit Development (the “SPUD”) is being submitted for the property located at 1201 & 1203 W Boyd St., Norman, OK (the “Property”). The Property is currently zoned R-1, Single-Family Dwelling District, with Special Use for a Church, temple, or other places of worship and the Property’s current Norman 2025 Land Use and Transportation Plan designation is Institutional. The Applicant seeks to relocate its operations to the Subject Property. The intent of this SPUD is to mirror the spirit of Norman’s O-1 Zoning Ordinance except for the exceptions laid out herein.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 1201 & 1203 W Boyd St., Norman, OK. The Property is situated north of W Boyd Street and west of South Berry Road.

B. Existing Land Use and Zoning

The Property is currently zoned as R-1, Single Family Dwelling District with Special Use for a Church, temple, or other place of worship. The Property is currently designated as Institutional on Norman’s 2025 Land Use and Transportation Plan.

C. Elevation and Topography; drainage

The Property is essentially flat and no portion of the Property is located in the FEMA 100-year flood plain or the WQPZ zones.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

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

The Applicant does not plan or anticipate any changes as to access, circulation and such aspects.

G. Parking

The Property already features adequate parking for the Applicant's intended use. No additional parking is required. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

H. Fencing

The Property features an existing wood fence along the North and West borders of the Property.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed generally as depicted on the site plan as submitted with this application. The Exhibits attached hereto are incorporated herein by reference. The site plan shall have flexibility to be modified slightly as the project develops, pursuant to the percent allowable changes in the SPUD ordinance.

a. Uses Permitted

This SPUD shall allow for the following permitted uses:

Uses permitted in Norman's O-1, Office-Institutional District, as amended from time to time, provided that, all office uses otherwise allowable under Section 422.9 (2)(7) of Norman's O-1 Office-Institutional Ordinance shall be limited to a maximum of 15,000 square feet on the entire Property. Notwithstanding the foregoing, nothing in this SPUD shall allow for a marijuana dispensary, marijuana grow facility, marijuana researcher, marijuana education facility, or marijuana processor on the Property.

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 attached **Exhibit B**. The impervious area for the Property shall not exceed 65%.

c. Traffic access/circulation/sidewalks

Access for vehicle and pedestrians will remain unchanged and will be preserved as it has been around the Property.

d. Landscaping/Tree Preservation

Trees shall be preserved by the Applicant when possible. In the event that the Applicant needs to remove a mature tree in order to facilitate the development of the Property, the Applicant shall plant two trees, of at least 4-inch caliper, on the Property, in a location to be determined by the Applicant, for every one mature tree that is removed by Applicant. Additionally, no trees located within the building setback line, as depicted on the Site Plan, will be removed by the Applicant unless the following circumstances apply: (i) a tree needs to be removed or altered in order to comply with Norman's City Ordinances, as amended from time to time or (ii) a tree is a dangerous tree or diseased or infected tree as defined in Article X of Chapter 10 of the City of Norman's Code of Ordinances.

e. Signage

The Applicant may utilize the existing signage, as indicated on the Site Plan, for signage on the Property. The Applicant may convert two sides of the existing ground sign into an Electronic digital sign, provided that such Electronic digital signage shall comply with the provisions of Section 18-412 (2, 4-9) of Norman's Signage Ordinance. All Electronic digital signage shall be turned off at 10:00pm each night. All other signage shall comply with the City of Norman's Office zone sign standards, Section 18-504.1 of Norman's Signage Ordinance.

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. Fencing

The Applicant will replace the existing wood fence along the north property line with a new fence of similar size and material.

EXHIBIT A

Site Development Plan

(full size document submitted to City Staff)



EXHIBIT B

Open Space and Green Space

(full size document submitted to City Staff)

