

# NRH MEDICAL PARK WEST PUD Development Plan

Revised: December 28, 2020

NRH MEDICAL PARK WEST, LLC ("LLC") and NORMAN REGIONAL HEALTH SYSTEM ("NRH"), hereinafter collectively referred to as "APPLICANT", respectfully submit this PUD amendment solely for the real property described on Exhibit A, attached hereto (the "**Healthplex Campus**"). The Healthplex Campus is currently zoned as a PUD, pursuant to O-0910-11 (the "**2009 PUD**"). The Applicant seeks this PUD amendment in order to achieve its desired expansion to the NRHS Healthplex Campus. This amendment replaces the preliminary site development plan, attached as Exhibit B, and the preliminary plat, attached as Exhibit C, only to the extent applicable to the Healthplex Campus. In addition to updating the exhibits, this amendment amends the provisions of the 2009 PUD, only to the extent applicable to the Healthplex Campus, in the following areas: (i) height allowance, (ii) signage allowance, and (iii) parking requirements.

For convenience purposes, the entirety of the 2009 PUD narrative is contained below. Amendments made to the 2009 PUD are shown in **bold**. In the event of any contradiction, ambiguity, or incompatibility with the terms of the 2009 PUD, the Design Guidelines, or the Charter, the amendments made herein, as evidenced by bold font, shall govern.

## Beginning of 2009 PUD:

**BACKGROUND:** The Property was originally zoned as a PUD several years ago, and a Preliminary Plat was approved under the name of NIDC ADDITION. Subsequently, NRH acquired approximately 25 acres of the Property and filed a Final Plat thereof designated as NRH MEDICAL PARK WEST. Subsequent to that, NRH acquired the remainder of the Property. No part of the Property is within the 100 Year Flood Plain, according to FEMA maps adopted by the City of Norman. Applicant intends to develop

and operate the Property for Hospital/ Medical/Office/Commercial purposes. A possibility exists for a Senior Residential/Assisted Living/Nursing Home facility, but no multi-family residential uses are planned at this time and will only be considered with a PUD amendment. **To further its plan for expansion of the Healthplex Campus, NRH expects to replat part of the existing Final Plat of NRH MEDICAL PARK WEST ADDITION SECTION 2, as shown on the preliminary plat attached as Exhibit C.** The PUD will meet the goals specified by the Norman 2025 Plan.

DEVELOPMENT AND CONTROL: The Property will be developed as a planned community ("PARK WEST"), more particularly described on the attached Park West Campus Master Plan ("MASTER PLAN") which was prepared by the Applicant. Subject to applicable Federal, State, and local laws and regulations, the Property will be subject to the attached Community Charter for Park West, as it may be amended and supplemented in accordance with its terms ("CHARTER"), which was prepared by the Applicant. The Property will be subject to architectural controls as described in the Charter and in the Medical Park West Design Guidelines, as they may be amended and supplemented ("DESIGN GUIDELINES"). No amendment to the Charter or the Design Guidelines shall be inconsistent with the provisions in the body of this Plan or City of Norman ordinances unless approved by the City of Norman; however, amendments and supplements may contain additional requirements and provisions that are more restrictive than those set forth in this Plan or City of Norman ordinances.

The City of Norman shall regulate the Property in accordance with the Master Plan, the Design Guidelines and other City of Norman ordinances that apply. The Charter is a private document that is administered by the property owner. All development of the Property must meet all minimum requirements of the Plan, Design Guidelines and City of Norman ordinances that apply, **unless otherwise stated herein.**

EXHIBITS: The following Exhibits, prepared and submitted by the engineering firm of SMC Consulting Engineers, are made a part of this Application:

Preliminary Plat

Preliminary Site Development Plan

Preliminary Landscaping Plan

Drainage Impact Analysis

**Legal Description of the Healthplex Campus**

**Preliminary Plat for the Healthplex Campus**

**Preliminary Site Development Plan for the Healthplex Campus**

USE AND PLATS: Hospital and those uses permitted in Norman Zoning Districts O-1 and C-2 are the various uses to be permitted by the City of Norman as a matter of right within the Property, however, actual use of any particular lot or area is subject to the further restrictions and limitations set forth in this paragraph, the Charter and the Design Guidelines. Only one (1) service station and no more than three (3) drive-through restaurants shall be permitted on the Property, and NO bus terminal, drive-in movie theater, golf course, pawn shop, trailer camp and/or wholesale distribution center shall be allowed on the Property. The term "Service Station" is intended to embrace and include "convenience store and/or car wash", which are commonly associated with an automobile service station.

ACCESS: Access from Tecumseh Road and 36th Avenue NW and the I-35 Service Road is limited because of highway right-of-way constraints. Roadway details are shown on the Preliminary Plat. Because no alleyways have been proposed on the Preliminary Plat, all lots smaller than three (3) acres in size, or which share access to public streets, will be required to provide internal connections with cross-access easements to adjacent lots to facilitate deliveries, traffic flow and sanitation service.

OPEN SPACE/LANDSCAPING: The overall Open Space for the entire Property will exceed the ten per cent (10%) minimum required for PUDs. A portion of the gross area of each lot in the PUD is designated on the Landscaping Plan as open space, not to be used for streets or parking. The project will comply with all Norman ordinances and regulations relating to drainage detention. Landscape locations are indicated on the "Landscape Plan" Exhibit. In a few locations adjacent to public right-of-way, it may be necessary to reduce a lot's landscaping strip from ten (10) feet down to six (6) feet. Some individual lots may contain less than ten per cent (10%) Open Space. Each such lot will be identified on the Final Plat depicting such lot, with an explanation as to why it is a hardship on any such lot to provide a ten-foot landscape strip and/or ten percent (10%) Open Space. Lot owners will be required to install interior sidewalks and trails on their lots as appropriate to encourage pedestrian travel between buildings. Plans for on-site landscaping shall be submitted with the application for a Building Permit. Definitions of terms used herein are:

"perimeter streets" - Tecumseh, 36th Avenue NW and I-35 Service Road; and

"interior streets" - all public streets within the Property.

Actual construction of public streets and installation of landscaping within the landscape strip adjacent to public streets shown on any Final Plat can be deferred to the time a building permit is issued for a lot adjacent to that section of the public street as

shown on the approved Final Plat. The maintenance of landscaping on each lot will be the responsibility of the owner of the lot, except to the extent that such responsibility is assumed by the owner of any condominium or other owners association established for the lot. The City of Norman may enforce compliance by the owner of any such individual lot.

**PARKING AND OFF-STREET LOADING:** All uses within the PUD, with the exception of Hospital uses, shall comply with the off-street parking and loading requirements provided by applicable Norman ordinances, **unless modified herein**. At inception, hospital parking spaces may be fewer than dictated by current City ordinances. If usage dictates the need for more parking, a parking structure is the probable solution. **The Applicant plans to develop the parking structure on the Healthplex Campus as shown on the Preliminary Site Development Plan. Parking spaces located within the parking structure on the Healthplex Campus may be constructed to a minimum of nine (9') feet in width and a minimum of eighteen (18') feet in length with twenty-four (24') feet adjacent drive aisles. Surface parking on the Property not located within the parking structure shall comply with the City of Norman's applicable regulations for parking space dimensions and aisle width.**

**Landscaping for the off-street surface parking and other vehicular use areas having at least six (6) but no more than thirty (30) parking spaces shall comply with the City of Norman's current landscaping requirements as set-forth in Section 431.8(2) of the Zoning Code.**

**Landscaping for the off-street surface parking and other vehicular use areas having more than thirty (30) parking spaces shall comply with the City of Norman's current landscaping requirements as set-forth in Section 431.8(3) of the Zoning Code. Landscaping and islands shall be reasonably dispersed through the interior of the parking lot. Each row of parking which terminates within the interior of the lot shall**

**be terminated with a landscaped island, and no parking space shall be located more than eighty-five (85) feet from a portion of landscaped open space.**

**Notwithstanding the foregoing, no landscaping is required for the parking and vehicular use areas located within the parking structure on the Healthplex Campus.**

PERIMETER REQUIREMENTS: The setbacks and coverages on each individual lot shall be governed by the Site Development Plan and the Design Guidelines. All structures, other than signs, must comply with a twenty-five foot (25') front building setback line on Tecumseh, the I-35 Frontage Road and on 36th Ave. NW.

PROPERTY OWNERS ASSOCIATION: There will be a mandatory membership property owners association to operate and maintain the common drainage areas, common landscaping areas and the streetscaping areas, as set forth in the Landscaping Plan. Except as otherwise provided above, all landscaping installation and maintenance on an individual lot is the responsibility of the lot owner.

BUILDINGS: The Design Guidelines govern building design, building size, building materials and impervious coverage. Notwithstanding any language in the Design Guidelines, any masonry wall, on any building anywhere in the PUD, must comply with requirements of applicable Norman ordinances. To the extent that applicable City of Norman ordinances impose a stricter standard than the standards set forth in the Design Guidelines, the City of Norman ordinance shall control unless otherwise specifically provided in this Plan or unless the City of Norman grants a variance. To the extent that standards required by City of Norman are less restrictive than the standards imposed by the Charter or the Design Guidelines, the Charter and Design Guidelines (in that order) shall control.

To the extent that City of Norman ordinances permit any outside storage, items stored outside any enclosed building must be screened by an eight foot (8') high opaque

fence. Such storage must be behind any applicable building setback lines. Automobiles, trucks, recreational vehicles and boats, which are part of inventories being offered for sale at retail, are expressly excluded from the screening requirement in this paragraph, but shall be subject to any additional screening requirements imposed pursuant to the architectural control provisions of the Charter and the Design Guidelines. **There shall be no maximum building height for buildings located within the Healthplex Campus.**

SIGNS: Each and every sign must comply fully with the Norman Sign Ordinance and the Design Guidelines, except that:

- (i) signs designated as "Entry Signage" may be a maximum of fifty (50) square feet; and
- (ii) ground signs may be located within fifteen (15) feet of the front lot line.
- (iii) **Signage within the Healthplex Campus shall be governed by the provisions contained in Exhibit D, attached hereto.**

TRAFFIC SIGNAL: **This section has been intentionally deleted as the Traffic Signal discussed in the 2009 PUD has been completed.**

COVENANTS: Restrictive covenants, consistent with this Narrative and its Exhibits, are contained in the Charter, which has been filed in the office of the County Clerk of Cleveland County, Oklahoma. The Charter may be amended and supplemented in accordance with its terms. No amendment to the Charter or the Design Guidelines shall be inconsistent with the provisions in the body of this Plan or City of Norman ordinances unless approved by the City of Norman; however, amendments and supplements may contain additional requirements and provisions that are more restrictive than those set forth in this Plan or City of Norman ordinances.

WATER RIGHTS: Applicant, its successors and assigns, reserve the right to apply to the City of Norman for any permit(s) needed to drill any water well(s) for irrigation which are appropriate for the Property.

INTERIOR PUBLIC STREETS: It is recognized that good planning requires a limit on the length of a public street that can be built from the perimeter (i.e., Tecumseh, I-35 Service Road and/or 36th Avenue NW) into the PUD, without having to access a perimeter street at a second point. That limit is herewith defined as Six Hundred (600) feet.



**EXHIBIT A**

**Legal Description of the Healthplex Campus**

NRH MEDICAL PARK WEST, LLC

LEGAL DESCRIPTION:

Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine B (29B), Twenty-nine A (29A), Common Areas "A", "B", "C", "D", "E" and "F", Block Two (2) N.R.H. MEDICAL PARK WEST SECTION 2, a Planned Unit Development being a portion of vacated N.R.H. Medical Park West, recorded in Book 22 of Plats, Page 73 and Lot Twenty-nine D (29D), LOT LINE ADJUSTMENT NO. 1532 (Formerly part of Lot 29A) recorded in Book 5456, Page 543 and a part of the Northwest Quarter (NW/4) of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma.

Said described Lot 27 contains an area of 38,694 square feet or 0.8883 acres, more or less.

Said described Lot 28 contains an area of 41,807 square feet or 0.9598 acres, more or less.

Said described Lot 29B contains an area of 42,782 square feet or 0.9821 acres, more or less.

Said described Lot 29D contains an area of 1,161,037 square feet or 26.6537 acres, more or less.

Said described Common Area A contains an area of 7,238 square feet or 0.1662 acres, more or less.

Said described Common Area B contains an area of 3,455 square feet or 0.0793 acres, more or less.

Said described Common Area C contains an area of 3,570 square feet or 0.0820 acres, more or less.

Said described Common Area D contains an area of 1,290 square feet or 0.0296 acres, more or less.

Said described Common Area E contains an area of 161,128 square feet or 3.6990 acres, more or less.

Said described Common Area F contains an area of 1,543 square feet or 0.0354 acres, more or less.

**EXHIBIT B**

**Preliminary Site Development Plan for the Healthplex Campus**

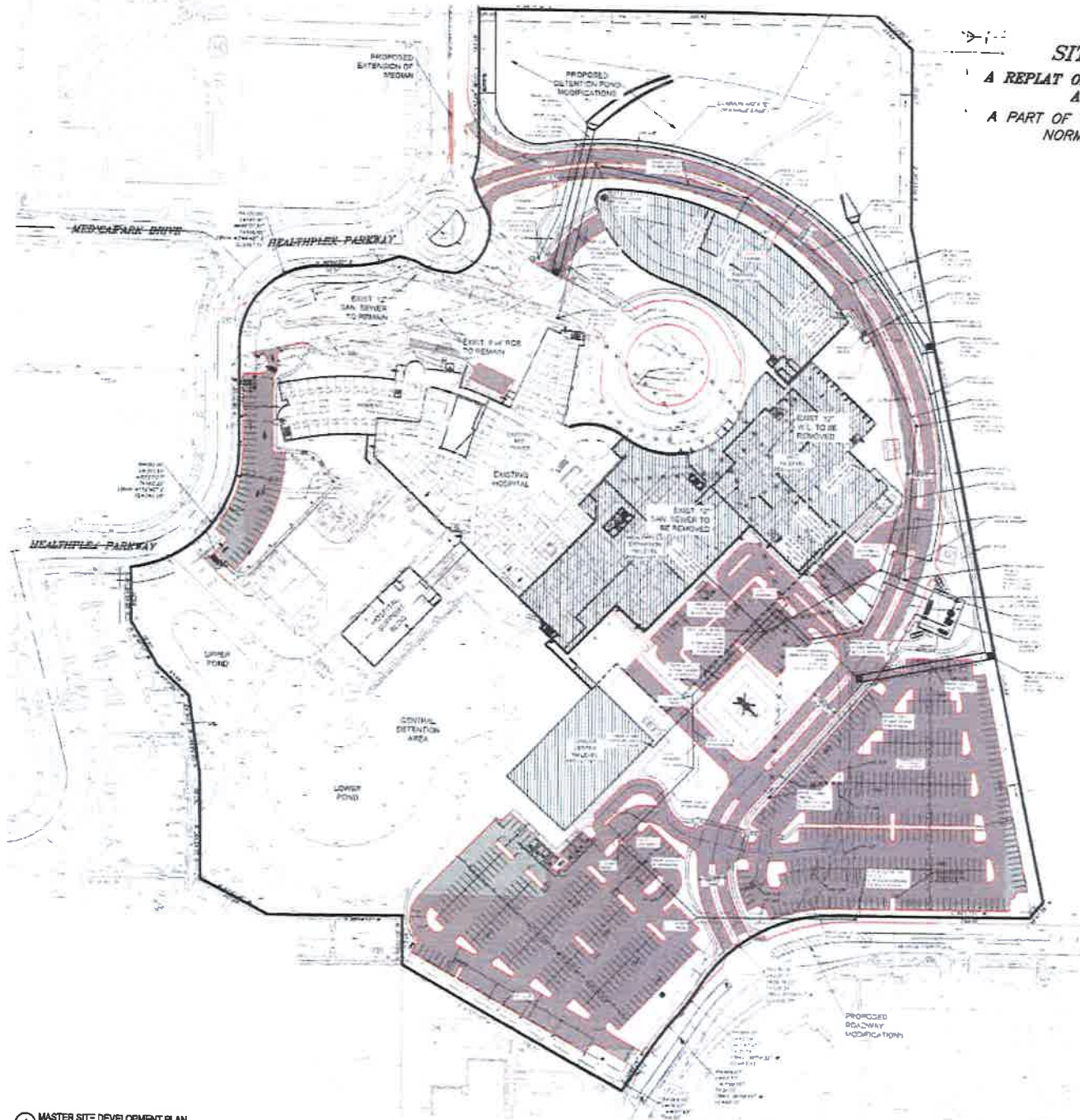
*Full Size Submitted to City Staff*

**[Attached hereto]**

# SITE DEVELOPMENT PLAN

A REPLAT OF N.R.H. MEDICAL PARK WEST SECTION 2  
A PLANNED UNIT DEVELOPMENT

A PART OF THE N.W. 1/4, SECTION 14, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**HGA**  
333 East Elm Street  
Norman, Oklahoma 73069  
Telephone 414.228.8200

**JHBR**  
architecture

**LOCAL ARCHITECT**  
JHBR  
410 NE 1st  
Oklahoma City, OK  
405.423.6300

**STRUCTURAL ENGINEER**  
P.L.P.  
333 East Elm Street  
Norman, OK 73069  
414.278.8200

**CIVIL ENGINEER**  
HGA  
333 East Elm Street  
Norman, OK 73069  
405.232.7715

**LANDSCAPE ARCHITECT**  
HGA  
333 East Elm Street  
Norman, OK 73069  
414.278.8200



NO.	DATE	DESCRIPTION

1 MASTER SITE DEVELOPMENT PLAN  
7-07



**EXHIBIT C**  
**Preliminary Plat for the Healthplex Campus**

*Full Size Submitted to City Staff*

**[Attached hereto]**

PRELIMINARY PLAT  
**A REPLAT OF N.R.H. MEDICAL PARK WEST SECTION 2**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.W. 1/4, SECTION 14, 19N, R3W, 1.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:**
1. THE PLANNING WILL BE LOCATED AND HIGHWAYS IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN ZONING AND SPECIFICATIONS.
  2. ALL SHOWINGS WILL BE CONSIDERED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN ZONING AND SPECIFICATIONS.
  3. REFER TO SURVEY REPORT FOR SPECIFIC DATA.
  4. ALL PROPOSED SANITARY LINES ARE 30-INCH EXCEPT AS NOTED.
  5. ALL PROPOSED WATER LINES ARE 12-INCH EXCEPT AS NOTED.
  6. ALL EXISTING WELDER HEADS WITHIN BOUND-TO-BOUND AND ALL EXISTING WELDER HEADS WITHIN DEVELOPMENT WILL BE REMOVED BY THE PROPERTY OWNER'S ASSOCIATION.
  7. EXISTING ZONING IS R-1.

**STORM DRAINAGE RETENTION FACILITY EASEMENT**

THIS EASEMENT IS GRANTED TO THE CITY OF NORMAN, OKLAHOMA, FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING A STORM DRAINAGE RETENTION FACILITY AS SHOWN ON THE ATTACHED PLANS. THE CITY OF NORMAN, OKLAHOMA, SHALL HAVE THE RIGHT TO ENTER UPON THE TRACT FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING THE STORM DRAINAGE RETENTION FACILITY. THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTION AND MAINTENANCE OF THE STORM DRAINAGE RETENTION FACILITY. THIS EASEMENT SHALL BE IN FULL FORCE AND EFFECT FROM THE DATE OF RECORDATION OF THESE PLANS UNTIL THE STORM DRAINAGE RETENTION FACILITY IS COMPLETED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF NORMAN, OKLAHOMA, ZONING AND SPECIFICATIONS.

**LEGEND**

BL	BASELINE
UL	UTILITY LINE
LC	LOCAL CEMENT
SL	SEWER LINE
WC	WATER LINE
DR	DRAINAGE CASING
SE	SEWER
WL	WATER LINE
PI	PIPE

**OWNER / DEVELOPER**  
 NORMAN REGIONAL HOSPITAL AUTHORITY  
 AN OKLAHOMA PUBLIC TRUST c/o J/S  
 NORMAN REGIONAL HEALTH SYSTEM  
 NORMAN, OKLAHOMA

**PREPARED BY**  
 SMC CONSULTING ENGINEERS, P.C.  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73108  
 (405) 232-7715

**LEGAL DESCRIPTION**

Lot	Area	Notes
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**PRELIMINARY NOT FOR CONSTRUCTION**

**A REPLAT OF N.R.H. MEDICAL PARK WEST SECTION 2**  
 A PLANNED UNIT DEVELOPMENT  
 W. TECUMSEH ROAD & HEALEY PARKWAY  
 NORMAN, OKLAHOMA

**SMC CONSULTING ENGINEERS, P.C.**  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73108  
 (405) 232-7715

**PRELIMINARY PLAT**

## EXHIBIT D

### Signage Allowances for the Healthplex Campus

In addition to all existing signage on the Healthplex Campus and in addition to the existing signage allowances for the Healthplex Campus as would be allowed pursuant to the applicable provisions of the Norman Signage Code, the Healthplex Campus shall additionally be allowed to feature the following signs:

1. **Main Message Center** – One large message center located along the Healthplex Campus's North Interstate Drive Frontage or West Tecumseh Road frontage. The Main Message Center may be freestanding or attached to a building. The Main Message Center sign may be a maximum of 750 square feet. The message center may be an electronic or digital sign. Due to the elevated berm and highway overpass the Main Message Center may be constructed to a maximum height of 50 feet.
2. **NRHS Healthplex Entrance Signs** – Up to four signs within the Healthplex Campus advertising the entrances to the Healthplex Campus. Each NRHS Healthplex Entrance Sign may be a maximum of 300 square feet per side.
3. **Development Entrance Signs** – Up to four signs within the Healthplex Campus advertising the Healthplex Campus and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side.
4. **Major Directional Signs** – Up to six Major Directional Signs within the Healthplex Campus indicating directions to the different offices, locations, services, or entrances contained within the Healthplex Campus. The Major Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific care centers, and parking locations. Each Directional Sign may be a maximum of 200 square feet per side.
5. **Minor Directional Signs** – Up to ten Minor Directional Signs within the Healthplex Campus indicating directions to the different office, location, service, or entrance contained within the Healthplex Campus. The Minor Directional Signs are intended to be ancillary and supplementary to the Major Development Signs, with each Minor Directional Sign indicating directions to a single location or destination, such as directions to the main entrance or parking locations. Each Minor Directional Sign may be a maximum of 150 square feet per side.
6. **Service Directional Signs** – Service Directional Signs may be installed at each service entry and exit location on the Healthplex Campus to direct service, delivery, and similar traffic along the correct route. Each Service Directional Sign may be a maximum of 50 square feet per side.
7. **Major Façade Signs** – Each building within the Healthplex Campus may feature up to two Major Façade Signs per building. Each Major Façade sign may be a maximum of 750 square feet and a portion of each Major Façade sign may extend

above the roof line of the building. For clarity purposes, the Major Façade signs may be constructed above the roof deck of the occupiable space of the buildings, such as, without limitation, along the façade of mechanical units, equipment, screening, parapet walls, or penthouse structures.

8. **Minor Façade Signs** – Each building within the Healthplex Campus may feature up to five Minor Façade signs per each side of the building. Each Minor Façade sign may be a maximum of 300 square feet and a portion of each Minor Façade sign may extend above the roof line of the building.
9. **Parking Structure Façade Signs** – The Parking Structure on the Healthplex Campus, as shown on the Preliminary Site Development Plan, may feature one or more façade signs. The total square footage for all the façade signs on the Parking Structure shall not exceed 1,500 square feet. The Parking Structure façade signs may be electronic and/or digital signs. Portions of the Parking Structure façade signs may extend above the roof line of the Parking Structure.
10. **Emergency Entrance Identification** – The Healthplex Campus may feature an Emergency Entrance Identification sign in order to assist wayfinding to the emergency entrance on the Healthplex Campus. The Emergency Entrance Identification sign may be a maximum of 500 square feet per side and may be constructed as a façade sign or freestanding sign on the Healthplex Campus.
11. **Existing Healthplex Logo** – In addition to the signage allowances enumerated herein, the existing Healthplex Logo may be altered, modified, changed, refurbished, or otherwise replaced by another sign so long as the replacement sign does not substantially increase the existing footprint of the Healthplex Logo.
12. **Illumination** – All of the signage discussed herein may be backlit or otherwise illuminated with LED or similar lighting.
13. **Banner Signage** – Banners, flag signs, and other similar decorative signage may be displayed on the Healthplex Campus. Banners may be attached to private light poles or to the buildings to advertise the Healthplex Campus or NRHS.
14. **Sight Triangle Protection** – All signage within the Healthplex Campus shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
15. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.