

THE VUE SPUD

NORMAN, OKLAHOMA

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

**OWNER:
*750 IMHOFF LLC***

SIMPLE PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING
APPLICATION FOR 2025 PLAN CHANGE

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Prepared by:

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INTRODUCTION

The Vue (the “**Property**”) is proposed as a Simple Planned Unit Development (SPUD) in the City of Norman. The Property is generally located at 750 E. Imhoff Road.

The Property is already developed and constructed and no physical changes are proposed to the Property at this time. The intent of this SPUD is two-fold: 1) to approve the existing signage as built on the Property as is and where it is; and 2) to expand the allowable uses from the RM-6 district to additional uses as put forth in the Mixed Use Development District so as to expand the viability of uses within the existing facility and allow for the facility to be remodeled to allow for these additional uses where appropriate.

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 a continued efficient and innovative use of the land.

This SPUD Narrative, along with the SPUD Site Development Plan, 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 generally located on the south side of E. Imhoff Road, at 750 E. Imhoff, just west of the intersection of E. Imhoff Road and Chautauqua Avenue.

B. Existing Land Use and Zoning

The Property is currently designated as High Density Residential on the 2025 Land Use and Transportation Plan. The Property is currently zoned RM-6 Medium Density Apartment District.

C. Elevation and Topography

The site is fully developed and is of low slope with paving and structures mostly covering the Property. No part of the Property lies within any flood plain or WQPZ.

D. Drainage

No changes are proposed to the existing drainage system on the Property.

E. Utility Services

The Property is already developed and fully served by all necessary utilities.

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

No changes are proposed to the existing traffic access and circulation on or to the Property.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate mixed uses. The Property is a currently built and operating multi-family property that had previously been zoned for commercial uses. This SPUD will allow for up to 13,500 square feet of existing building area, as found within the existing two most northern buildings that are closest to Imhoff Road, to be modified to mixed uses.

A. Mixed Use Development

The proposed improvements in the SPUD are as already constructed on the attached SPUD Site Development Plan, which is the existing site as shown on **EXHIBIT A** hereto.

1. Uses; Design

The purpose for the SPUD is to allow for Mixed Use Development under the following development regulations:

- a. Uses: The uses permitted will be specific uses as shown below, which were retracted from within the MUD, Mixed Use Development District, Section 22:429 of the Zoning Ordinance, such as which may be a variety of multi-family residential, commercial, office, retail, and restaurant, but as modified to allow only the following uses:
 - i. Residential Uses;
 - ii. Bank;
 - iii. Book store, music store;
 - iv. Clothing and apparel store;
 - v. Daycare facility (child or adult);
 - vi. Design Offices, including but not limited to Interior Decorator (including sales);
 - vii. Food or drug stores (bakery, delicatessen, grocery, pharmacy);
 - viii. Health club or spa;

- ix. Indoor arcade, including electronic amusement;
- x. Liquor store;
- xi. Office use (including but not limited to medical offices);
- xii. Personal services;
- xiii. Small electronic equipment (including sales and repair);
- xiv. Hotel;
- xv. Outdoor temporary sales, such as a public market for the sale of produce, provided the operation does not completely obstruct any public sidewalk;
- xvi. Restaurants (including outside seating but not drive-through facilities);
- xvii. Schools (public or private);
- xviii. Studios and shops of artists and artisans (including sales); and
- xix. Any use which, in the opinion of the City Council, would be similar in character to those enumerated above and is not more obnoxious or detrimental to the area in which it is located by reason of noise, offensive odor, smoke, dust, vibration, traffic congestion, or danger to life and property.

- b. The maximum number of buildings will be as currently constructed on the Property.
- c. Density: No additional density is proposed to the existing density on the Property. Currently the Property is a multifamily development. To the extent that portions of the Property are redeveloped from residential units to allow for mixed uses, the density will decrease.
- d. Height: No changes are proposed to the existing height of the structures on the Property, and thus the existing height allowances shall remain unchanged.
- e. Impervious Area: No changes are proposed to the existing impervious area on the Property, and thus the existing impervious area allowances shall remain unchanged.
- f. Building setbacks: No changes are proposed to the existing building setbacks on the Property, and thus the existing building setbacks shall remain unchanged. The existing site plan as shown on attached **EXHIBIT A** is intended to remain unchanged.
- g. Exterior materials for the Project shall be as follows: No changes are proposed to the existing exterior materials on the Property, and thus the existing exterior material allowances shall remain unchanged.

2. **Parking**

No changes are proposed to the parking facilities on the property. To the extent that any changes are made in the uses on the Property, all uses within the Property shall be provided parking in quantities that conform to the City of Norman Off-Street Parking Requirements of 22:431.5.

3. Dumpster and Trash Enclosures

Existing location of dumpsters are approved by the City of Norman Sanitation department. Trash facilities will conform to city standards.

B. Miscellaneous Development Criteria

1. Site Plan

No changes are proposed to the existing site plan on the Property, and thus the existing site plan as shown on attached **EXHIBIT A** shall remain unchanged.

2. Open Space

No changes are proposed to the existing open space on the Property, and thus the existing open space requirements shall remain unchanged.

3. Signage

The existing signage as constructed on the Property, and as shown on attached **EXHIBIT B**, and in the size and locations as constructed on the Property is approved within this SPUD.

All future signage, if any, such as if any installed with any new uses under this SPUD, shall be in conformance with the City of Norman's sign codes, as amended from time to time, and as applicable to the Commercial Districts under Sec. 18-504. - Commercial zone sign standards, with the following exceptions:

- a. No additional ground signage will be added to the Property. The existing ground signage may be remodeled as a joint identification ground sign in order to advertise new uses, and may include an added digital sign feature, as long as there is no increase in square footage.
- b. Any future wall signage may be in the form of a joint identification sign of not more than 60 square feet.
- c. Marquee and projecting signs are prohibited.
- d. Pole signs are prohibited

4. Site Proof Screening Requirements

No changes are proposed to the existing site plan on the Property, and thus the existing fencing as shown on attached **EXHIBIT A** shall remain unchanged.

5. Traffic access/circulation/parking and sidewalks

No changes are proposed to the existing traffic access, circulation or parking on the Property, and thus the existing site plan as shown on attached **EXHIBIT A** shall remain unchanged. No additional uses shall be allowed that require drive through facilities.

6. Lighting

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

7. Landscaping

Landscaping shall be provided in conformity to City of Norman ordinances as amended from time to time.

8. Park land

No additional residential density or units are proposed and therefore no additional park land requirements are set forth herein.

EXHIBIT A

Proposed SPUD Site Development Plan
Existing site is proposed as unchanged.

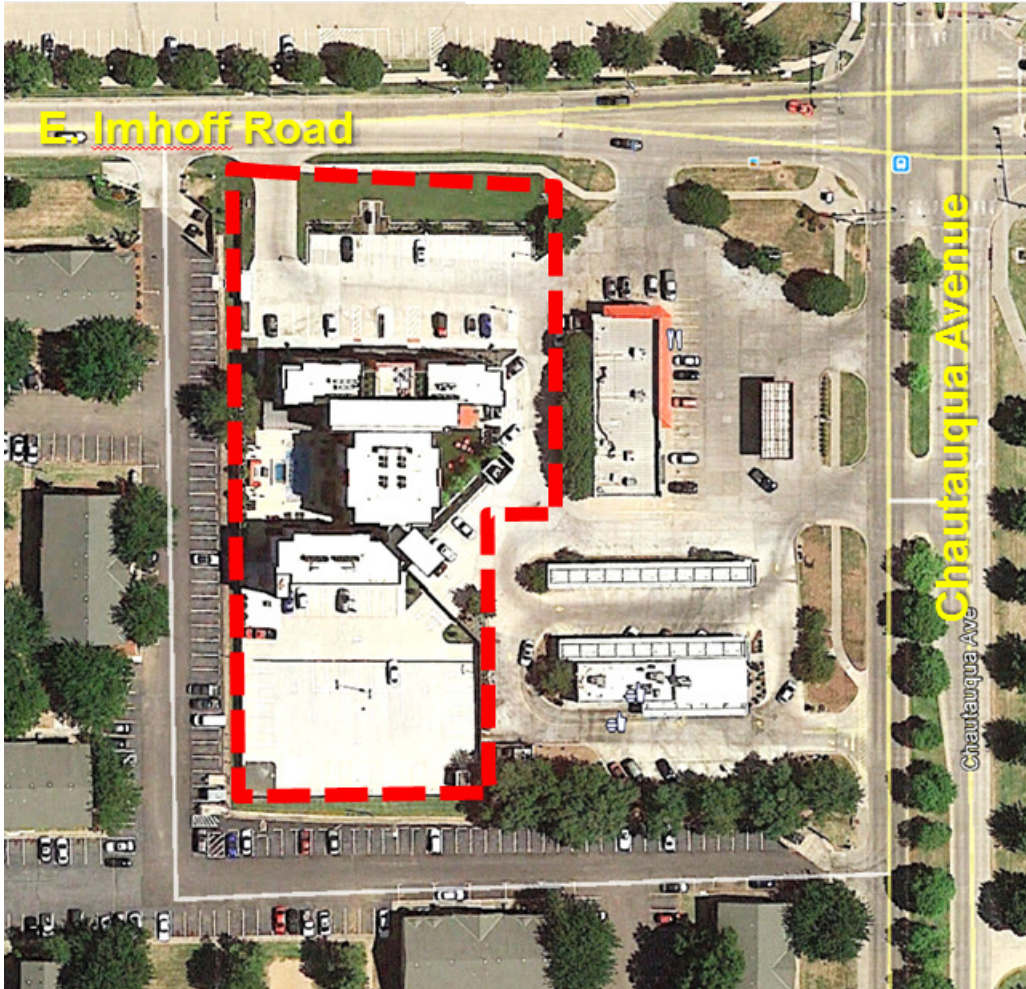


EXHIBIT B
Proposed Signage
As existing, where existing

