

**801, 809, & 819 N. FINDLAY AVE, NORMAN OK  
SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

*NORMAN PUBLIC SCHOOLS*

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT  
2025 AMENDMENT

Submitted December 2, 2019

PREPARED BY:

RIEGER LAW GROUP PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

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## **I. INTRODUCTION**

Norman Public Schools (“Applicant”) seeks to rezone property located within the Findlay Avenue Medical PUD Development Plan, approved by the Norman City Council on August 26, 2003 as O-0304-4, as amended by the Norman City Council on November 18, 2003, via O-0304-28 (collectively, the “**Findlay PUD**”). The Applicant intends to operate a school, gym, and other associated uses on the properties more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Property is made up of three parcels generally located north of Oliver Street, south of E Robinson Street, and east of N Findlay Ave.

### **B. Existing Land Use and Zoning**

Currently, the majority of the Property is zoned PUD, pursuant to the Findlay PUD; however, a portion of the Property generally located at 819 N Findlay Ave is currently zoned R-1. The entire Property’s current 2025 designation is office.

### **C. Elevation and Topography**

The site is relatively low slope with minimal topographic variation. No part of the Property is in any FEMA 100-year flood plain, and no part of the Property is in any Water Quality Protection Zone.

### **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 will be provided by the City of Norman Fire Department and by the Applicant as such are required by adopted City codes.

### **F. Traffic Circulation and Access**

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan.

## **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Project is planned to accommodate a Norman Public School location and associated facilities, including a gym and parking lot. The Exhibits attached hereto, and as submitted by the project Manager/Designer, Phase One Design, or the project architects and/or engineers are incorporated herein by reference and further depict the development criteria.

**A. Uses Permitted:**

School Activities, Buildings, and Uses: The Property may be used as a School and for all associated school uses, including but not limited to a gymnasium, parking lot, ancillary school buildings, and other similar school facilities, buildings, or uses.

**B. Parking:**

Parking will meet or exceed the requirements of Norman's ordinances.

**C. Dumpster and Trash Enclosures**

Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building. The Applicant may utilize the Dumpster location and enclosure design displayed on the attached Preliminary Site Development Plan.

**D. Miscellaneous Development Criteria**

**1. Site Plan**

The preliminary site development plan for the site is concurrently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be substantially constructed as presented thereon, subject only to the changes allowed by Sec. 420(4)(c) of the City of Norman's SPUD/PUD Ordinance.

**2. Open Space**

Open space and green space areas are located throughout the Property. Within the area of the Property, open green space is approximately shown on the attached **EXHIBIT C**. Impervious area for the Property shall not exceed 65%.

**3. Signage**

The signage for the Property shall comply with Norman's applicable signage restrictions for schools.

**4. Traffic access/circulation/parking and sidewalks**

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. Sidewalks currently exist on the Property. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. There is a requirement of a 30' x 30' sight triangle at the southwest corner of the Property, intersection of Findlay and Oliver, to protect sight distance. This sight triangle is depicted on the attached site plan.

**5. Lighting**

All exterior lighting shall be installed in conformance with any applicable City of Norman Outdoor Lighting Standards, as such may be amended from time to time.

**6. Landscaping**

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

**7. Porter Corridor Zoning Overlay District Variance**

Applicant requests a variance from Section 429.6 of Norman's Zoning Ordinance due to the existing masonry fence on the east side of the property, past drainage issues, and multiple mature trees located at the southern portion of the east boundary. No further landscaping or border wall shall be required on the Property so long as the trees are maintained and the Property is used as a school and accessory uses for Norman Public School. Applicant will install a wood fence with metal posts along a portion of the SE border of the Property in the location and manner depicted on **Exhibit D**, attached hereto.

**EXHIBIT A**

Legal Description of the Property  
*Full Size Documents Submitted to City Staff*

Lots Three (3) and Four (4) of FINDLAY AVENUE MEDICAL P.U.D., a Planned Unit Development, to Norman, Cleveland County, Oklahoma. Containing 2.15 acres, more or less, and

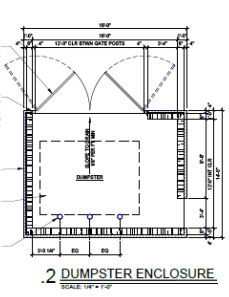
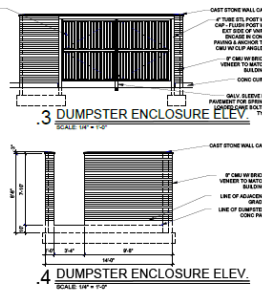
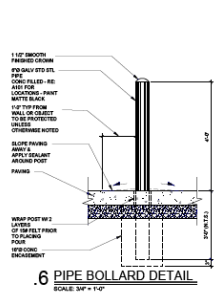
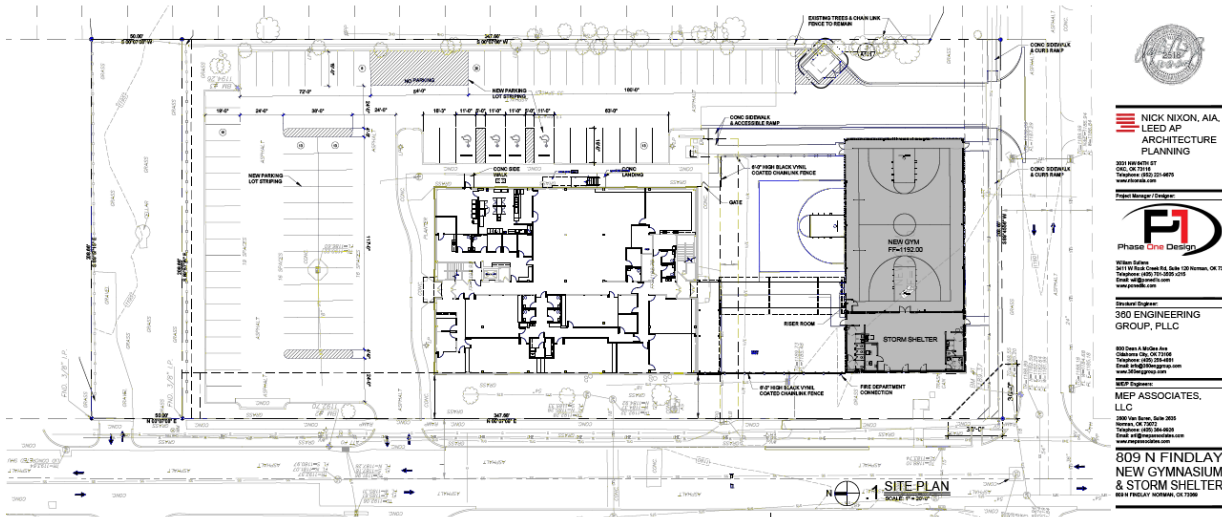
A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty-Nine (29), Township Nine (9) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being further described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter; THENCE South 89°57'15" East, along the north line of said Northwest Quarter, a distance of 1105.00 feet; THENCE South 00°07'08" West, along the extension of the west line of Findlay Avenue Medical P.U.D., a Planned Unit Development being a part of said Northwest Quarter, and being recorded at Plat Book 21, Page 175 in the records of the Cleveland County Clerk, a distance of 33.00 feet to the Northwest Corner of Parcel 1 of said Findlay Avenue Medical P.U.D.; THENCE continuing South 00°07'08" West, along the west line of said Findlay Avenue Medical P.U.D., a distance of 155.00 feet to the Southwest Corner of said Parcel 1, also being the POINT OF BEGINNING; THENCE South 89°57'15" East, a distance of 208.66 feet to the Southeast Corner of said Parcel 1; THENCE South 00°07'08" West, a distance of 50.00 feet to the Northeast Corner of Parcel 2 of said Findlay Medical P.U.D.;

THENCE North 89°57'15" West, along the north line of said Parcel 2, a distance of 208.66 feet to the Northwest Corner of said Parcel 2; THENCE North 00°07'08" East, along the east Right-of-Way line of Findlay Avenue, a distance of 50.00 feet to the POINT OF BEGINNING. CONTAINING 0.240 acres or 10,433 sq. ft., more or less.

Basis of Bearing: The east Right-of-Way line of Findlay Avenue bearing North 00°07'08" East as shown on the final plat of Findlay Avenue Medical P.U.D.

**EXHIBIT B**  
**Preliminary Site Development Plan**  
*Full Size Documents Submitted to City Staff*



NO.	DATE	DESCRIPTION
1	11.15.19	REVISION
2	11.15.19	REVISION
3	11.15.19	REVISION
4	11.15.19	REVISION
5	11.15.19	REVISION
6	11.15.19	REVISION
7	11.15.19	REVISION
8	11.15.19	REVISION
9	11.15.19	REVISION
10	11.15.19	REVISION

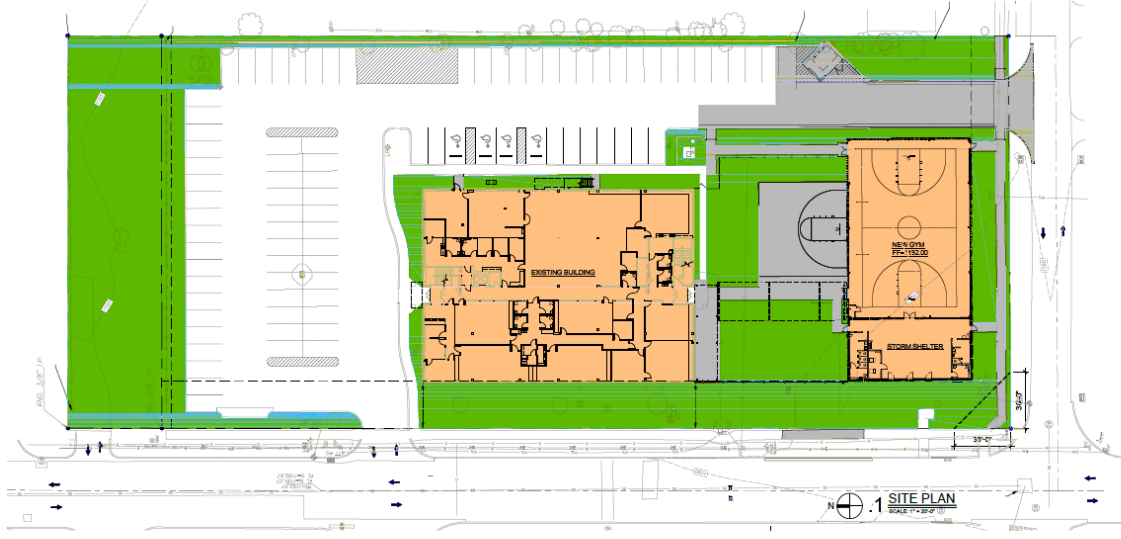
**SITE PLAN**

REV NUMBER: 004-0000

# EXHIBIT C

## Green Space and Open Space Exhibit

### Full Size Documents Submitted to City Staff



**PERVIOUS / IMPERVIOUS CALCULATIONS:**

OVERALL SITE SF: 104,845 SF (100%)  
 TOTAL IMPERVIOUS SF: 68,020 SF (65%)  
 TOTAL PERVIOUS SF: 36,825 SF (35%)

**OPEN AREA (NOT INCLUDING PARKING):**

44,406 SF

**EXISTING PARKING COUNT VS NEW PARKING COUNT:**

EXISTING: 113 SPACES  
 NEW: 88 SPACES



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 LLC**

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 www.mepassoc.com

**809 N FINDLAY  
 NEW GYMNASIUM  
 & STORM SHELTER**  
 809 N FINDLAY, OKLAHOMA CITY, OK 73104

NO.	DATE	DESCRIPTION
1	11/27/18	PERMIT SUBMIT
2	12/21/18	PERMIT APPROVAL

**OPEN AREA  
 PERVIOUS /  
 IMPERVIOUS AREAS**

JOB NUMBER: 2018-2023

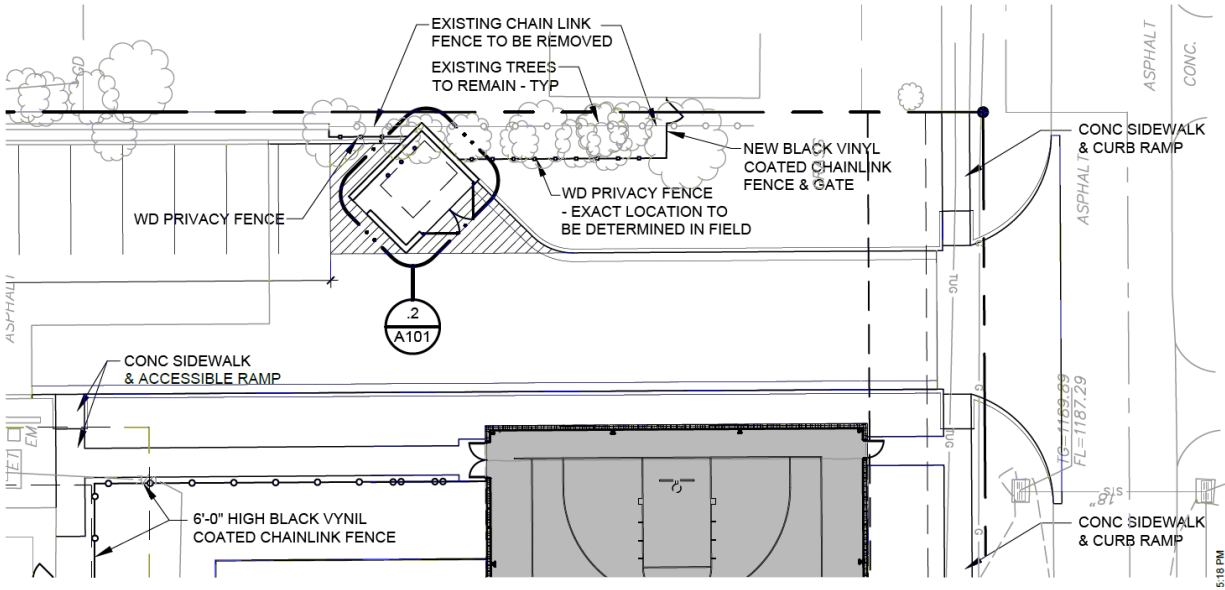
**A101**



**EXHIBIT D**

Fencing Along SE Border of the Property  
*Full Sized Documents Submitted to City Staff*

Location of Fence:



Fence Materials and Plans:

*Depiction on Following Page*

2x12 TOP CAP  
W/ 1/2" SLOPE

1x4 TOP RAIL/  
APRON

2x4 CONT - TYP

CEDAR FENCE  
PICKET - TYP

SIMPSON STRONG  
TIE - TYP

2x4 - TYP

CEDAR FENCE  
PANEL - TYP

GALV. METAL  
POST - TYP

PANEL RAIL - TYP

SIMPSON STRONG  
TIE - TYP

