

PARK AVENUE SPUD

NORMAN, OKLAHOMA

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

**OWNER:
*GOLDEN TRIBE, L.L.C.***

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

4 May 2018

Prepared by:

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INTRODUCTION

410, 414, and 416 North Park Avenue (the “**Property**”) are proposed as a Simple Planned Unit Development (SPUD) in the City of Norman. The Property is generally located on the west side of North Park Avenue north of West Daws Street near Andrews Park.

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 contribute to the revitalization of the Andrews Park neighborhood. This infill development is compatible and harmonious with the surrounding character of the established neighborhood.

This SPUD Narrative and 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 along the west side of North Park Avenue, north of West Daws Street west of Andrews Park, with current property addresses of 410, 414, and 416 North Park Avenue.

B. Existing Land Use and Zoning

The Property is designated on the Norman 2025 Land Use and Transportation Plan as Low Density Residential over the lot addressed as 416 N. Park Ave.; designated as Low Density Residential and a small area of Floodplain over the lot addressed as 414 N. Park Ave.; and designated Low Density Residential, Floodplain and Floodway over varying portions of the lot addressed as 410 North Park Ave. The Property is currently zoned as R-1, Single Family residential over all of the parcels.

The site is currently vacant and undeveloped land and part of the Original Townsite Plat of 1890. Surrounding the Property are the Willows Apartments to the north, with the historic Andrews Park to the east across an open City parcel. To the west and south are single family uses.

C. Elevation and Topography

The site is undeveloped with low slope grass covered topography. No part of the Property lies within the WQPZ. Southern 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, except to the extent that a

public sidewalk is required to be constructed along the Park Avenue frontage and across these areas.

D. Drainage

Drainage will be accommodated as per the proposed SPUD Site Development Plan submittal and the drainage analysis as submitted contemporaneously herewith by SMC Engineers.

E. Utility Services

The Property is immediately surrounded by developed parcels to the south, west and north. 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. Utilities will be revised to some extent in order to properly serve the development as may be necessary, yet it is unlikely any significant improvements will be needed.

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 North Park Avenue public right of way. There is no alley access. The Applicant moves for the exemption of the Property from any final plat street improvements, as this is an already developed low intensity public right of way and we wish to not disturb the Floodplain and Floodway fronting the Property.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition is planned to accommodate multifamily medium density residential uses. Drawings as produced and submitted by the project engineer, SMC Consultant Engineers, are incorporated herein by reference and further depict the development criteria.

A. Medium Density Residential

The proposed improvements in the SPUD are as planned on the attached SPUD Site Development Plan, **EXHIBIT A** hereto. The Preliminary Plat as submitted herewith is shown on attached **EXHIBIT B**.

1. Uses; Design

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

- a. Uses: Any of the uses permitted within the RM-6, MEDIUM DENSITY APARTMENT DISTRICT, as put forth in Section 22:422.3 (RM-6) of the City of Norman Zoning Ordinance.
- b. The maximum number of buildings will be three with two units each.
- c. Density: The Property shall be developed up to a maximum of six units, on the roughly 0.7-acre site.
- d. Height: Structures shall not exceed two stories in height.
- e. Impervious Area: the total amount of impervious area, including all building footprints and impervious hard-paved areas shall be allowed in a percentage as necessary to accommodate all impervious surfaces as shown and planned on the proposed SPUD Site Development Plan submitted herewith as **EXHIBIT A**, which shall not exceed 65% impervious.
- f. All minimum building setbacks shall be maintained as per the City Council approved SPUD Site Development Plan Map, which is attached herewith and incorporated herein as shown on **EXHIBIT A**. Notwithstanding what is shown on the drawings, the rear yard setbacks shall be a minimum of thirteen feet, which is lesser than as shown on the submitted drawings.
 - a. The front yard setback for the buildings shall be a minimum of twenty-five (25) feet to face of exterior walls.
 - b. The side yard setbacks shall be a minimum of five (5) feet to face of exterior walls.
 - c. The rear yard setback shall be a minimum of thirteen (13) feet to face of exterior walls.
- g. Exterior materials for the Project shall be as follows: Masonry or wood or manufactured product for exterior facing elevations (which shall include brick, stone, stucco, EFIS, or manufactured materials such as synthetic stone, panel stucco, hardy board siding, siding, or cement board), or other materials as shown on the drawings submitted therewith. All materials shall be high-quality and require minimum maintenance.
- h. The exterior site and interior ground floor of all housing shall be designed and constructed in a manner that is age-friendly and allows for multi-generational living, with accessibility provided throughout the site pavement and each ground floor living space. More specifically, the project shall incorporate the following requirements in the improvements:
 - a. No interior or exterior steps or vertical transitions shall be built into the ground floor of the housing. Any vertical transition in the ground floor shall be provided with a ramp that is no greater than 1:12 sloped incline.
 - b. All hallway and corridor widths shall accommodate the passage of standard size wheelchairs.

- c. Five-foot clearance turning space diameters shall be provided in each ground floor bathroom, kitchen, bedroom, and livable area of each unit.
- d. Thirty-six-inch-wide doors shall be provided in each ground floor room of each unit.
- e. Comfort height toilets of 16-18 inches off the ground shall be provided in each bathroom, and wood backing shall be provided inside the partition walls of each bathroom around each toilet in the ground floor so as to allow for grab bars to be installed as occupants' desire.
- f. Showers shall be provided with no steps and arranged for use by someone approaching them in a walker or wheelchair.
- g. Lever handled faucets and door hardware shall be provided throughout.

2. Parking

Parking will be accommodated within driveways and garages attached to the residences. Total number of parking spaces, including those in the garages, shall be provided to a minimum of two spaces for every living unit in the Property.

3. Trash and Sanitation

Trash and sanitation will be provided by way of the residential curbside polycart pickup services.

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.

2. Open Space

Open space and green space areas are located within the Property, such as shown on **EXHIBIT C**. It is noted that the Property is in immediate proximity to Andrews Park and that will be a key feature of the Property for its residents and passing pedestrians. Additionally, the Floodplain and Floodway will be left undisturbed on the south end of the Property and thus will provide extensive open space to the residents.

The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five (65) percent of the lot (currently the site plan indicates total green space of 66.8%.

3. Signage

All signage, if any, shall be in conformance with the City of Norman's sign codes, as amended from time to time, and comply with applicable district regulations as to medium density residential RM-2

4. Site Proof Screening Requirements

Wood stockade fencing will be provided where it is missing around the west side of the Property, and fence lines will be corrected to the lot lines as necessary. Fencing may also be provided along the south and north sides of the backyards of each unit.

5. Traffic access/circulation/parking and sidewalks

The vehicular access to the SPUD will be from the North Park Avenue public right of way as fronting the Property.

The Property will provide sidewalks to connect the residences to the existing public sidewalks to the north of the Property.

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

A newly planted tree shall be provided in the front yard of each unit. Additionally, a newly planted tree shall be provided in the back yard of each unit.

8. Park land

Due to the fact that the Property has already previously been platted, no additional park land is required.

EXHIBIT A

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

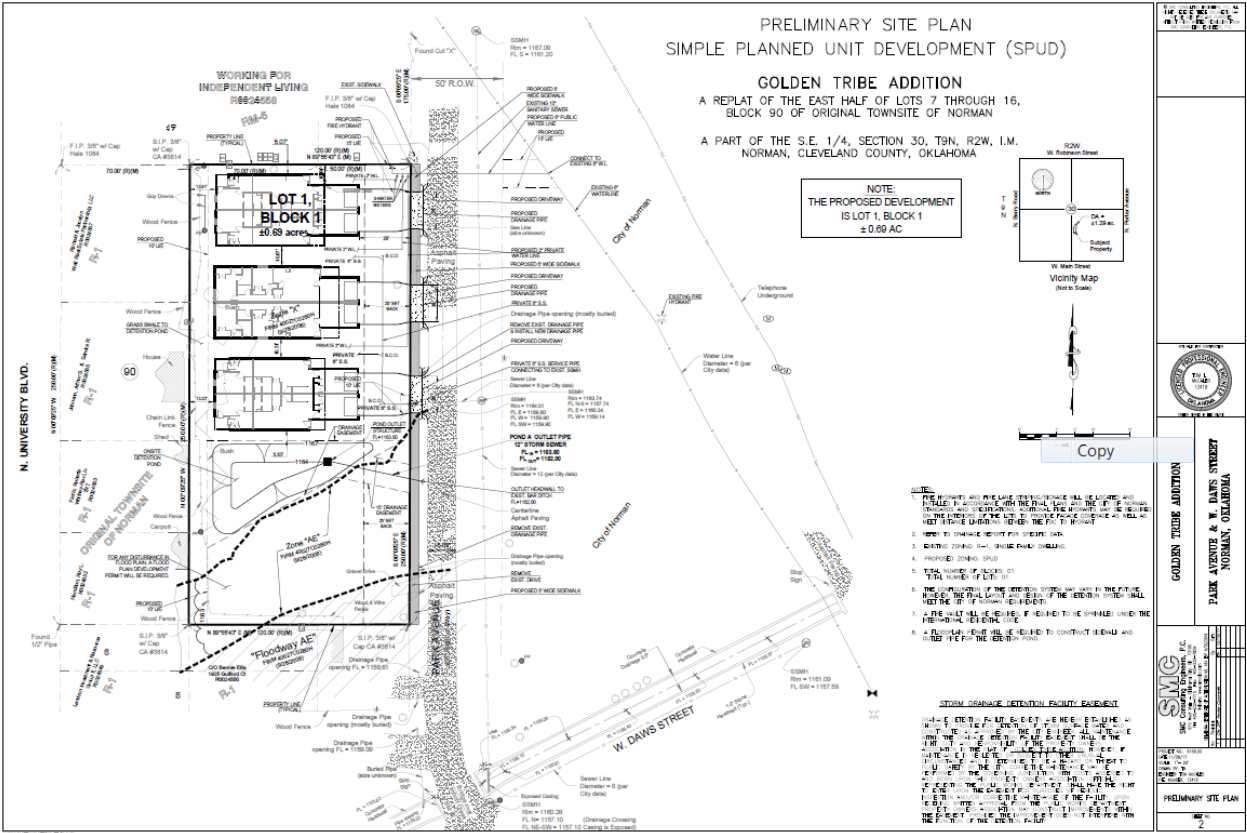


EXHIBIT B

Proposed Preliminary Plat

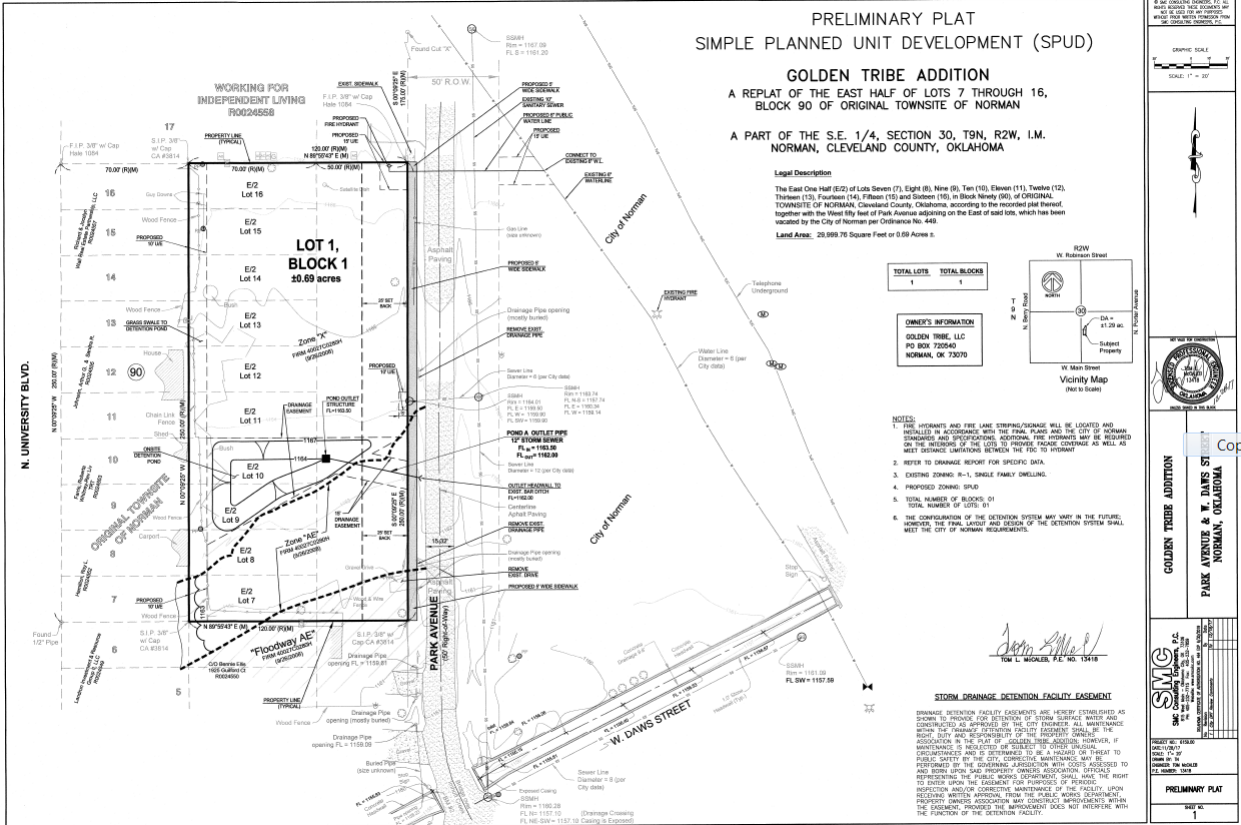
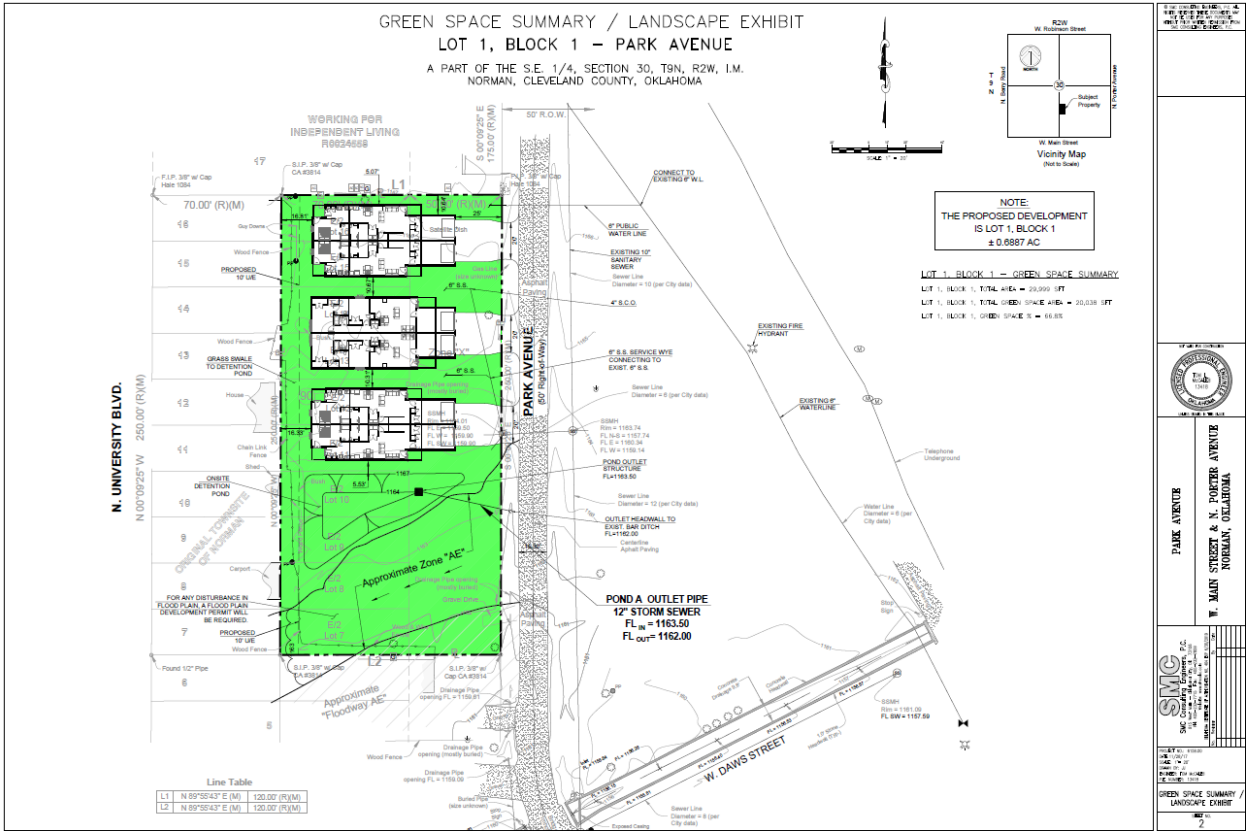


EXHIBIT C

Proposed Open Space



LOT 1, BLOCK 1 – GREEN SPACE SUMMARY

LOT 1, BLOCK 1, TOTAL AREA = 29,999 SFT

LOT 1, BLOCK 1, TOTAL GREEN SPACE AREA = 20,038 SFT

LOT 1, BLOCK 1, GREEN SPACE % = 66.8%