

**NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION
A PLANNED UNIT DEVELOPMENT**

NORMAN, OKLAHOMA

APPLICANT:



***NORMAN REGIONAL HOSPITAL AUTHORITY,
AN OKLAHOMA PUBLIC TRUST D/B/A NORMAN REGIONAL HEALTH SYSTEM***

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
2025 AMENDMENT
PRELIMINARY PLAT

Submitted May 4, 2020
Revised June 4, 2020

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

TABLE OF CONTENTS

- I. INTRODUCTION
 - Background and Intent

- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
 - A. Location
 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation and Access

- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Uses Permitted
 - B. Area Regulations
 - C. Parking
 - D. Miscellaneous Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Preliminary Plat
- D. Green Space and Open Space Exhibit
- E. Allowable Uses
- F. Allowable Signage

I. INTRODUCTION

Norman Regional Health System (the “**Applicant**”) seeks to rezone a tract of property located in Ward 5 of the City of Norman. More particularly, the site is located on the South side of State Highway 9, generally located at the Southwest corner of the intersection of State Highway 9 and 24th Ave SE, more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the development of the Property may be phased over time. Through the use of the planned unit development, the Property may be developed as a mixed-use development featuring a free-standing emergency department and other medical related uses for Norman Regional Health System, as well as numerous other compatible uses as further laid out within this PUD. It is anticipated that the Property will be developed in multiple phases, with the development of the free-standing emergency department being the initial phase.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies on the South side of State Highway 9, generally at the Southwest corner of the intersection of State Highway 9 and 24th Ave SE.

B. Existing Land Use and Zoning

The Property is currently zoned O-1, Office Institutional District and currently NORMAN 2025 designated as Office.

The Property is surrounded by various zoning districts and NORMAN 2025 designations, which makes this site an ideal location for the proposed mixed-use development. The property to the North is zoned I-1, Light Industrial and NORMAN 2025 designated as Industrial. The properties to the East of the Property are zoned C-1, Local Commercial with Special Use for a Church and CO, Suburban Office Commercial, with NORMAN 2025 designations of Institutional and Office respectively. The properties to the South and Southeast of the Property are zoned R-1, Single Family Dwelling and NORMAN 2025 designated as Low Density Residential. The property to the Southwest of the Property is zoned R-1, Single Family Dwelling but has a NORMAN 2025 designation of Commercial. Finally, the property to the West of the Property is zoned C-2, General Commercial, with a corresponding NORMAN 2025 designation of Commercial.

C. Elevation and Topography

The Property consists of unimproved land. The Property slopes slightly from the North to the South.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant shall comply with all applicable City ordinances and regulations regarding drainage for the Property.

E. Utility Services

The necessary utility services for this project are already located in close proximity to the Property. The Applicant shall extend such utility services to the Property, as necessary.

F. 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.

G. 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 Property is planned to accommodate a mixed-use development over the roughly 29.6 acres of land, including but not limited to a free-standing emergency department, other medical uses, commercial, and multifamily such as senior living. To the extent possible, the Property shall be developed in general compliance with the preliminary site development plan, attached to this PUD. The Exhibits attached hereto, and as submitted on behalf on the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The Property shall contain the following allowable uses:

- Medical – up to 50% of the entire Property.
- Commercial – up to 70% of the Property
- Residential – up to 30% of the Property

For purposes of this PUD, the above permitted uses shall have the following definitions:

“**Medical**” shall allow for a full service Free Standing Emergency Department, including but not limited to temporary patient observation and short stay uses,

laboratory, diagnostic image services, physician offices, and other medical uses, and all other uses allowable as a matter of right in the City of Norman's current O-1, Office-Institutional Zoning District, which is the existing zoning for the Property, including any such additional uses that may be added to said zoning district from time to time.

“Commercial” shall allow for all uses allowable as a matter of right in the City of Norman's current C-2, General Commercial Zoning District, including any such additional uses that may be added to said zoning district from time to time.

“Residential” shall allow for senior living facilities, including but not limited to senior independent living, assisted living, and memory care facilities, as well as all other uses allowable as a matter of right in the City of Norman's current RM-6, Medium Density Apartment Zoning District, including any such additional uses that may be added to said zoning district from time to time.

A complete list of the allowable uses for each category is attached hereto as **Exhibit E**.

B. Area Regulations:

The lots within the preliminary plat of the Property shall comply with the following setbacks:

Front Yard: All buildings shall be set back from any abutting street right-of-way at least ten (10) feet. Across the entire front of all lots (and the street side of any corner lot) a minimum ten (10) foot landscape strip shall be installed, which may not be encroached upon by parking. One eight (8) foot tall shade (canopy) tree per each twenty (20) feet of lot frontage and one (1) three (3)-gallon shrub per five (5) feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester.

Side Yard: For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five (5) feet.

Rear Yard: Rear yard shall not be required for retail establishment; except where a rear lot line abuts upon a dwelling district and the commercial building is designed to be serviced from the rear, there shall be provided a rear yard of not less than thirty (30) feet for lots without alleys and twenty (20) feet for lots with alleys; and further provided that in no case where the rear lot line abuts a dwelling district shall the commercial building be erected closer than three (3) feet to the rear lot line.

C. Parking:

Parking will meet or exceed the requirements of Section 431.5 of the City of Norman's Zoning Ordinance for Off-Street Parking.

D. 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.

E. Miscellaneous Development Criteria

1. Site Plan

The preliminary site development plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the property shall be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's PUD Ordinance.

2. Open Space

Open space and green space areas are located throughout the Property. The Property shall contain a minimum of 10% of open space throughout the development. Within the area of the Property, open green space is approximately shown on the attached **EXHIBIT D**. Impervious area for the Property shall not exceed 85% as applied to the entirety of the development. Residential uses shall not exceed 65% impervious area.

3. Signage

The proposed development signage package for the Property is attached hereto as **Exhibit F**. Signage for the development shall be allowed in the locations and up to the maximum heights shown on the signage package. The total square footage for development entrance, directional, and identification signage as shown on the attached signage package shall be the maximum total square footage for all development signage for the Property. Actual appearance, design, and materials of signage may change depending on final end users within the Property. Additional on premise signage, including but not limited to tenant or future end user building signage, ground signage, and/or directional signage, for each lot within the Property shall comply with the City of Norman's applicable Commercial Zone Sign Standards, contained in Section 18-504 of the City of Norman's Municipal Code. Grounds signs on the Property shall be allowed at zero setback so long as all ground signs do not block the applicable sight triangle.

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. 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. Sidewalks will be added in the locations shown on the attached Preliminary Site Development Plan and Preliminary Plat.

5. Lighting

All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, contained in Section 431.6 of the City of Norman's Zoning Ordinance.

6. Landscaping

Landscaping shall be provided in conformity to Section 431.8 of the City of Norman's Zoning Ordinance.

7. Fencing

The development of the Property shall comply with the applicable fencing/screening requirements contained in Section 431.9 of the City of Norman's Zoning Ordinance. An existing 6' wood stockade fence runs the length of the southern boundary of the Property. The Applicant shall maintain the existing fence in similar materials and quality.

8. Phasing

It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the free-standing emergency department. The timing and number of future phases will be determined by market demand and absorption rates.

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

AS SURVEYED DESCRIPTION:

A tract of land lying in the Northeast Quarter (NE/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at southeast corner of said Northeast Quarter;

THENCE North 00°07'37" West, along the east line of said Northeast Quarter, a distance of 658.99 feet to a point of intersection with the north line of Block 2, ST. JAMES PARK SECTION 6, recorded in Book 23 of Plats, Page 178 extended and the POINT OF BEGINNING;

THENCE South 89°52'23" West, along said extended line and said north line of Block 2, a distance of 785.00 feet to the southeast corner of Lot 1, Block 1, SOUTH LAKE ADDITION recorded in Book 16 of Plats, Page 56;

THENCE along the east line of said Lot 1, the following Two (2) courses:

1. North 00°07'37" West, parallel with the east line of said Northeast Quarter, a distance of 164.30 feet;
2. North 28°04'22" West a distance of 959.79 feet to the northeast corner of said Lot 1, also being a point on the southerly right of way line of Highway 9 and a point on a curve;

THENCE along the southerly line of said Highway 9, the following Six (6) courses:

1. Easterly along a non tangent curve to the right having a radius of 10,642.96 feet (said curve subtended by a chord which bears North 67°31'13" East a distance of 206.02 feet) for an arc distance of 206.02 feet;
2. North 57°08'48" East a distance of 177.15 feet to a point on a curve;
3. Easterly along a non tangent curve to the right having a radius of 10,677.96 feet (said curve subtended by a chord which bears North 70°12'30" East a distance of 447.34 feet) for an arc distance of 447.38 feet;
4. North 85°48'40" East a distance of 102.38 feet;
5. North 72°45'24" East a distance of 302.23 feet;
6. South 60°09'56" East a distance of 95.81 feet to a point on the east line of said Northeast Quarter;

THENCE South 00°07'37" East, along the east line of said Northeast Quarter, a distance of 1,385.19 feet to the POINT OF BEGINNING.

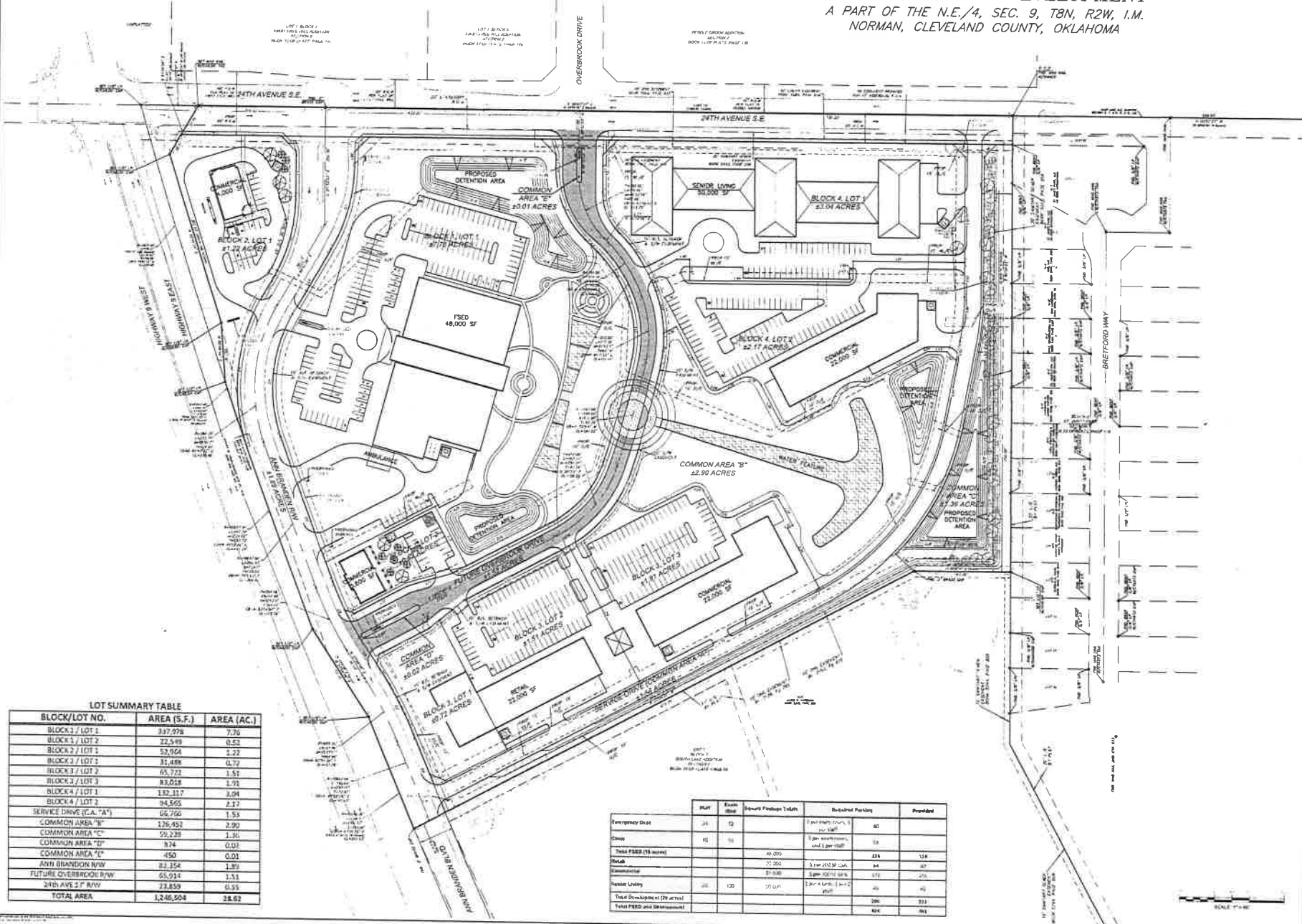
Said described tract of land contains a gross area of 1,292,529 square feet or 29.6724 acres and a net area, less the statutory rights of way, of 1,246,504 square feet or 28.6158 acres, more or less.

EXHIBIT B

Preliminary Site Development Plan
Full Size Documents Submitted to City Staff

[Attached hereto]

MASTER DEVELOPMENT SITE PLAN
NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION
A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.E./4, SEC. 9, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT SUMMARY TABLE

BLOCK/LOT NO.	AREA (S.F.)	AREA (AC.)
BLOCK 1 / LOT 1	337,378	7.76
BLOCK 1 / LOT 2	22,519	0.52
BLOCK 2 / LOT 1	52,964	1.21
BLOCK 2 / LOT 2	31,488	0.72
BLOCK 3 / LOT 1	65,722	1.51
BLOCK 3 / LOT 2	83,018	1.91
BLOCK 4 / LOT 1	132,317	3.04
BLOCK 4 / LOT 2	94,565	2.17
SWIRKE DRIVE (E.A. "A")	66,760	1.53
COMMON AREA "B"	176,451	4.03
COMMON AREA "C"	59,239	1.36
COMMON AREA "D"	874	0.02
COMMON AREA "E"	450	0.01
ANN BRANDON NW	21,254	0.49
FUTURE OVERBROOK RW	65,914	1.51
24TH AVE 2' RW	23,830	0.55
TOTAL AREA	1,246,604	28.62

	PLAT	Exam. Area	Square Feet/Total	Required Parking	Provided
Emergency Dist	24	12		2 per 1000 sq ft, 1 per 1000 sq ft	80
Street	12	16		3 per 1000 sq ft, 1 per 1000 sq ft	58
Total FSR (16 acres)			49,292		138
Retail			22,300	3 per 1000 sq ft	67
Commercial			87,348	3 per 1000 sq ft	261
Health Care			20,000	3 per 1000 sq ft	60
Total Development (28 acres)			110,000		366
Total FSR and Development					404

PRELIMINARY
 NOT FOR
 CONSTRUCTION

NORMAN REGIONAL HEALTH SYSTEM
 EAST CAMPUS ADDITION
 A PLANNED UNIT DEVELOPMENT
 24TH AVE. S.E. & HWY 9
 NORMAN, OKLAHOMA



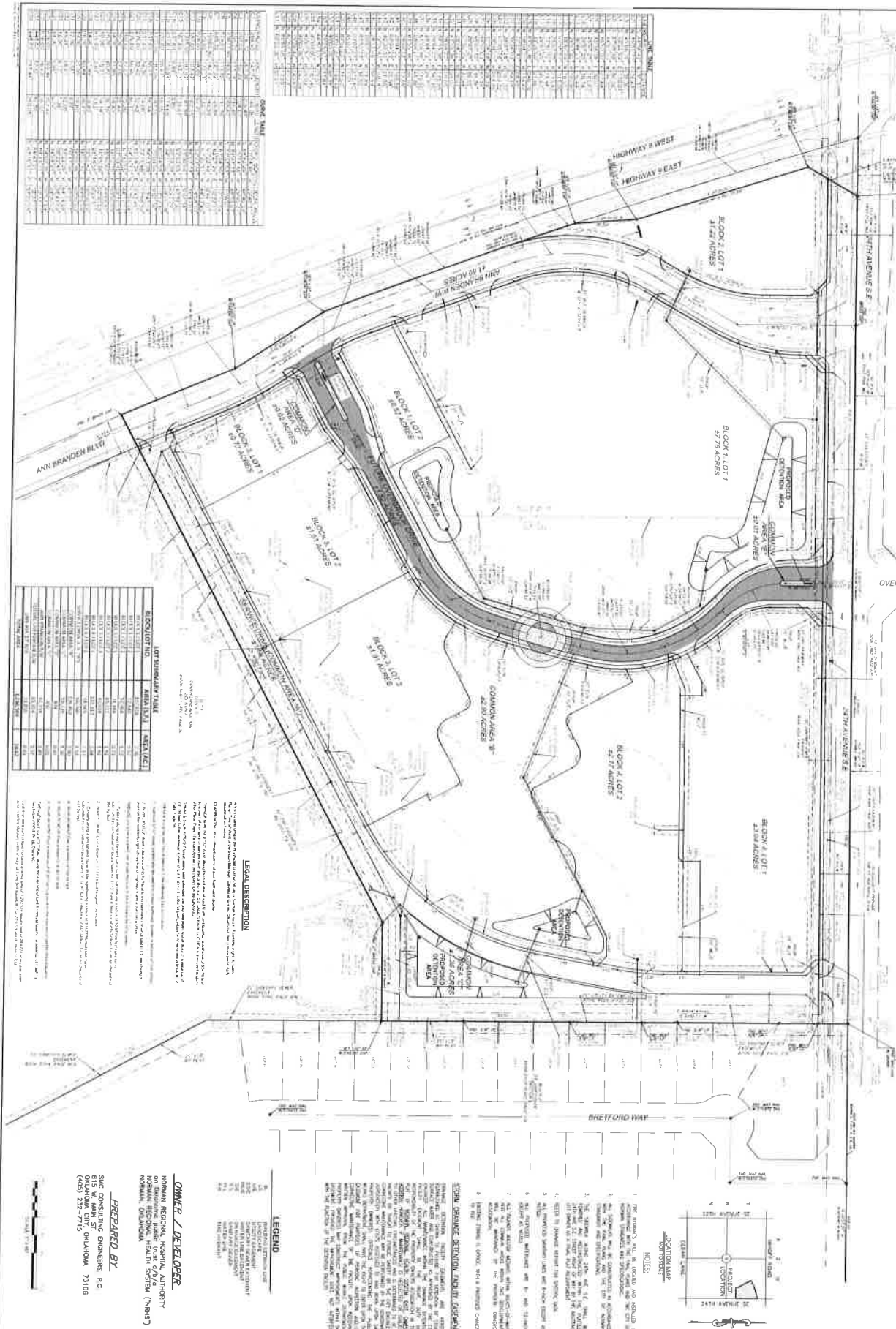
MASTER DEVELOPMENT
 SITE PLAN
 MDP-01

4b-16

EXHIBIT C
Preliminary Plat
Full Size Documents Submitted to City Staff

[Attached hereto]

PRELIMINARY PLAN
NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION
A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.E./4, SEC. 9, T8N, R2W, 1.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

SECTION 9, T8N, R2W, 1.M., CLEVELAND COUNTY, OKLAHOMA

LEGEND

- 1. PROPOSED LOT LINES
- 2. EXISTING LOT LINES
- 3. EXISTING BUILDING FOOTPRINTS
- 4. EXISTING DRIVEWAYS
- 5. EXISTING UTILITIES
- 6. EXISTING TREES
- 7. EXISTING FENCES
- 8. EXISTING EASEMENTS
- 9. EXISTING RIGHTS OF WAY
- 10. EXISTING CURBS
- 11. EXISTING SIDEWALKS
- 12. EXISTING STAIRS
- 13. EXISTING DRIVEWAYS
- 14. EXISTING UTILITIES
- 15. EXISTING TREES
- 16. EXISTING FENCES
- 17. EXISTING EASEMENTS
- 18. EXISTING RIGHTS OF WAY
- 19. EXISTING CURBS
- 20. EXISTING SIDEWALKS
- 21. EXISTING STAIRS

NOTES

- THE PROPERTY, SHALL BE LOTS AND BLOCKS IN ACCORDANCE WITH THE SUBDIVISION MAP AND THE CITY OF NORMAN, OKLAHOMA, ZONING ORDINANCES.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.
- THE PROPERTY, SHALL BE CONVEYED BY DEED TO THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF NORMAN, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UTILITY LINES AND THE SIDEWALKS.

PREPARED BY
 SMC CONSULTING ENGINEERS P.C.
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 232-7715

OWNER / DEVELOPER
 NORMAN REGIONAL HEALTH SYSTEM
 OR NORMAN REGIONAL HEALTH SYSTEM (NRHS)
 NORMAN, OKLAHOMA

DATE
 11/15/2011

SCALE
 1" = 40'

LOCATION MAP
 OVERBROOK DRIVE
 BRETTFORD WAY
 24TH AVENUE S.E.
 PROJECT LOCATION

SMC CONSULTING ENGINEERS P.C.
 1111 N. WILSON AVENUE, SUITE 100
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 232-7715

NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION A PLANNED UNIT DEVELOPMENT
 24TH AVE. S.E. & HWY 9
 NORMAN, OKLAHOMA

PRELIMINARY PLAN

EXHIBIT D
Green Space and Open Space Exhibit
Full Size Documents Submitted to City Staff



EXHIBIT E
Allowable Uses

Medical Allowable Uses

(for purposes of familiarity, the majority of this list is based on the City of Norman's O-1, Office - Institutional District. In the event of any ambiguity or conflict between the City of Norman's O-1, Office – Institutional District Ordinance and this list, this list shall control)

- (a) full-service Free-Standing Emergency Department, including but not limited to temporary patient observation and short stay uses, laboratory, diagnostic image services, physician offices, and other general medical uses
- (b) Any of the following uses:
 - (1) Art Gallery.
 - (2) Assembly Halls.
 - (3) Laboratories for research and testing where all work is housed in buildings.
 - (4) Libraries.
 - (5) Museums.
 - (6) Music Conservatories.
 - (7) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
 - (8) Public and private schools and college with students in residence and dormitories associated therewith.
 - (9) Trade schools and schools for vocational training.
 - (10) Churches, temples or other places of worship.
 - (11) Fraternal Service Organization not conducted for profit.
- (c) Recreation uses associated with any of the uses listed under (a or b) above and maintained primarily for the benefit and use of the occupants thereof.
- (d) Shops and stores associated with and incidental to the uses listed under (a or b) above maintained for serving only the occupants thereof.
- (e) Buildings and structures and uses customarily incidental to the above uses.
- (f) all other uses allowable as a matter of right in the City of Norman's current O-1, Office-Institutional Zoning District, including any such additional uses that may be added to said zoning district from time to time.

Commercial Allowable Uses

(for purposes of familiarity, the majority of this list is based on the City of Norman's C-2, General Commercial District. In the event of any ambiguity or conflict between the City of Norman's C-2, General Commercial District Ordinance and this list, this list shall control)

(a) General Commercial Uses, including but not limited to the following uses:

Amusement enterprises.

New automobile sales and services, new machinery sales and services, and public garage, provided no gas or gasoline is stored above ground; used automobile sales, automobile and machinery repairing if conducted wholly within a completely enclosed building, but not including automobile or machinery wrecking establishments or junk yards.

Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.

Automobile service station.

Bakery.

Bath.

Bus terminal.

Carpenter and cabinet shop.

Cleaning and dyeing works.

Drive-in movie theater.

Electric sales and service.

Electric transmission station.

Feed and fuel store.

Frozen food locker.

Glass shop.

Golf course, miniature or practice range.

Heating, ventilating or plumbing supplies, sales and service.

Ice plant or storage house for ice and food housing not more than ten (10) tons capacity.

Laundry.

Lodge hall.

Lumber and building materials sales yard.

Music, radio or television shop.

Outdoor advertising signs.

Pawn shop.

Printing plant.

Sign painting shop.

Small animal hospital.

Storage warehouse.

Trailer camp.

Used auto sales.

Wholesale distributing center.

Apartment Hotel.

Art Gallery.

Assembly Halls of non-profit corporations.

Laboratories for research and testing where all work is housed in buildings and no smoke, noise, odor, dust or other element of operation is more intense outside the confines of the building than that which normally prevails in an R-3, Multi-family Dwelling District.

Libraries.

Museums.

Music Conservatories.

Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

Public and private schools and college with students in residence and dormitories associated therewith.

Trade schools and schools for vocational training.

Churches

Child Care Center

Antique shop.

Appliance Store.

Artist materials supply, or studio.

Automobile parking lots.

Automobile supply store.

Baby shop.

Bakery goods store.

Bank.

Barber shop, or beauty parlor.

Book or stationery store.

Camera shop.

Candy store.

Catering establishment.

Clothing or apparel store.

Dairy products or ice cream store.

Delicatessen store.

Dress shop.

Drug store or fountain.

Dry Cleaning and Laundry Plant and/or Laundry Pick-up Station

Dry goods store.

Fabric or notion store.

Florist.

Furniture Store

Gift Shop.

Grocery or supermarket.

Hardware store.

Hotel or motel.

Interior decorating store.

Jewelry shop.

Key shop.

Leathergoods shop.

Messenger or telegraph service.

Office business.

Outdoor or indoor courts for handball, racquet ball, tennis, or sports activity of a similar nature (lighted outdoor courts shall not to be operated later in the evening than 10:00 p.m. and lighting must be arranged to direct light away from any adjoining property in a residential district).

Painting and decorating shop.

Pet shop.

Pharmacy.

Photographer's studio.

Radio and television sales and service.

Restaurant. A restaurant may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.

Self service laundry.

Sewing machine sales.

Sporting goods sales.

Shoe store or repair shop.

Tailor shop.

Theater (excluding drive-in theaters), including one that sells alcoholic beverages in compliance with state law.

Toy store

Emergency Medical Transportation Services.

Municipal use, public buildings, and public utility.

(b) Buildings, structures, and uses accessory and customarily incidental to any of the above uses, provided:

(1) There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

(c) all other uses allowable as a matter of right in the City of Norman's current C-2, General Commercial Zoning District, including any such additional uses that may be added to said zoning district from time to time.

Residential Allowable Uses

(for purposes of familiarity, the majority of this list is based on the City of Norman's RM-6, Medium Density Apartment District. In the event of any ambiguity or conflict between the City of Norman's RM-6, Medium Density Apartment District Ordinance and this list, this list shall control)

(a) Senior living facilities, including but not limited to senior independent living, assisted living, and memory care facilities

(b) Apartment buildings.

(c) Townhouse development.

(d) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

(e) all other uses allowable as a matter of right in the City of Norman's current RM-6, Medium Density Apartment Zoning District, including any such additional uses that may be added to said zoning district from time to time.

EXHIBIT F
Signage Package

[Full Sized Documents Submitted to City Staff]

Attached hereto

3'-6" 25'-0" 4'-0" 12'-5" 4'-7"



NORMAN REGIONAL Facility

Let's be Friends.

Follow us on Facebook, Instagram & Twitter



@NormanRegional



NORMAN REGIONAL Health System

Emergency →

4b-25



NORMAN REGIONAL

JOB DESCRIPTION

~FABRICATE AND INSTALL~

- NEW D/S PYLON.
- MAIN ID IS ROUT OUT FACE.
- LEXAN BACKING.
- ILLUMINATED WITH LED's.
- WATCH FIRE MESSAGE CENTER 10MM - 360 x 600 MATRIX - FULL COLOR RGB UNITS.
- BOTTOM CABINET IS ROUT OUT FACE.
- LEXAN BACKING.
- ILLUMINATED WITH LED's.
- CUSTOM BASE AND REVEAL.

--OPTION--

- WATCH FIRE MESSAGE CENTER 16MM - 216 x 360 MATRIX - FULL COLOR RGB UNITS.

OPTION 1 OF 2 MESSAGE CENTER HWY 9 EAST

ALL DESIGN WORK, CONSTRUCTION © 2020 BY METRO SIGN CORP AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT MENTIONED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE PERMISSION OF METRO SIGN CORP. INVENTION IS PROTECTED FOR ONE YEAR OF PROTECTION. DUE TO WORK EXPERIENCES AND VARIOUS OUTPUTS, ACTUAL COLORS MAY VARY SLIGHTLY. WE USE THE PANTONE GUIDE, DMSY AND THE PANTONE HATCH BOARD EXPERIENCE. WE CANNOT GUARANTEE THE COLOR YOU SEE. COLORBAR PROVIDES THE TRUE COLOR OF THE PROJECT.

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

DATE 05.06.20

SCALE 1/4" = 1'

DESIGNER Greg Rowland 2020

APPROVAL






18'-9"

20'-9"

RESERVA DESIGN 2020 DAVID KNOWALS NORMAN REGIONAL HWY 9 EAST


10'-7" 25'-0" 14'-5"

Let's be Friends.

@NormanRegional

Follow us on Facebook, Instagram & Twitter



NORMAN REGIONAL
Health System

4b-26

INTERIOR DESIGNER: DAVID KOWALSKI, NORMAN REGIONAL HEALTH SYSTEM, 500 N. HAWTHORNE, NORMAN, OK 73069



NORMAN REGIONAL

JOB DESCRIPTION

~FABRICATE AND INSTALL~

- WATCH FIRE MESSAGE CENTER 10MM - 420 x 1440 MATRIX - FULL COLOR RGB UNITS.
- CUSTOM POLE COVER.
- PAINTED FINISH.

--OPTION--

- WATCH FIRE MESSAGE CENTER 16MM - 252 x 864 MATRIX - FULL COLOR RGB UNITS.

**OPTION 2 OF 2
MESSAGE CENTER
HWY 9 EAST**

ALL DESIGN WORK COMPLETED @ 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT. IF THIS DESIGN IS REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE PERMISSION OF METRO SIGN CORP. IT IS STRICTLY PROHIBITED FOR ONE LAYER OF PROTECTION.

THE COLOR DIFFERENCES AND VARIATIONS BETWEEN ACTUAL COLORS MAY VARY SLIGHTLY. WE USE THE PANTONE COLOR GUIDE TO OBTAIN THE CLOSEST MATCH TO THE PANTONE COLOR. DIFFERENT MEDIA PRINTS MAY ALSO HAVE SLIGHT DIFFERENCES. WE CANNOT GUARANTEE THE COLOR YOU SEE ACCURATELY REPRESENTS THE TRUE COLOR OF THE PRODUCT.

CLIENT: NORMAN REGIONAL

SALESMAN: DAVID KNOWALS

DATE: 05.06.20

SCALE: 1/8" = 1'

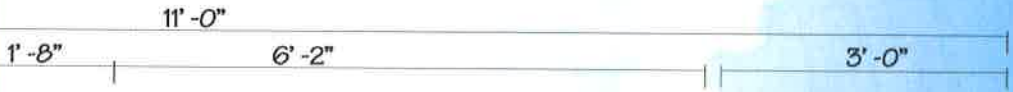
DESIGNER: Greg Rossler 2020

APPROVAL



Z-4

40-3



**NORMAN
REGIONAL
FACILITY**

← Main Entrance

- Imaging Services
 - Physician Clinics
 - Laboratory Services
- 2630 24TH AVENUE SE**

4b-27



**NORMAN
REGIONAL**

JOB DESCRIPTION

~FABRICATE AND INSTALL~

- NEW D/S MONUMENT.
- MAIN ID CABINET TO BE LEXAN FACE.
- FIRST SURFACE VINYL.
- BODY TO HAVE RAISED LEXAN FACE WITH RETAINER.
- FIRST SURFACE DIGITAL PRINTED VINYL.
- BOTH SECTIONS TO BE ILLUMINATED WITH LED'S.
- CUSTOM REVEAL.
- BASE MATERIAL TO BE DETERMINED.

**LOCATION #2
FSED ENTRANCE
24th AVENUE SE**

ALL DESIGN WORK CONCEPTED © 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT MENTIONED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE PERMISSION OF METRO SIGN CORP. (MASCORP) PROTECTED FOR ONE LAYER OF PROTECTION.

PLEASE MONITOR PERFORMANCES AND VARIATIONS. ACTUAL COLORS MAY VARY SLIGHTLY. WE USE THE PANTONE COLOR CHART AND THE BEST COLOR MATCH TO DETERMINE COLOR. DIFFERENT MEDIA (PRINT VS VINYL) MAY ALSO HAVE VARY SLIGHT DIFFERENCE. WE CANNOT GUARANTEE THE COLOR YOU SEE ACCORDING TO YOURS THE TRUE COLOR OF THE PROJECT.

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

DATE 05.06.20

SCALE 1/2" = 1'

DESIGNER Greg Roeder 2020

APPROVAL



NORMAN REGIONAL 2020 AND KOWALSKI NORMAN REGIONAL 1/1/18 - 5 NORMAN 1/1/18 - 5 NORMAN 1/1/18 - 5 NORMAN 1/1/18 - 5

2'-4" 1'-2" 20'-0" 13'-9 1/2" 18" 3'-10" 4"

NAME

TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT

9'-8" 12'-0" 13'-7"



4b-28



NORMAN REGIONAL

JOB DESCRIPTION

- ~FABRICATE AND INSTALL~
- TWO (2) NEW D/S PYLON.
- MAIN ID IS ROUT OUT FACE.
- LEXAN BACKING.
- FIRST SURFACE VINYL.
- TENANT CABINET.
- INDIVIDUAL LEXAN FACES.
- FIRST SURFACE VINYL.
- ALL ILLUMINATED WITH LED's.
- CUSTOM BASE AND REVEALS.

LOCATION #3
DEVELOPMENT ENTRANCE

ALL DESIGN WORK COPYRIGHTED © 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT MENTIONED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE PERMISSION OF METRO SIGN CORP. PERMISSION IS GRANTED FOR ONE (1) YEAR OF PROTECTION.

DATE: 05.06.20
SCALE: 1/4" = 1'
DESIGNER: Greg Rosser 2020

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

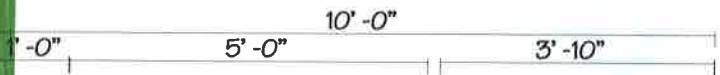
DATE 05.06.20

SCALE 1/4" = 1'

DESIGNER Greg Rosser 2020

APPROVAL





4b-29



JOB DESCRIPTION

- FABRICATE AND INSTALL~
- ONE (1) NEW D/S DIRECTIONAL SIGN.
- INDIVIDUAL CABINETS,
- LEXAN FACES,
- DIGITAL PRINTED VINYL.
- ILLUMINATED WITH LED's.
- CUSTOM BASE WITH ALUMINUM FILLER.

--NOTE--
•ACTUAL VERBIAGE MAY CHANGE.

LOCATION #4
FISD DIRECTIONAL

ALL DESIGN WORK CONSIDERED © 2020 BY METRO SIGNS CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ANY REPRODUCTION OR USE OF THIS DESIGN OR ANY PART THEREOF WITHOUT THE PERMISSION OF METRO SIGNS CORP. IS PROHIBITED FOR ONE LAYER OF PROTECTION.

DO NOT MOUNT, OPERATE, AND/OR DISMANTLE. ACTUAL COLOR MAY VARY Slightly. WE USE THE PROVIDED COLOR CHART AND THE BEST COLOR AVAILABLE TO DETERMINE COLOR. DIFFERENT MEDIA (PRINT VS VINYL) MAY ALSO HAVE VARYING QUANTITIES. WE CANNOT GUARANTEE THE COLOR YOU SEE. RECOMMEND VIEWING THE FINAL COLOR OF THE PRODUCT.

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

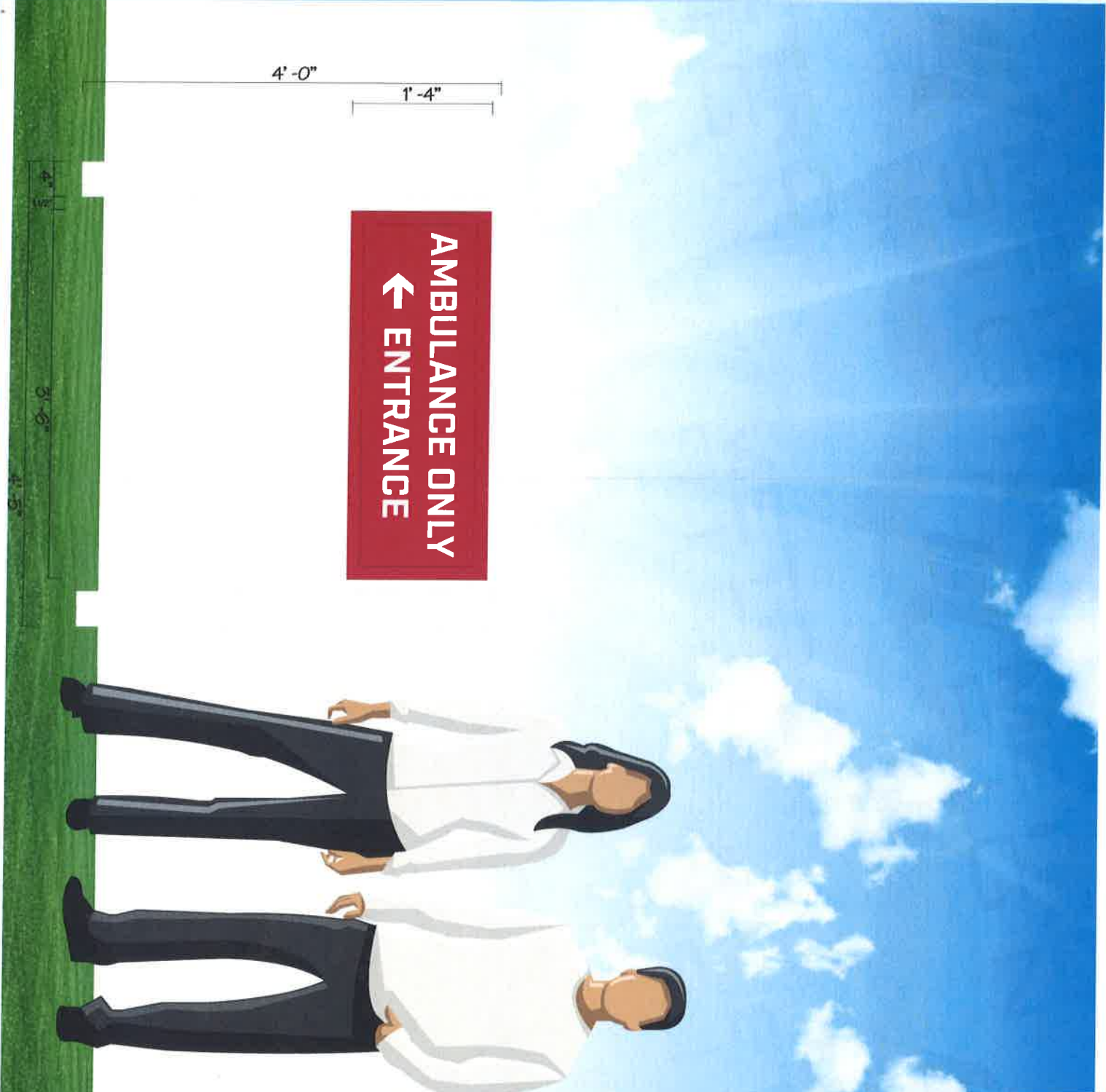
DATE 05.06.20

SCALE 3/8" = 1'

DESIGNER Greg Rossler 2020

APPROVAL





AMBULANCE ONLY
← ENTRANCE

4b-30



**NORMAN
REGIONAL**

JOB DESCRIPTION

~FABRICATE AND INSTALL~

- ONE (1) NEW D/S DIRECTIONAL SIGN.
- LEXAN FACES.
- DIGITAL PRINTED VINYL.
- ILLUMINATED WITH LED's.
- TO BE INSTALLED AT ENTRY WAY.

LOCATION #5a
FEED DIRECTIONAL

ALL DESIGN WORK CONCEPTS © 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT MENTIONED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MEDIUM WITHOUT THE PERMISSION OF METRO SIGN CORP. (PENDING) PROTECTED FOR ONE LAYER OF PROTECTION.
DUE TO MANUFACTURING AND VARIATION QUALITY, ACTUAL COLORS MAY VARY SLIGHTLY FROM THE PANTONE GUIDE. CLIENT AND THE DESIGNER HAVE SEEN COLOR PREVIEW. WE CANNOT GUARANTEE THE COLOR YOU SEE. COLORS MAY VARY FROM THE COLOR OF THE PRODUCT.

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

DATE 05.06.20

SCALE 3/4" = 1'

DESIGNED BY Greg Troeschler 2020

APPROVAL



4'-0"
1'-4"

AMBULANCE ONLY
EXIT →



4b-31



NORMAN REGIONAL

JOB DESCRIPTION

- ~FABRICATE AND INSTALL~
- ONE (1) NEW D/S DIRECTIONAL SIGN.
 - LEXAN FACES.
 - DIGITAL PRINTED VINYL.
 - ILLUMINATED WITH LED'S.
 - TO BE INSTALLED AT EXIT WAY.

LOCATION #5P
FSED DIRECTIONAL

ALL DESIGN WORK COPYRIGHTED © 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT MENTIONED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MEDIA WITHOUT THE PERMISSION OF METRO SIGNING CORP. INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PROTECTION.

CLIENT: NORMAN REGIONAL

SALESMAN: DAVID KNOWALS

DATE: 05.06.20

SCALE: 3/4" = 1'

DESIGNER: Greg Rosenthal 2020

APPROVAL



RESORNA DESKINDESIGN 2020DAVID KNOWALSNORMAN REGIONALWIRCH - 9 NORMANRHR - 9 NORMANRHR - 9 NORMAN EXTERIOR SIGNS
RESORNA APPL: 30 - R050620

3'-10"

1'-0"

2'-8"



REVERSE SIDE

4b-32



NORMAN REGIONAL

JOB DESCRIPTION

-FABRICATE AND INSTALL~

•TWO (2) NEW D/S DIRECTIONAL SIGNS.

•LEXAN FACES.

•DIGITAL PRINTED VINYL.

•ILLUMINATED WITH LEDS.

•TO BE INSTALLED AT EACH SERVICE ENTRY/EXIT.

--NOTE--

•ACTUAL VERBIAGE MAY CHANGE.

LOCATION #6
DEVELOPMENT DIRECTIONAL

ALL DESIGN WORK COPYRIGHTED © 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT MENTIONED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MEDIUM WITHOUT THE PERMISSION OF METRO SIGN CORP. (MASCORP) PROTECTED FOR ONE YEAR OF PROTECTION.

DO NOT MIMIC, OVERLAP, OR MIRROR OTHERS. ACTUAL COLORS MAY VARY SLIGHTLY. WE USE THE PANTONE COLOR CHART AND THE PMS CODE HAVE OUR OWN PROPRIETARY INCORPORATION (MANT) VINYL MAY ALSO BE USED IF IT CONTAINS THE PMS CODE OF THE PROJECT.

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

DATE 05.06.20

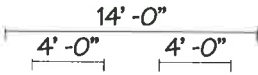
SCALE 1/2" = 1'

DESIGNER Greg Rowser 2020

APPROVAL



REGINA DESIGN 2020 DAVID KNOWALS NORMAN REGIONAL V1R1 - 5 NORMAN V1R1 - 5 NORMAN EXTERIOR SIGNS
PROJECT April 30 - 2020



Norman Regional
FACILITY



4b-33

DESIGN: APRIL 30 - KOB0620 ; DESIGNER: DAVID KOWAL/NORMAN REGIONAL ARCH - 5 NORMAN WAY - 5 NORMAN ARCH



NORMAN REGIONAL

JOB DESCRIPTION

-FABRICATE AND INSTALL~

- ONE NEW SET OF ALUMINUM CHANNEL LETTERS.
 - FLEX FACES.
 - ILLUMINATED WITH LED'S.
- ONE NEW FLEX FACE CABINET WITH BLEED OVER FACE.
- DIGITALLY PRINTED TO MATCH BRAND COLORS.
- ILLUMINATED WITH LED'S.
- ALL TO BE INSTALLED TO BUILDING'S FACADE.

METRO SIGN

CHANNEL LETTERS

ALL DESIGN WORK COPYRIGHTED © 2020 BY METRO SIGN CORP. AND IS RESERVED UNDER THE COPYRIGHT LAW OF THE UNITED STATES. ALL RIGHTS ARE RESERVED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE PERMISSION OF METRO SIGN CORP. PERMISSION IS GRANTED FOR ONE LAYER OF PROTECTION.

DO NOT REMOVE OR REVERSE AND VANDALS OF THE ORIGINAL LOGO MAY BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE ORIGINAL LOGO. ALL RIGHTS ARE RESERVED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE PERMISSION OF METRO SIGN CORP. PERMISSION IS GRANTED FOR ONE LAYER OF PROTECTION.

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

DATE 05.06.20

SCALE 3/32" = 1'

DESIGNER David Knowals 2020

APPROVAL





**NORMAN
REGIONAL**

JOB DESCRIPTION

FABRICATE AND INSTALL

- THREE (3) NEW SETS (ONE EACH) OF ALUMINUM CHANNEL LETTERS.
- PLEX FACES.
- RED TO BE DIGITALLY PRINTED TO MATCH BRAND COLORS.
- ILLUMINATED WITH LED's.
- ALL TO BE INSTALLED TO BUILDING'S FACADE (LOCATIONS TBD)

METROSIGN

CHANNEL LETTERS

ALL DESIGN WORK COPYRIGHTED © 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT MENTIONED HEREON. THIS PERSON MAY NOT BE REPRODUCED IN ANY MEDIA WITHOUT PERMISSION OF METRO SIGN CORP. PROSPECTS PREFERRED FOR ONE YEAR OF PROTECTION.

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

DATE 05.06.20

SCALE 3/32" = 1'

DESIGNER greg roeder 2020

APPROVAL



EMERGENCY

5'-0"

45'-0"

AMBULANCE

5'-0"

45'-5"

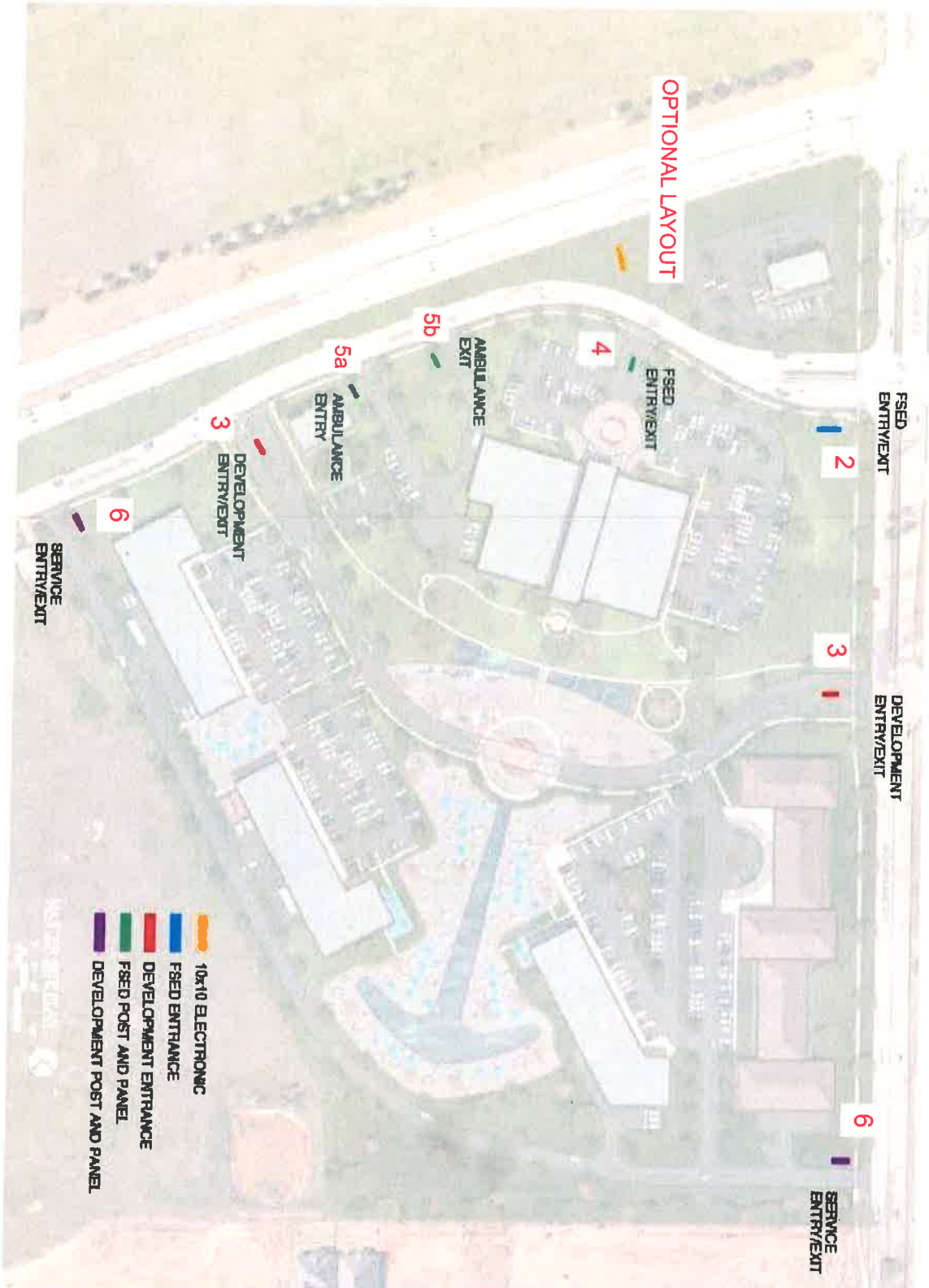
Physical Therapy

5'-0"

27'-1"

26'-9"

55'-7"



NORMAN REGIONAL

JOB DESCRIPTION
~NRH FSED SITE MASTERPLAN~

4b-35

HURSDAY APRIL 30 - 1050620
DESIGNA DESIGN DESIGN 2020DAVID KOWALSKYNORMAN REGIONALNRH - 5 NORMANNRH - 5 NORMAN EXTERIOR SIGNS

ALL DESIGN WORK COMPLETED © 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ANY REPRODUCTION, DISTRIBUTION, OR SALE TO ANY OTHER PARTY, WITHOUT THE PERMISSION OF METRO SIGN CORP. IS PROHIBITED FOR ONE YEAR OF PROTECTION.

ONE TO FOURTEEN DIFFERENTIAL AMBIABLE COLORS. ACTUAL COLORS MAY VARY SLIGHTLY. WE USE THE NAMING COLOR CODE SYSTEM WHICH IS EASY TO IDENTIFY. WE CAN PROVIDE A COLOR CHART TO HELP YOU HAVE BETTER SIGHT DIFFERENCE. WE CAN'T GUARANTEE THE COLOR YOU SEE MONITORED THROUGH THE WEB COLOR OF THE PROJECT.

METROSGN

CLIENT NORMAN REGIONAL

SALESMAN DAVID KNOWALS

DATE 05.06.20

SCALE NO SCALE

PROJECT NRH FSED 2020

APPROVAL

