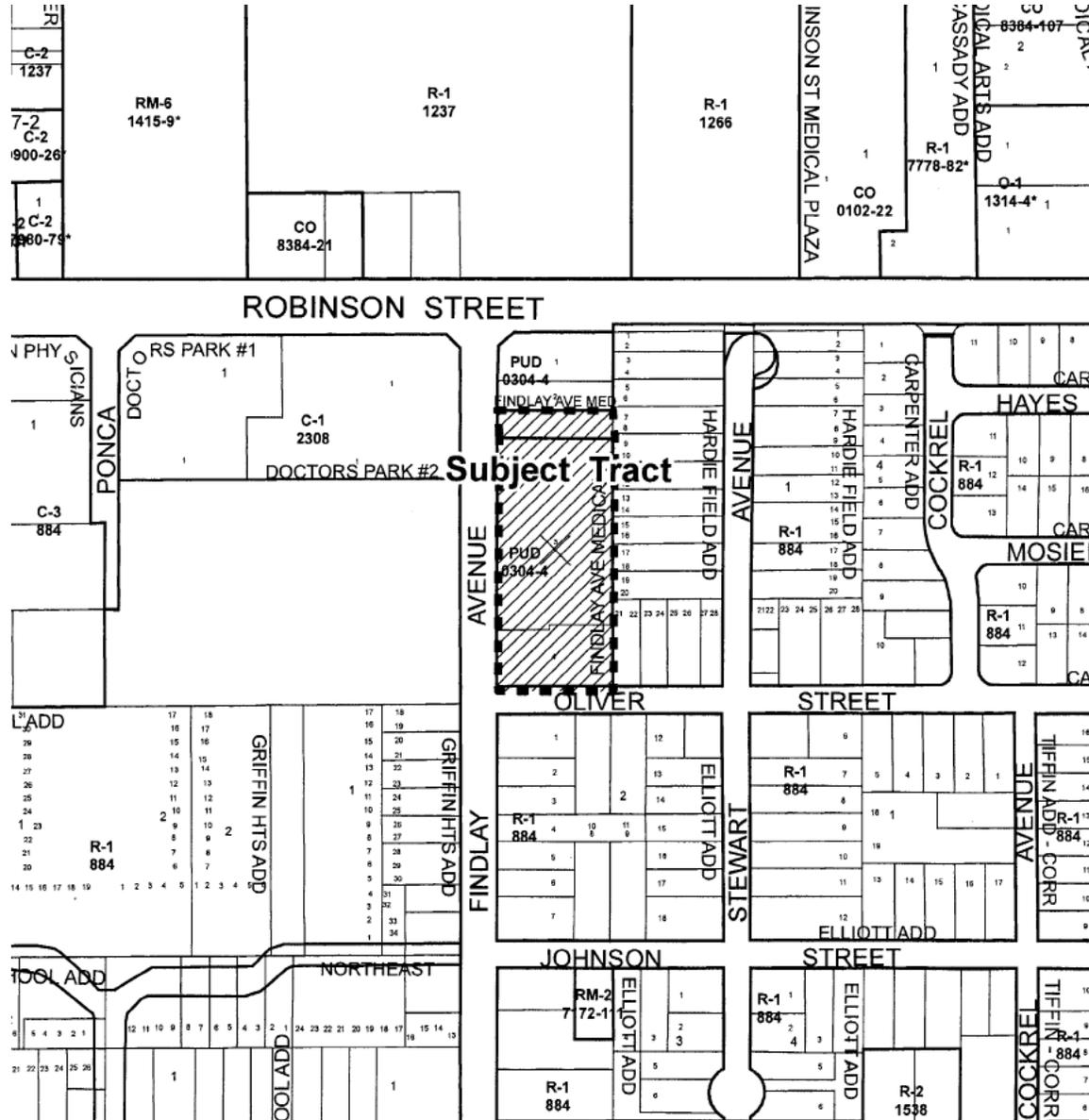
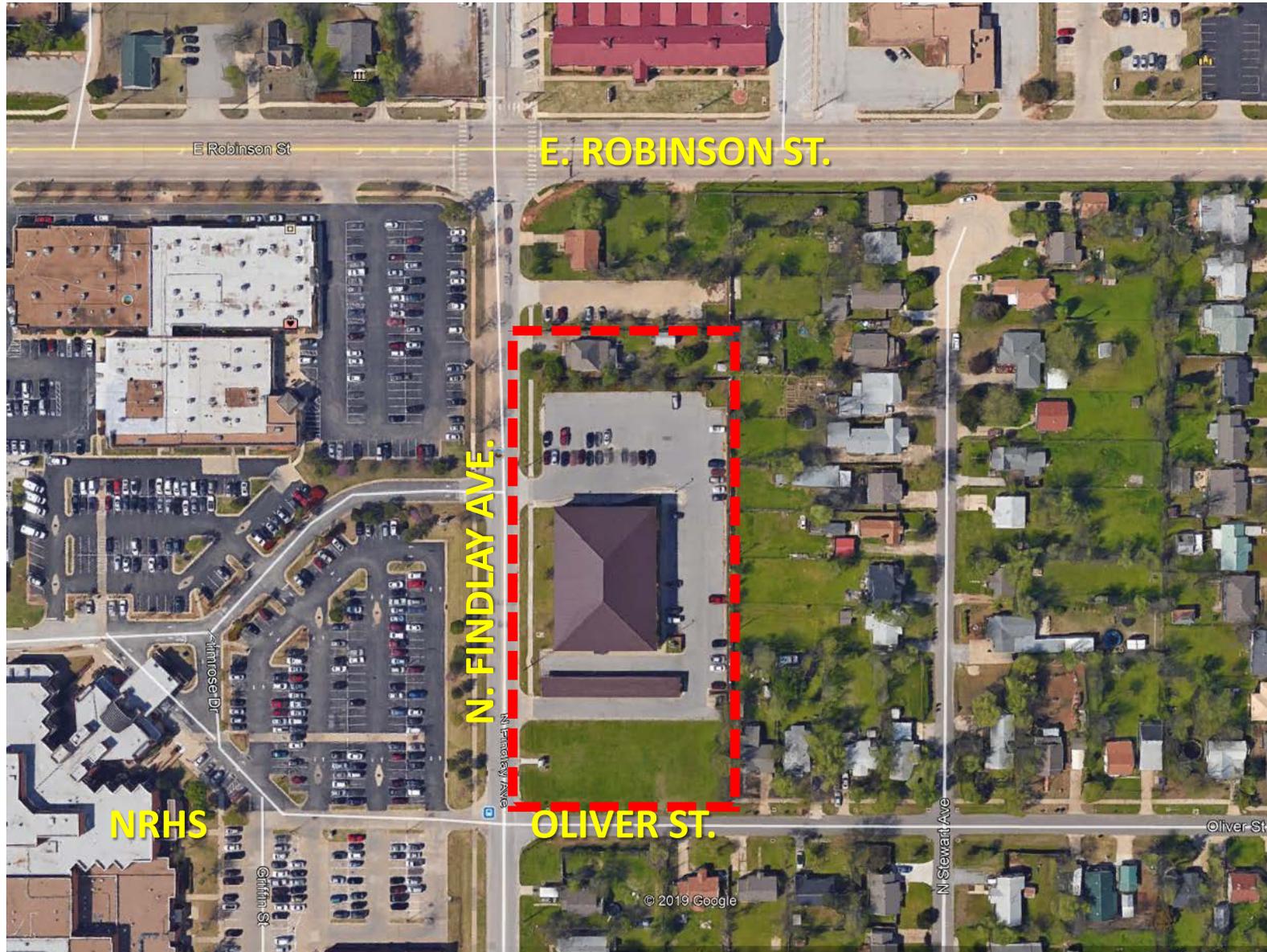


LOCATION MAP



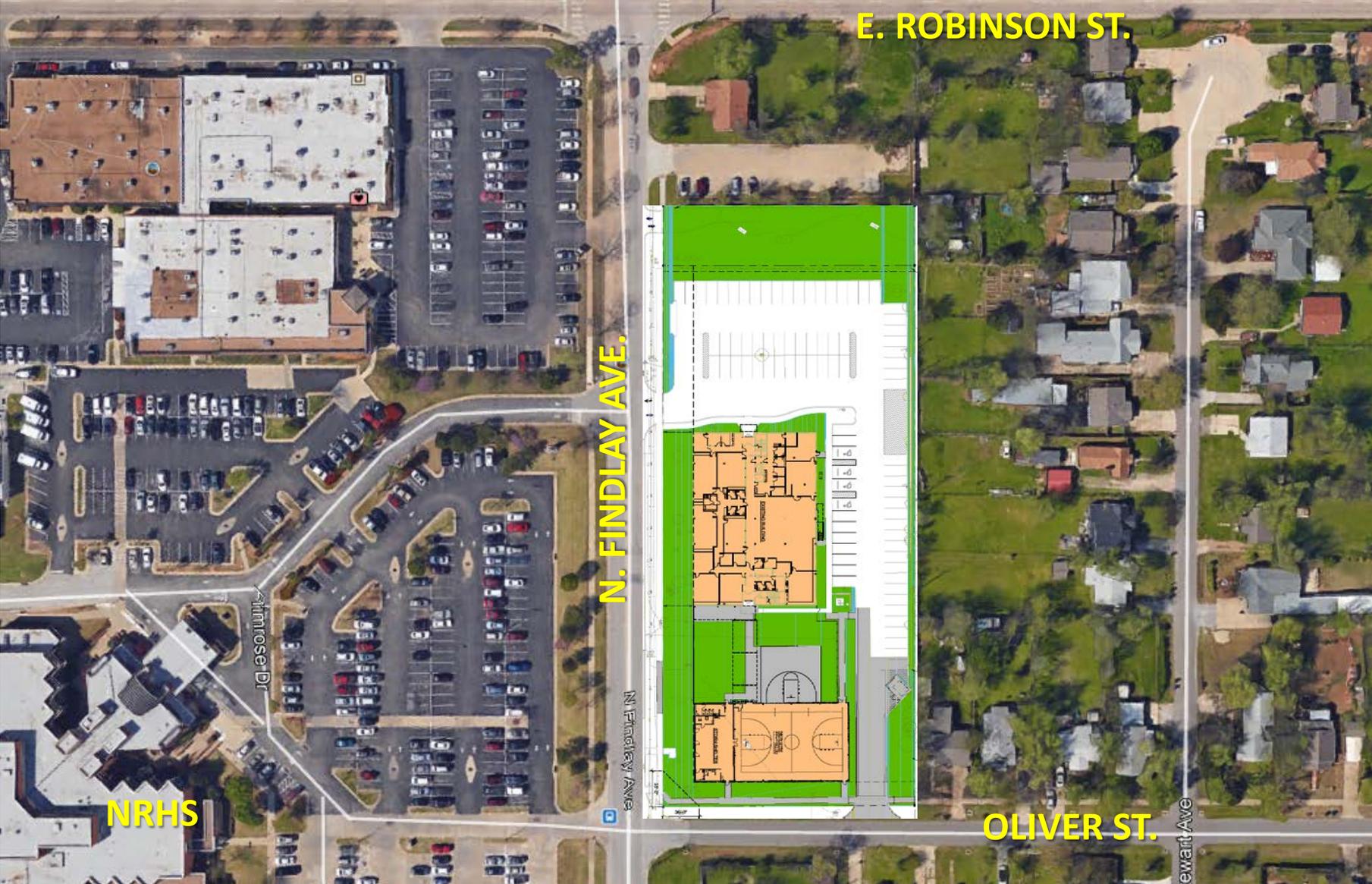
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AERIAL OF SUBJECT PROPERTY

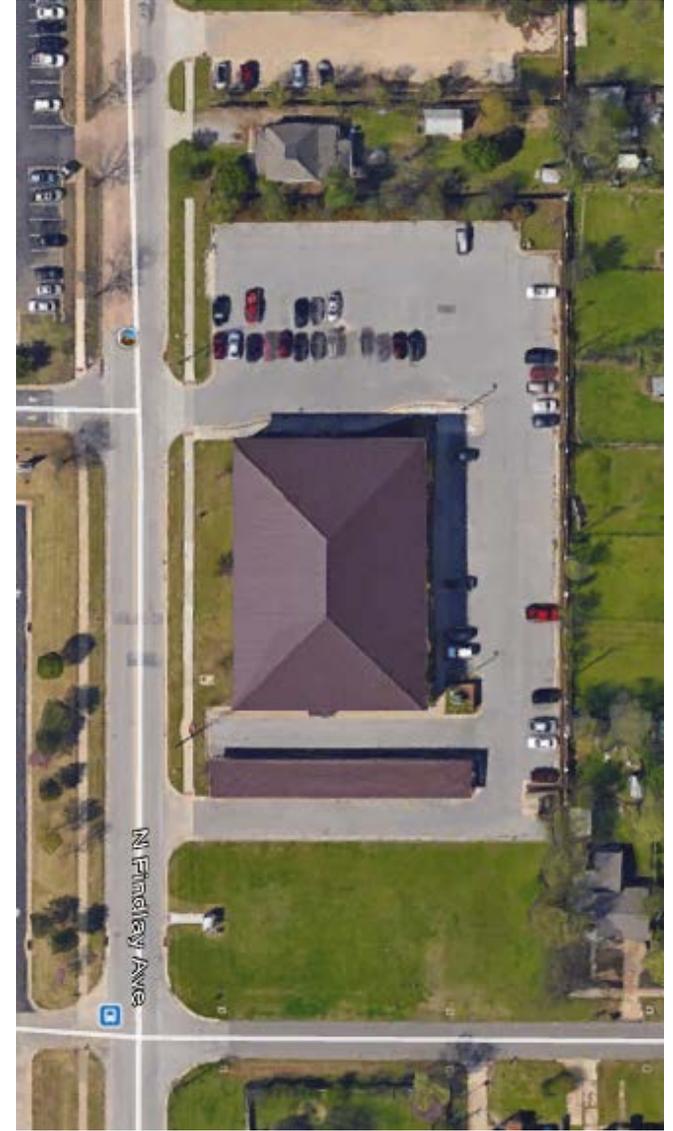
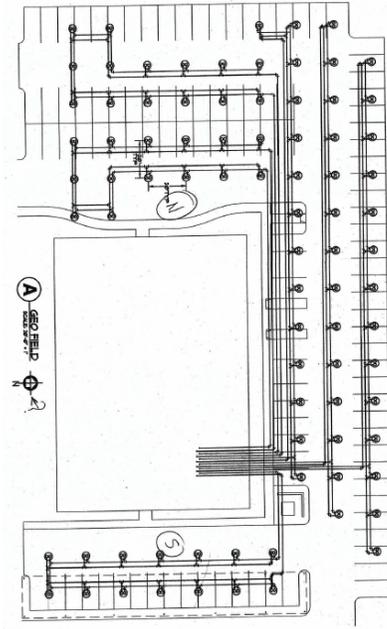
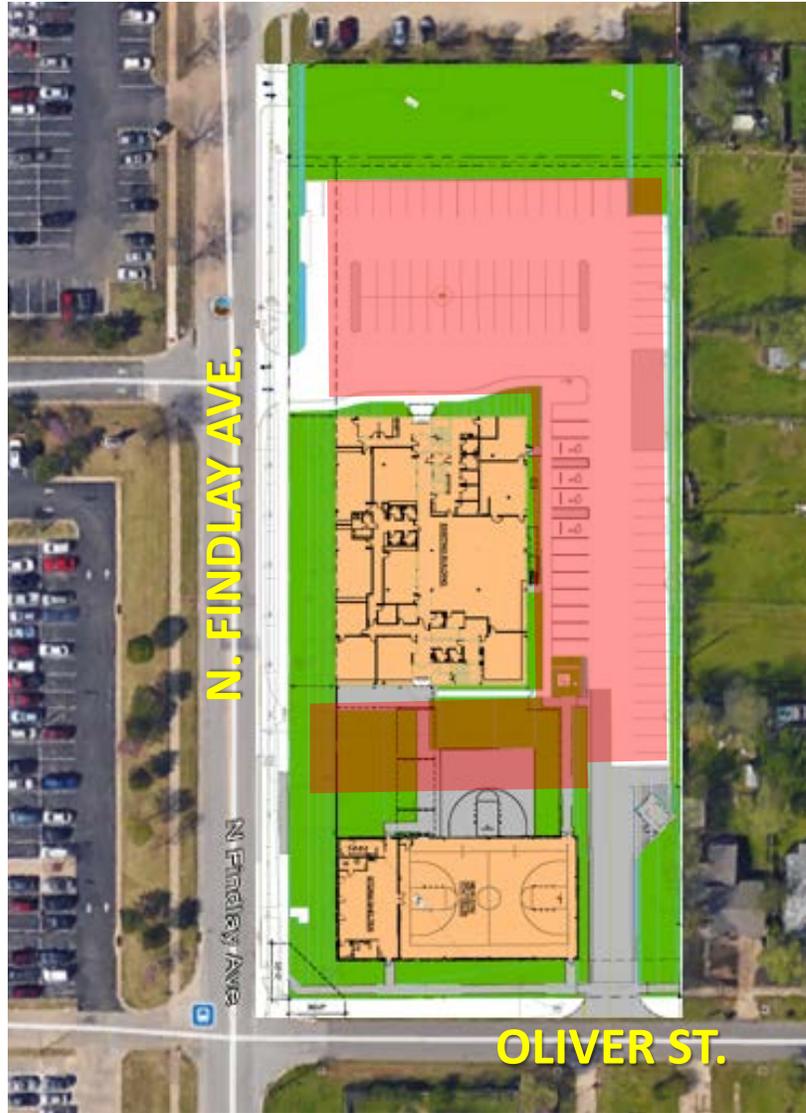


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SITE PLAN

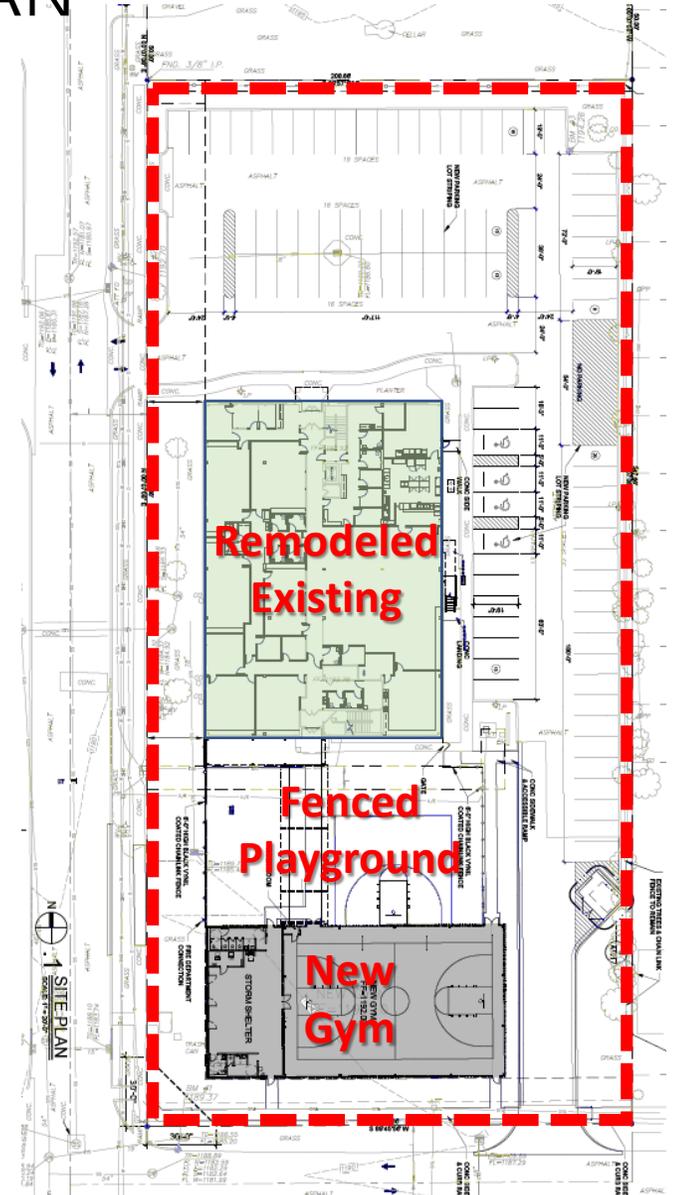


GEOHERMAL FIELD



ANALYSIS - SITE AND FLOOR PLAN

- 2.39 ACRES
- Zoning to a SPUD, changing from PUD that allowed for medical offices, **EMT** and R-1.
- New Gym, playground, and connecting sidewalks.
- Repurposed building in hospital vicinity
- The Norman Regional Hospital property across Findlay is designated as Institutional, as is the County Fairground property on the north side of Robinson. Although the future of the Norman Regional Hospital site is unknown at this time, this area is trending toward institutional uses.
- Historically, schools are established in close proximity to residential neighborhoods.
- The proposed gymnasium will not have night or weekend events.
- The use of this property as a school would be a less intense use than the currently allowed uses of medical office and emergency medical transportation services.



DIMENSIONS – A NEW BEGINNING



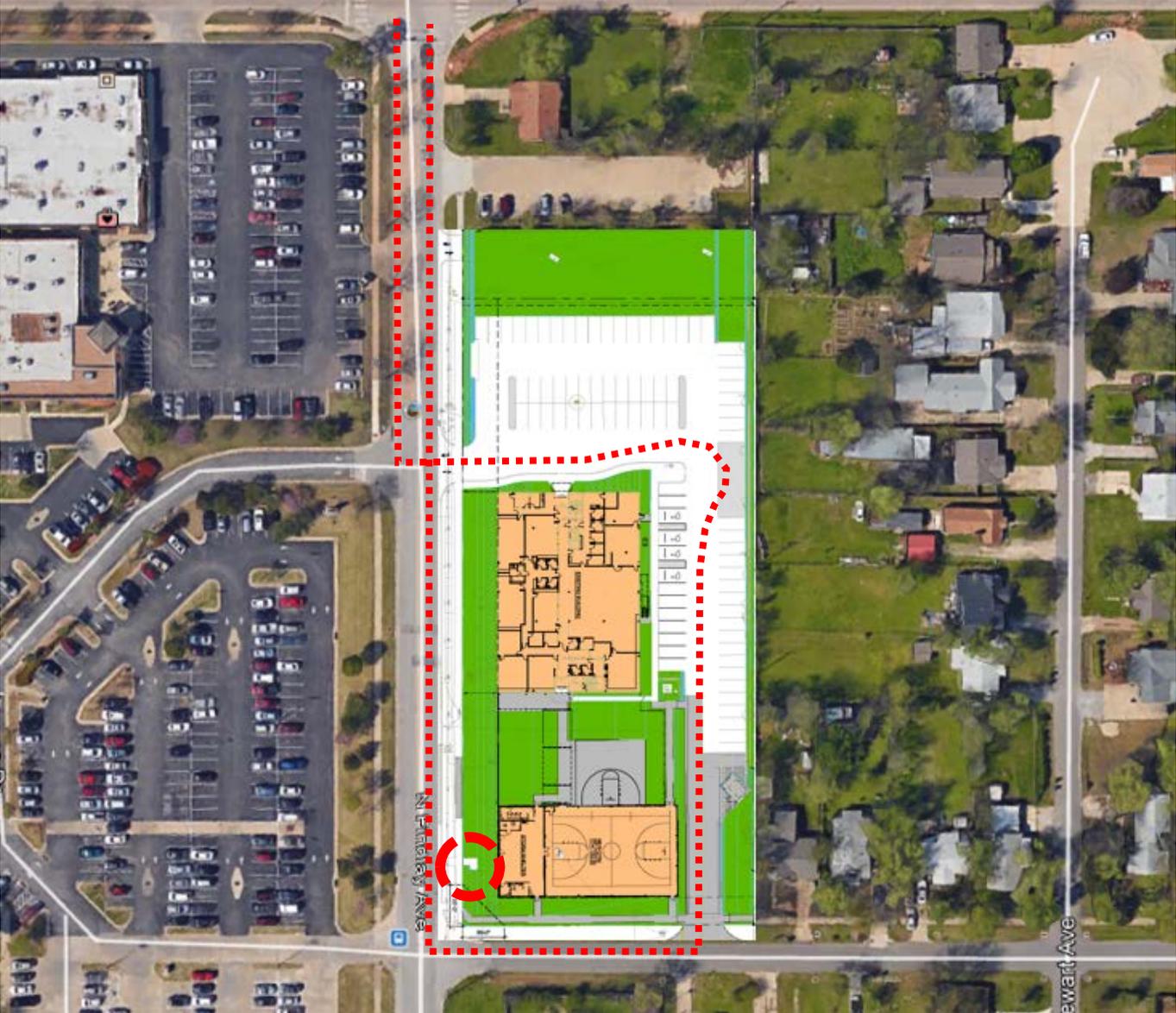
- The Norman Public School District offers a unique alternative education program to help ensure all students have equitable opportunities to achieve their full potential. Dimensions Academy offers a rigorous education for students at all levels who thrive in alternative learning environments.
- This new facility for Dimensions will feature:
 - Cafeteria
 - Food pantry for students to take food home
 - Private shower facilities for students that need an alternative from home, or no home
 - Counselor wing with privacy
 - Soundproof music room with guitars and instruments
 - Dedicated art studio
 - Mock apartment with kitchen, laundry, to help educate with life skills

SCHOOL COLORS AND BRAND



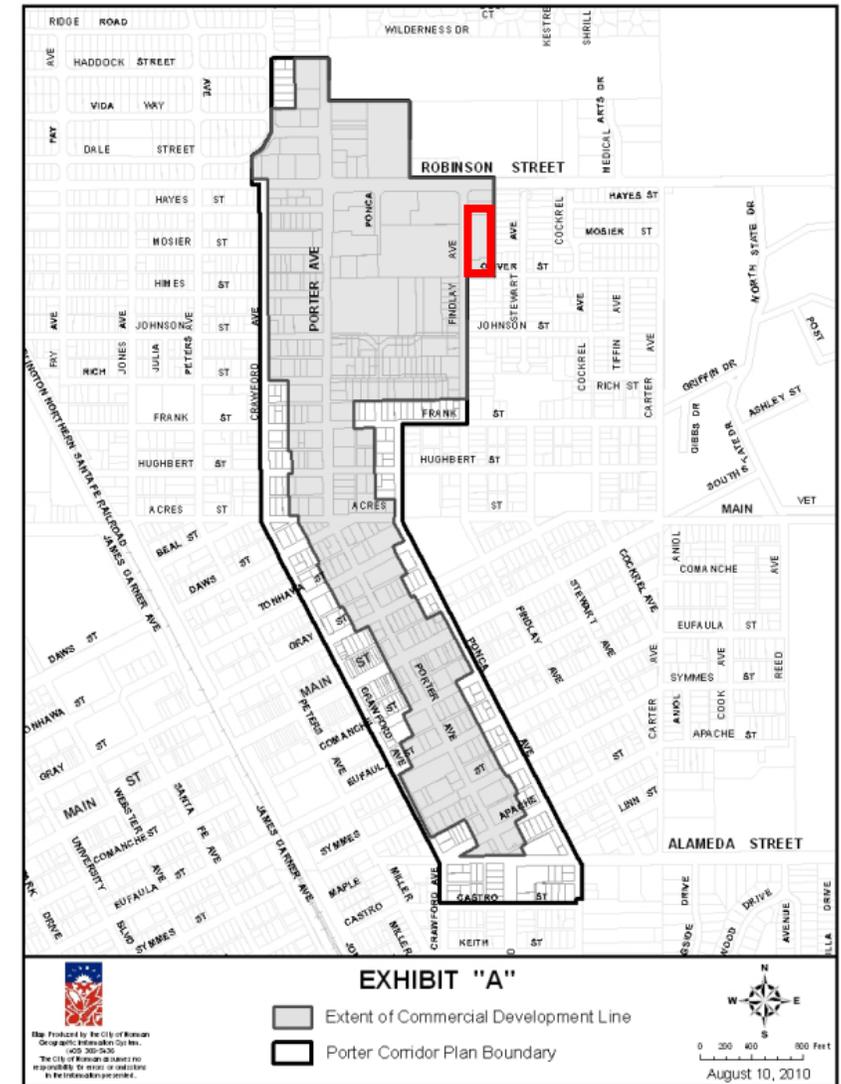
BUS ROUTE – BUS STOP

- NPS Bus Route loops and returns to Robinson
- Public Bus Stop remains at corner, unchanged

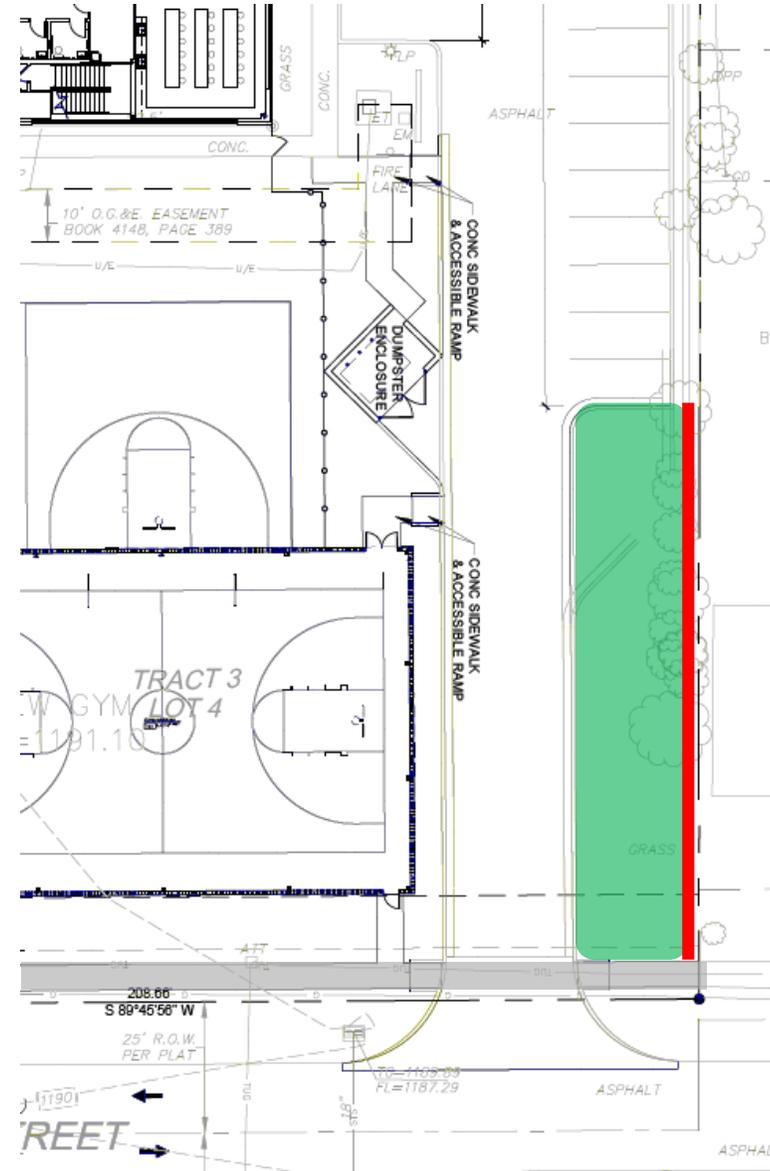


PORTER CORRIDOR ZONING OVERLAY DISTRICT

- SEC. 429.6 PCZOD, PORTER CORRIDOR ZONING OVERLAY DISTRICT
- Applicant commits to meet the adopted Design Standards:
 - Buffer Wall, masonry, stucco, or stone:
 - 4' tall at sidewalk at street
 - 6' along backyard of adjacent residential
 - Buffer Landscaping:
 - Ten foot plus wide landscape strip
 - We are actually doubling it to roughly 20' wide
 - Trees and shrubs



EXCEEDING PCZOD - BOUNDARY WITH NEIGHBOR



- PCZOD met
- New Oliver sidewalk

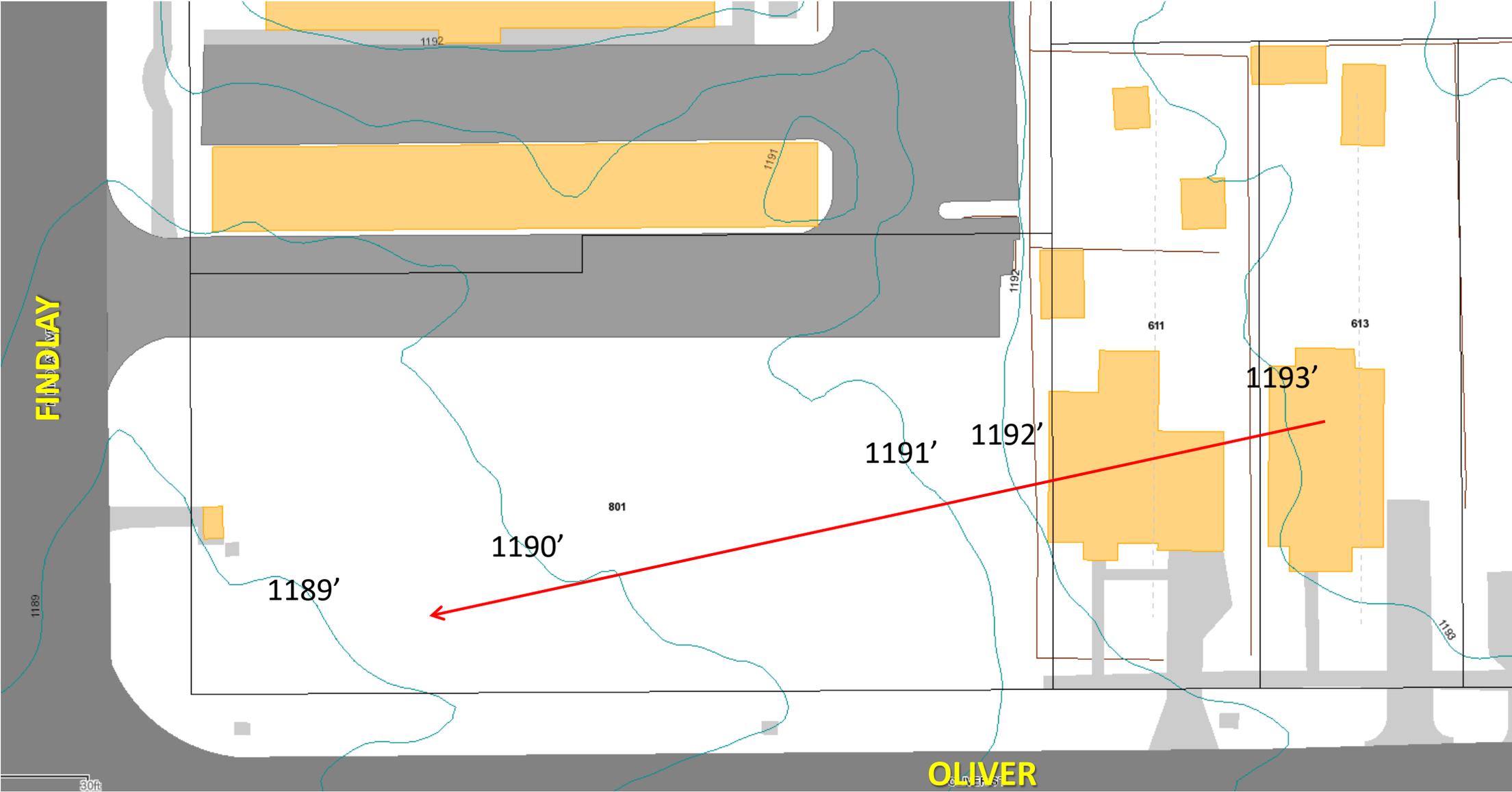
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SUPPORT

- **UNANIMOUS PLANNING COMMISSION APPROVAL**
- “**STAFF SUPPORTS** this request to amend the NORMAN 2025 Land Use Plan from “Office” to “Institutional” and recommends approval”.
- “The applicant's request for a SPUD for the use of a school and associated uses is less intense than the approved uses for the property. It is also a compatible use near single-family residential. **STAFF SUPPORTS THE APPLICANT'S REQUEST AND RECOMMENDS APPROVAL.**”
- Greenbelt Commission forwarded with no comments.
- 1 protest letter – we have worked to address all concerns



DRAINAGE



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