



Application for
Pre-Development Informational Meeting

Case No. PD 13-14

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Food and Shelter, Inc.	ADDRESS 104 W. Comanche Norman, OK 73069
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EMAIL ADDRESS tom.mccaleb@smcokc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Tom McCaleb (405) 232-7715 BEST TIME TO CALL: M-F 8-5
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
On east side of Reed Avenue approximately 481 LF south of E. Main Street.

and containing approximately 3 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Existing property is zoned as Institutional and is to be rezoned to a PUD for Mixed Use for the homeless.

This proposed development will necessitate (check all that apply):

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- 2025 Plan Amendment
- Growth Boundary
- Land Use
- Transportation
- Rezoning to PUD District(s)
- Special Use for _____
- Preliminary Plat Food & Shelter Addition (Plat Name)
- Norman Rural Certificate of Survey (COS)
- Commercial Communication Tower

Items submitted:

- Deed or Legal Description
- Radius Map
- Certified Ownership List
- Written description of project
- Preliminary Development Map
- Greenbelt Enhancement Statement
- Filing fee of \$125.00

Current Zoning: Unclassified
Current Plan Designation: Institutional

Concurrent Planning Commission Review Requested: X

Received on: 5-11-15
at 1:30 a.m./p.m.

by mt

I. INTRODUCTION

This project is unique. All participants are volunteers to provide a facility to serve the homeless in Norman. The land has been purchased with cooperation and funds from many private sources and public sectors including the City of Norman and Cleveland County. The purpose for this project is to provide shelter, food, and assistance for the group that needs those services.

This Planned Unit Development (the “PUD”) is being submitted for the development of the Food and Shelter Addition (the “Addition”). The total Addition encompasses approximately 3 acres located on the east side of Reed Avenue south of E. Main Street approximately 481 feet. This PUD is intended to provide for greater flexibility in the careful design of the residential lots, cottages, open space, utilities, drainage, recreational amenities, and circulation within the Addition. Upon completion, the PUD will provide more sustainable and environmentally friendly designs for open areas that would otherwise be attainable under conventional practices and regulations of the development guidelines of the City of Norman.

The PUD is intended to allow that necessary flexibility in order to create a distinctive open space and environmentally friendly development for the users. Therefore, flexibility in the design and construction of buildings is critical. This efficient compaction of developed areas within the property will allow for natural open space.

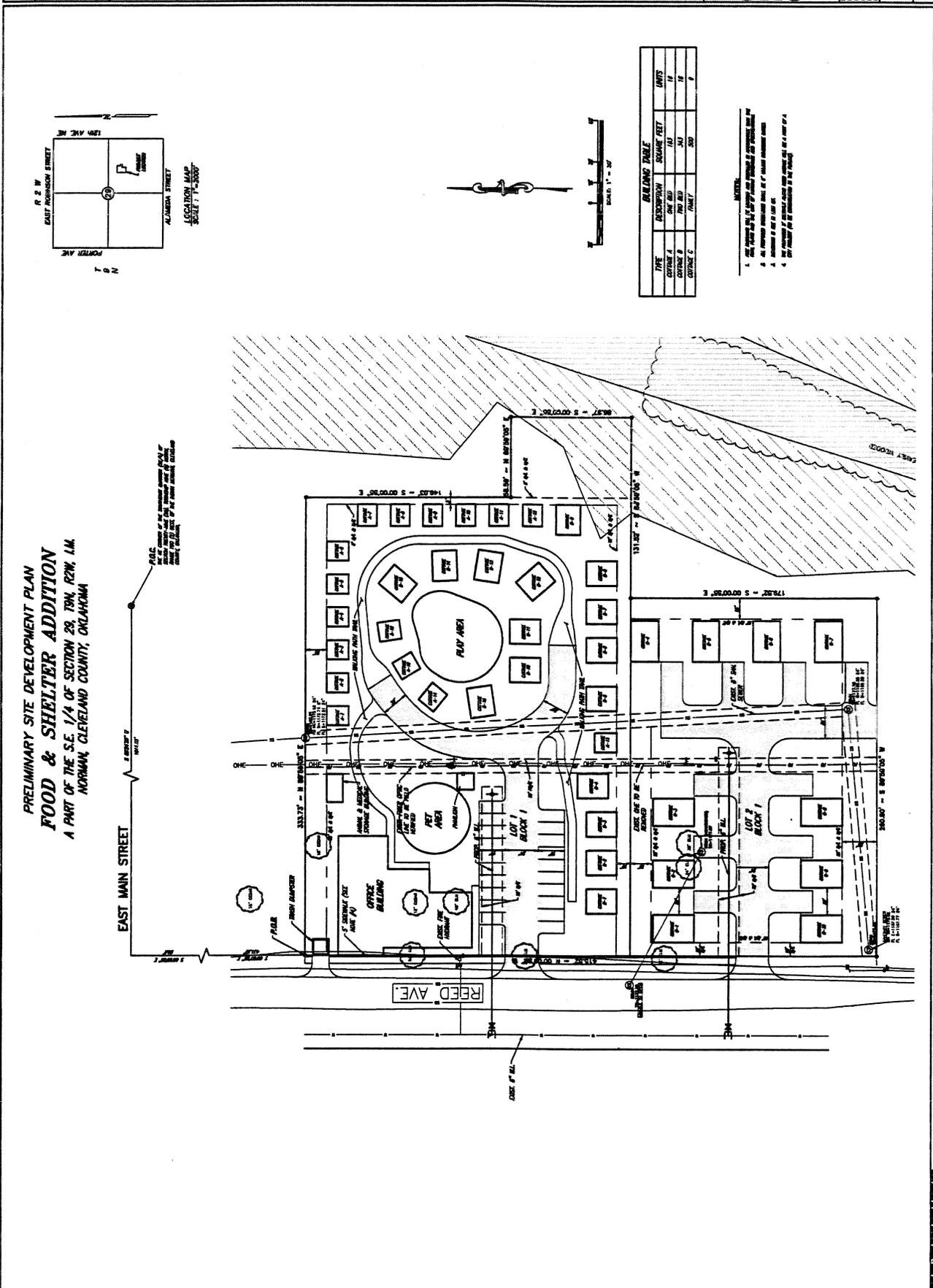
In order to accomplish these goals, the applicant hereby requests a rezoning of the Property. The rezoning being requested is for a Planned Unit Development (PUD). The Applicant is submitting a 2025 change, Rezoning Application, Preliminary Site Development Plan and Preliminary Plat for approval.

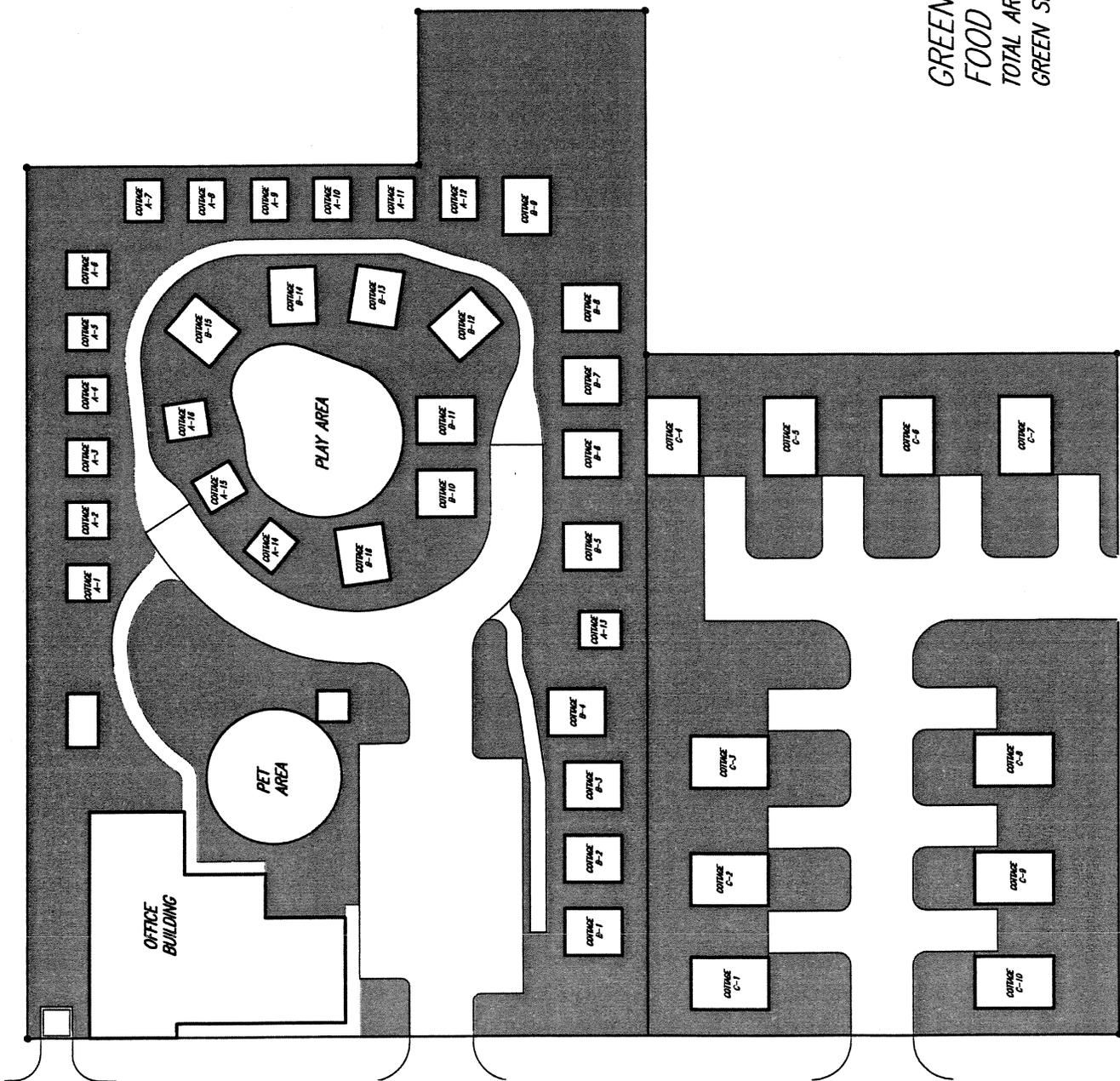
II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

Food and Shelter Addition is bordered on the west by Reed Avenue. To the west, across Reed Avenue is land zoned R-2 and is completely developed. To the north of the Addition is open space (belonging to the Department of Mental Health) extending to E. Main Street. To the east of the Addition is open space belonging to Department of Mental Health. To the south of the Addition is open space belonging to Department of Mental Health.

THE CONSULTING ENGINEER, S. L. ALLEN, INC. 1000 NORTH AVENUE, SUITE 100 NORMAN, OKLAHOMA 73061 PHONE 342-1111	OWNER/DEVELOPER THE CITY OF NORMAN 1000 NORTH AVENUE, SUITE 100 NORMAN, OKLAHOMA 73061 PHONE 342-1111	ARCHITECT J. R. HARRIS ARCHITECTS, P.C. 1000 NORTH AVENUE, SUITE 100 NORMAN, OKLAHOMA 73061 PHONE 342-1111	PRELIMINARY SITE DEVELOPMENT PLAN SHEET NO. 1 DATE: 11/15/2007





GREEN SPACE EXHIBIT
 FOOD & SHELTER ADDITION
 TOTAL AREA = 3.00 ACRES
 GREEN SPACE = 1.77 ACRES (59%)