

THE VILLAGE AT OAKHURST ADDITION

NORMAN, OKLAHOMA

OWNER: RCB BANK

APPLICATION FOR 2025 PLAN CHANGE
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

12 December 2011
Revised 5 January 2012

PREPARED BY:

THE RIEGER LAW GROUP
Attn: Sean Paul Rieger
S.P. Rieger, PLLC
136 Thompson Drive
Norman, Oklahoma 73069-5245

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. Medium Density Residential District
 - B. Office District
 - C. Miscellaneous Development Criteria
- EXHIBITS
- A. Proposed Preliminary Plat
 - B. Proposed Preliminary Site Development Plan
 - C. Proposed Open Space Areas
 - D. Areas of use within the Addition

I. INTRODUCTION

This VILLAGE AT OAKHURST ADDITION project (the “**Addition**”) is proposed as a Planned Unit Development of roughly 19.44 acres, in Ward 1 of the City of Norman (see attached **EXHIBIT A**). The Addition lies on the north side of Imhoff Road, between Classen Boulevard and 24th Ave. SE. The Addition will provide the development of different uses, including medium density residential, office, and churches.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition lies on the north side of Imhoff Road, between Classen Boulevard and 24th Ave. SE.

B. Existing Land Use and Zoning

The property is currently zoned CO, Suburban Office Commercial District. The site is currently undeveloped land, with Crimson Creek Addition, Section 1 abutting the property and including two office buildings and associated parking. No buildings or habitable structures exist within the property being proposed under this PUD. Norman 2025 currently has the Property covered with Office designation. This PUD seeks to amend that to allow for medium density residential. To the south of the Property is the Crimson Creek Addition, Section 1, immediately abutting it, and then across Imhoff Road is Hitachi. To the north of the Property is the Oakhurst Addition, Section 12. To the west of the Property is raw farmland, zoned A-2. To the east of the Property is Oakhurst Avenue and across Oakhurst is undeveloped land that is zoned a PUD and 2025 planned medium density residential. The Addition lies within the Norman School District.

C. Elevation and Topography

The site consists of varied slopes and topography. No portion of the site is in the FEMA 100-year flood plain.

D. Drainage

A Drainage Impact Analysis has been prepared to illustrate the detention requirements that are required and the solutions planned.

E. Utility Services

Many of the required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to, or in near proximity to, the boundaries of the Property. Many of the services exist along Imhoff Road and extend to the existing offices in the Crimson Creek Addition Section 1.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner provided building sprinkler systems if required by building codes in individual structures.

G. Traffic Circulation and Access

Primary vehicular access to the site would be provided by way of the section line right of way of East Imhoff Road that borders the Property on the south. The drives and access corridors within the Property will be private and will feature cross-access easements to the extent necessary to provide cross traffic.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition is planned to accommodate generally three different types of uses, being office, medium density residential, and church. The Exhibits attached hereto are incorporated herein by reference and further depict the development criteria for each section. The PUD site plan may be amended to allow for the different uses, as identified below, to be developed anywhere within the Addition, so long as each use is separated by the other with reasonable buffering as necessary to distinguish the different areas. Each distinct section of different uses within the Addition is discussed separately below.

A. Medium Family Residential District

This area of the PUD is as planned on the attached Preliminary Site Development Plan, **EXHIBIT B** hereto, and is shown as Area One on the attached **EXHIBIT D** hereto.

1. Uses; Lot Design

The purpose for the PUD is to extend the RM-6, Medium Density Apartment District, zoning provision and apply its provisions from the City of Norman zoning code, unless as amended herein (to the extent of any contradiction between the provisions of this PUD and the City Zoning Ordinance, this PUD controls):

- a. Uses permitted: In addition to any of the uses permitted as a matter of right under RM-6 district, this PUD shall also allow for the following special uses:

- i. Church, temple, or other place of worship;
 - ii. Child care center;
 - iii. Off-street parking, per the provisions of Sec 22:422.3.3(i);
 - iv. Office buildings, per the provisions of Sec 22:422.3.3(k);
 - v. Convalescent home, rest home, nursing home, or assisted living center.
- b. Height: Structures may not exceed three stories, or fifty (50) feet, whichever is greater. However, residential structures located along the rear north side of the Addition may not exceed two stories in height or thirty (30) feet, whichever is greater.
- c. Density: The residential portion of the Addition may be developed to a density of anywhere between a range of 12 to 20 units per acre. The preliminary plans include approximately 148 residential units, but may be adjusted upward or downward within the allowed density so long as all other regulations are met (such as, but not limited to, height, building setbacks, coverage, etc.).
- d. Impervious Area: the total amount of impervious area, including all building footprints and paved areas shall not cover more than seventy (70) percent of lot area.
- e. Accessory Buildings: Accessory buildings such as a common area clubhouse and related uses are allowed and may contain uses consistent with, but not limited to, office, fitness, game room, library, lounge, meeting room, swimming accessory buildings, model unit, maintenance and equipment rooms, etc. Accessory building wall heights may not exceed the height of the principal structures and shall be in harmony with the adjacent buildings. These accessory building uses may be accommodated in the area shown as Areas One and Three on the attached **EXHIBIT D** hereto..
- f. Athletic and recreational courts and facilities are allowed as support uses within the residential district.

2. Parking

Parking may be accommodated by way of common area parking lots within the district, and/or by way of parallel parking along the private streets within this residential area.

B. Office District

This area of the PUD is as shown on the attached Preliminary Site Development Plan, **EXHIBIT B** hereto, and is shown as Areas Two and Three on the attached **EXHIBIT D** hereto.

1. Uses; Lot Design

The purpose for the PUD is to extend the CO, Suburban Office Commercial District zoning provision and apply its provisions from the

City of Norman zoning code, unless as amended herein (to the extent of any contradiction between the provisions of this PUD and the City Zoning Ordinance, this PUD controls):

- g. Uses permitted: In addition to any of the uses permitted as a matter of right under CO district, this PUD shall also allow for the following special uses:
 - i. Mixed buildings, per the provisions of Sec 22:423.1.3(c), including the restriction of only two-story structures are allowed as a mixed building;
 - ii. Off-street parking, per the provisions of Sec 22:423.1.3(e).
- a. Height: Structures may not exceed three and one half stories, or fifty (50) feet, whichever is greater.
- b. Front Yard: All buildings shall be set back from the street right of way along Imhoff Road and Oakhurst Avenue at least twenty five (25) feet.
- c. Rear Yard: The minimum rear yard shall be fifteen (15) feet, or the depth of the utility easement, whichever is greater. However, the rear yard building setback for buildings along the rear of the Addition, as adjacent to the residential addition of Oakhurst Addition, Section 12, shall be set back a minimum of fifty (50) feet from the property line.
- d. Side Yard: the minimum width for side yards shall be five (5) feet.

2. Dumpster and Trash Enclosures

In the residential area, a trash compactor and its enclosure may be located on site to facilitate resident trash removal. Any dumpster enclosure will be built of masonry to match the building exteriors in the Addition. Within any office areas, dumpsters may be shared between multiple property occupants, sites, and uses.

C. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The preliminary site development plans for the office and medium density residential areas currently submitted with this PUD may be further refined once final site development plans are submitted with final plat. As the PUD process is intended to foster innovative and creative design, the applicant may exercise flexibility in the design and layout of the site plans within the Addition.

2. Amenities

- a. Park land will be provided as private park land within the Addition, and so long as such private park land is in excess of the amount that

would have been required of public park land, then there will be no public requirement of park land or fee in lieu of

- b. Open space and green space areas are located throughout the Addition. Open green space totals over approximately 10.66 acres, or over approximately 55% of the total site area.

3. Signage

All signage shall be in conformance with the City of Norman's sign codes, as amended from time to time, and comply with applicable district regulations.

Signs may be lit and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines.

4. Fencing; buffering

Fencing will be constructed around the entire perimeter of the residential portion of the Addition. Fencing may be constructed in other areas of the PUD as well in the discretion of the Owner. Construction material may be of masonry, metal/iron, or wood, or any combination thereof, and other materials as compatible with the building structures.

The development of the PUD shall provide buffering along the northern edge as it abuts the Oakhurst residential addition. Such Buffer shall be a minimum of twenty five (25) feet in width and shall include landscaped berms with trees and hedges located to buffer headlights and other intrusions from the parking areas of the residential community.

5. Traffic access/circulation/parking and sidewalks

The access to the PUD will be from East Imhoff Road. Landscape buffers will accommodate all City of Norman traffic division sight triangle requirements. All internal drives and streets will have adequate circulation provided for the fire department and City Waste Management Services.

All sidewalks will be at least four feet (4') wide and provide adequate access to the buildings along with all project amenities. A five-foot wide City sidewalk will be provided generally along the Imhoff Road section line road that abuts the Addition, constructed to City of Norman Standards.

6. Lighting

All exterior lighting shall be installed in conformance with the City of Norman lighting ordinance, and so as to prevent blinding glare into vehicular roadways and residential windows.

EXHIBIT A

Proposed Preliminary Plat

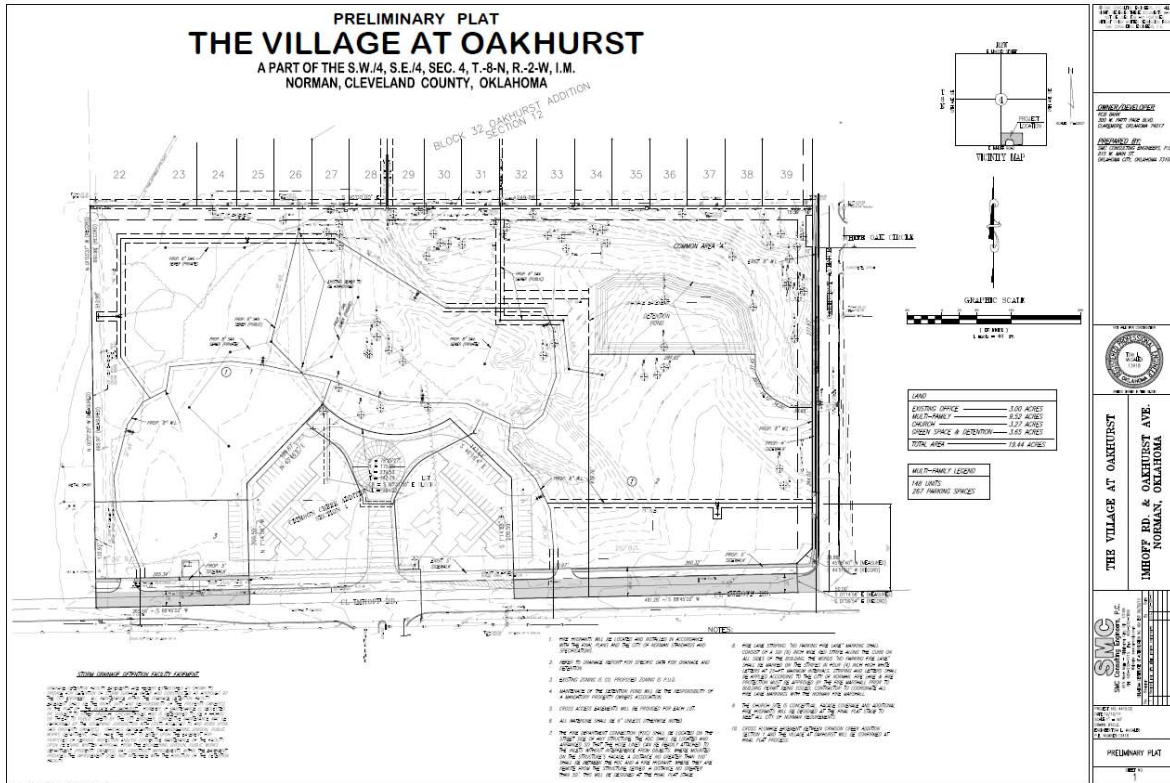


EXHIBIT B
Proposed Preliminary Site Development Plan

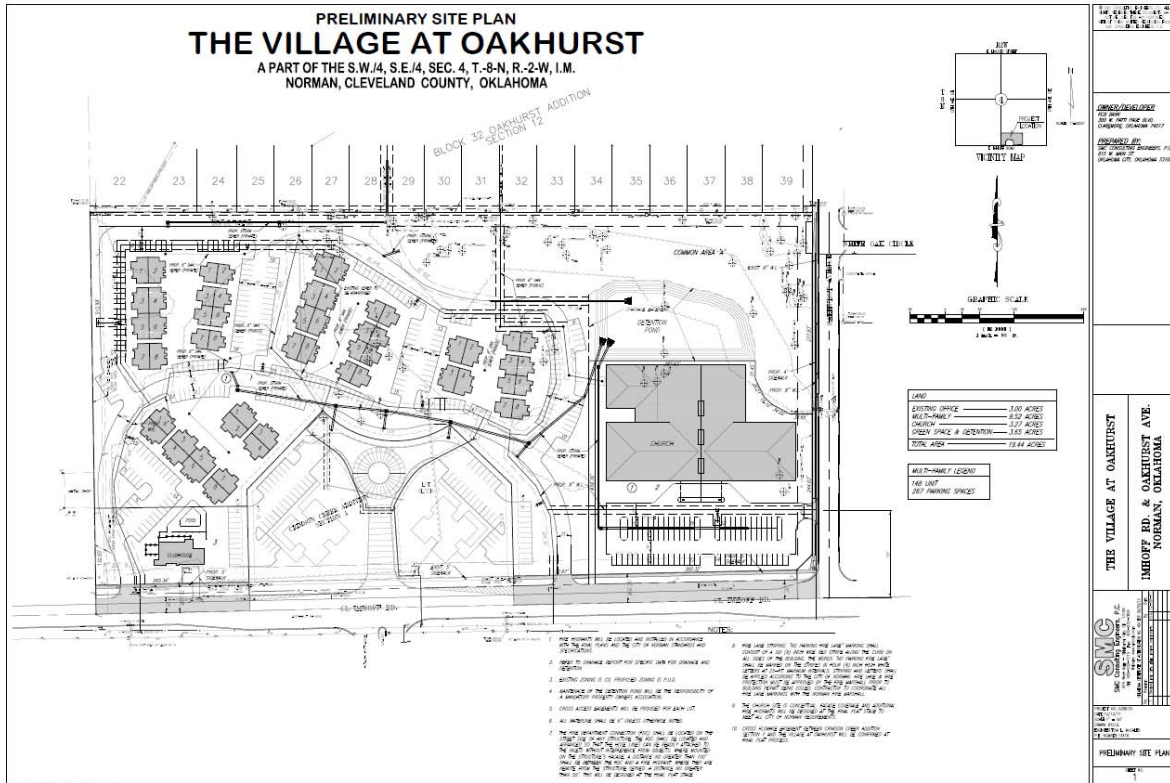


EXHIBIT C

Proposed Open Space Areas

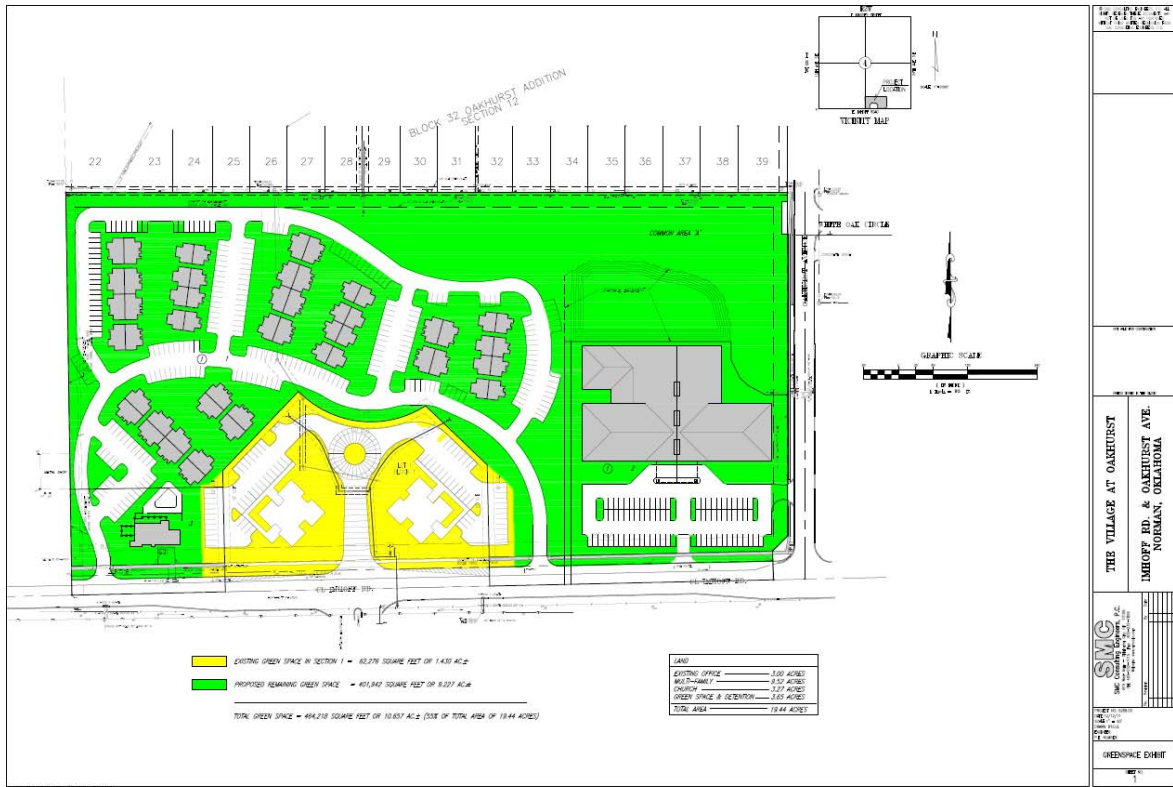


EXHIBIT D

Plan of uses in each area of the Site

**THE VILLAGE AT OAKHURST
NORMAN, OKLAHOMA**

