

# Boyd Street Commons

## A Simple Planned Unit Development (SPUD)

East Boyd Street & 12<sup>th</sup> Avenue SE  
Norman, Oklahoma

30 December, 2019



**Woods Row L.L.C.**  
Developer

**SMC Consulting**  
Civil Engineers

**The McKinney Partnership**  
Architects

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I. **INTRODUCTION**

Boyd Street Commons (BSC) is proposed as a single-phase residential Simple Planned Unit Development (SPUD). This project consists of 18 single family lots and one existing Single Family attached lot. This Development contains approximately 4.70 acres (net) and 5.46 acres (gross) including a 50-foot-wide dedicated right-of-way for 12<sup>th</sup> Avenue. 11,257 square feet of the site (5.5 %) has been designated as open space.

BSC is planned architecturally designed community of home sites. A new 26' public cul-de-sac street will be constructed per City standards, paving thickness, and required dimensional specifications. All vacant lots will be developed as single-family owner-occupied home sites and the owners will share in the operation and maintenance of the entry, landscaping, detention, perimeter fencing, lighting and open spaces through a Property Owners Association.

II. **PROPERTY DESCRIPTION / EXISTING SITE CONDITIONS**

A. Location

BSC is located at the southwest corner of east Boyd Street and 12<sup>th</sup> Avenue SE in Norman, Oklahoma. It is part of the Southeast Quarter of Section 32, Township 9 North, Range 2 West of the Indian Meridian, in Cleveland County, Norman, Oklahoma.

B. Existing Land Use and Zoning

The property is now zoned R-1, R-1A and is not platted. The project site encompasses three (3) separate tracts of land that are proposed to be combined and platted into 18 new single-family lots plus an additional existing lot with a single-family attached structure totaling 4.70 acres. The larger approximate 4.26 acre tract currently fronts on 12<sup>th</sup> Avenue. Two (2) smaller adjacent tracts to the northwest (a .34 acre portion of an adjacent lot to be purchased and a .10 acre section of the original Boyd Street right-of-way to be vacated and purchased) will afford access from Boyd Street into the development via a new cul-de-sac street.

C. Elevation and Topography

The site consists of gently sloping terrain that currently sheet flows towards the homes located on Jami Drive to the west of the subject site. The elevation of the subject tract is approximately 1173' above sea level along the east property line of the subject tract and approximately 1168' above sea level along the west property line.

D. Drainage

A new sub-grade storm water system within the development is proposed to extend north along the new street to a new dry grass detention area basin to be located at the northwest corner of the project. A second new storm line will transfer storm water from the detention basin at a timed release rate west along Boyd Street approximately 400' to an existing public storm inlet box and line. SMC Engineering has prepared a Drainage Study report that describes this system in detail with supportive engineering calculations.

E. Utility Services

All new homes within BSC will be served by public water and sewer service. The development will also provide dedicated easements for underground telephone, natural gas, cable and electricity to serve all lots in Block 1.

E. Fire Protection Services

Fire protection will be provided by the City of Norman Fire Department from two (2) new fire hydrants and a fire line that will extend from an existing City main located on the north side of Boyd Street to the end of the cul-de-sac.

G. Traffic and Vehicular Access

Access for emergency vehicles, postal service, trash collection, etc. will be provided via a 26' wide public street of asphaltic concrete and concrete curb/gutter to be constructed per City specifications.

H. Existing Vegetation and Trees

The site is currently covered with grass and native vegetation. Existing mature trees of varying sizes are located around the perimeter of the site. The McKinney Partnership Architects (TMP) has configured the proposed lot lines so that the majority of the trees are located in the rear of the lots beyond the building areas.

**III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

A. Lot Sizes / Setbacks / Property Owners Association

- BSC will allow for 18 new single-family detached homes on Lots 1-18, Block 1, and an existing attached single-family structure on Lot 1, Block 2. The lots are sized approximately as follows:

| Lot / Block Number | Approximate Area (SF) | Front Yard | Side Yards | Rear Yard |
|--------------------|-----------------------|------------|------------|-----------|
| 1/1                | 6,324                 | 15         | 5          | 15        |
| 2/1                | 6,325                 | 15         | 5          | 15        |
| 3/1                | 6,900                 | 15         | 5          | 15        |
| 4/1                | 6,900                 | 15         | 5          | 15        |
| 5/1                | 6,900                 | 15         | 5          | 15        |
| 6/1                | 6,896                 | 15         | 5          | 15        |
| 7/1                | 6,340                 | 15         | 5          | 15        |
| 8/1                | 8,339                 | 15         | 5          | 15        |
| 9/1                | 8,809                 | 15         | 5          | 15        |
| 10/1               | 8,822                 | 15         | 5          | 15        |
| 11/1               | 8,379                 | 15         | 5          | 15        |
| 12/1               | 6,939                 | 15         | 5          | 15        |
| 13/1               | 6,910                 | 15         | 5          | 15        |
| 14/1               | 6,911                 | 15         | 5          | 15        |
| 15/1               | 6,911                 | 15         | 5          | 15        |
| 16/1               | 6,924                 | 15         | 5          | 15        |
| 17/1               | 12,659                | 15         | 5          | 15        |
| 18/1               | 10,716                | 15         | 5, 10      | 15        |
| 1/2                | 10,534                | 25         | 5          | 25        |

- The project will be screened with stone pilasters and a six foot 1x6 capped wood fence attached to metal posts set into concrete footings along all sides of the property.
- The detention area, entry, perimeter fencing, landscaping, development signage, seating, lighting and irrigation will be maintained by a Property Owners Association (POA).

B. Open Space / Landscaping / Signage

- Private open space areas, approximately .26 acres, will be provided in BSC.
- The entrance on Boyd will receive trees, landscaping, berms, boulders and iron park bench seating by the Developer.
- Homeowners will be required to plant one (1) 2" caliper Shumard Oak at a front corner property line of their lot to create a tree-lined canopy along the street. Spacing shall be approved by the POA.
- One low-profile project identification sign for the development will be located within the entry open space that will meet the setback and site triangle requirements of the City of Norman.

C. Site Access / Circulation

Access to the project will be provided via one (1) curb cut at Boyd Street. Landscaping will comply with City of Norman traffic department sight triangle requirements. The BSC entry drive is separated from Jami Drive (closest adjacent street) by 120 feet which complies with City Traffic Guidelines. In addition, a Traffic Impact Review has been completed and determined "the small amount of traffic generated by BSC would have minimal effects on the surrounding roadways and no traffic issues are anticipated".

D. Development Phasing

The project will be developed in one phase.

E. General Project Description and Concept

- Small quality development with public tree-lined cul-de-sac access protected with a perpetual Property Owners Association and descriptive Covenants.
- Styles of architectural design have been selected for homeowners to guide the creation of a unique community of a common character including Craftsman, Bungalow, or Coastal Florida style. Compatible appropriate detailing shall be defined by the Developer. Examples of these styles are described further in the Minimum Design Standards available thru the developer.
- Approximate 4.70 acre SPUD development.
- Two Blocks including 19 lots
- Minimum 1,650 SF ground floor area, maximum 3,500 SF two levels
- Maximum of 40% house coverage on lot within building area and 65% including all impervious surface.
- One and one half (1½) story height allowed beneath a sloped roof and maximum 5' perimeter second-floor wall plate height. Dormer and gable windows along with skylights shall be incorporated into second floor space.

F. Building Materials, Design & Detail

- Coursed or dry stack stone veneer if used. No dimensional face brick or block.
- Wood or cement-fiber lap siding of varying widths, shingle siding, shingle-panel siding or stucco accents.

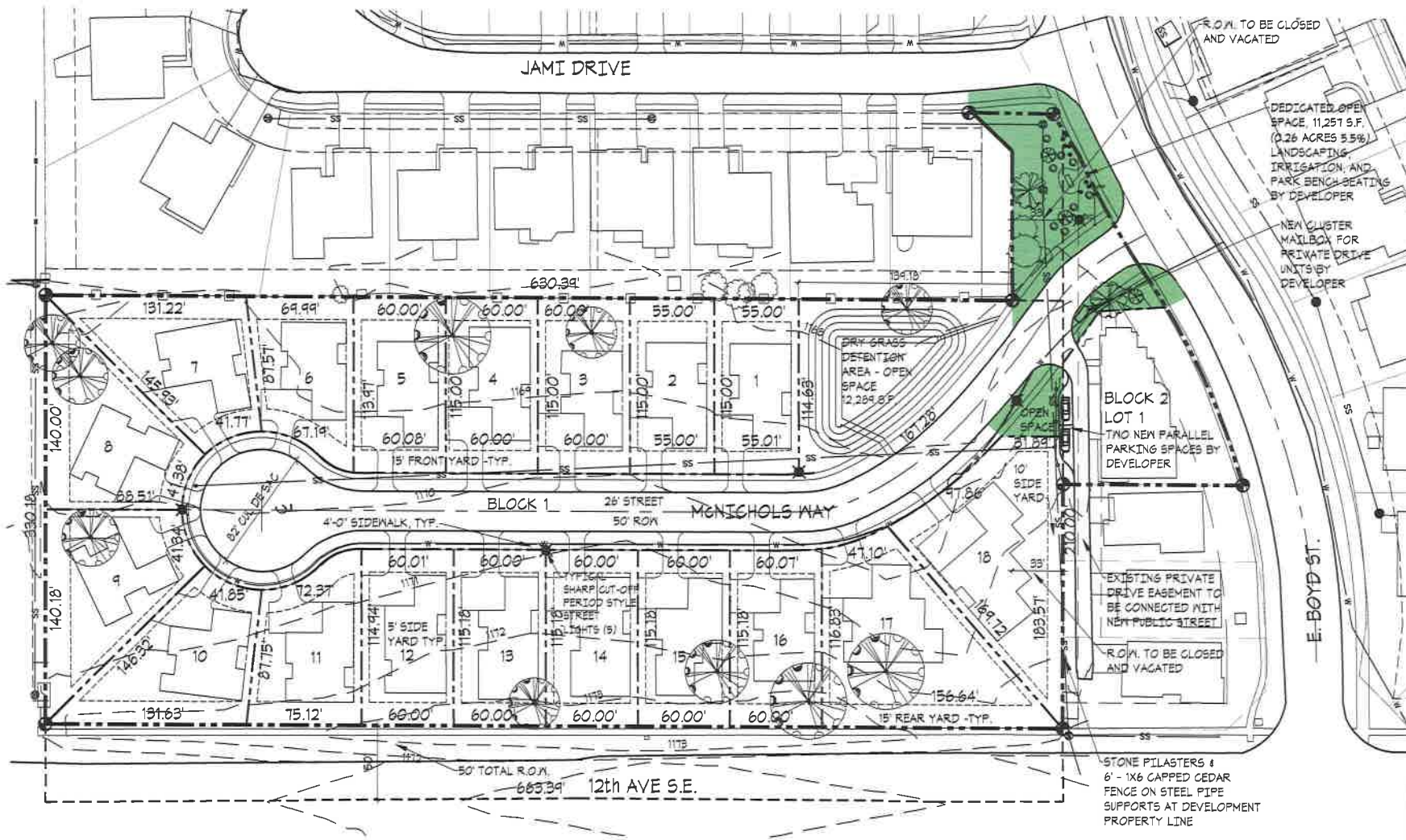
- Divided light windows equal to Pella premium vinyl or clad-wood type, both with exterior muntin bars.
- A covered front porch with room for seating is required
- Laminated 40 year composition roofing, "Weathered Wood" color.
- Roof pitch shall be a minimum of 10:12 with gable or "Texas-hip" shape (combination gable & hip).
- Each Homeowner is required to collect roof drainage in a perimeter roof gutter system and transfer same to the new street via subgrade landscape piping.
- Individual homes shall use 6' tall (1x6) wood fencing with steel posts, 1x4 face trim, top cap and semi-transparent stain of common color detailed by the by the Developer. Lot owner's fence may only extend from the perimeter development fence forward to the mid-point of their house, not including the garage.
- Side approach garages with twin single-garage doors required at the front of each unit that afford on-site parking. Garages, like the homes, are required to have similar compatible architectural treatment, window(s), corbels, window trim, etc. per the Minimum Design Standards.
- Existing trees exceeding 12" caliper diameter shall remain when possible. If removed, lot owner must replace with minimum 3" caliper tree of variety approved by the POA and City.
- Select builder(s) will construct homes of a common character including Craftsman, Bungalow, or Coastal Florida style. Compatible appropriate detailing shall be defined by the Developer. Examples of these styles are described further in the Minimum Design Standards available thru the developer.
- Architectural standards and design review control will ensure quality, design and control of materials.

#### G. Site Planning

- City compliant public cul-de-sac street
- Development entry sign and park bench seating at entry
- Open space provided at entry.
- Extensive entry landscaping with irrigation.
- LED sharp cut-off period style street lighting provided by the developer and maintained by the POA.
- 48" wide public sidewalk along new street to be fully accessible and connected to the existing Boyd Street walkway system.
- Stone pilasters and capped wood fence within a platted screening easement on all sides of the development.

H. Projected Development Schedule

- Plat / Rezoning process complete January 2020
- Select Builder(s) first quarter 2020
- Pre-Sales / Marketing to begin first quarter 2020
- Complete property purchases second quarter 2020
- Construct Public Improvements third-fourth quarter 2020
- Commence home construction first quarter 2021



**SITE DEVELOPMENT PLAN MAP**

1:30

| SITE DEVELOPMENT PLAN DATA       |                                      |
|----------------------------------|--------------------------------------|
| TOTAL SITE AREA                  | 4.70 ACRES                           |
| MINIMUM LOT AREA                 | 6,923 S.F.                           |
| PLAN USE (CONFORMS W/ 2025 PLAN) | LOW DENSITY RESIDENTIAL              |
| DENSITY                          | 4.26 DU/ACRE                         |
| OPEN SPACE                       | 0.26 ACRES (5.5%)                    |
| BUILDING COVERAGE                | 40% MAXIMUM                          |
| IMPERVIOUS COVERAGE              | 65% MAXIMUM                          |
| SET BACKS                        | FRONT 15', REAR 15', SIDES 5' U.O.N. |



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Project:  
**Boyd Street Commons**  
**Boyd Street & 12th Avenue SE**  
**Norman, OK**

Issue Date  
01.06.20

Revisions

Project Number  
H3023617

Sheet Title  
SITE PLAN DEVELOPMENT MAP

Sheet Number

**A1.0**

EXHIBIT A





EXHIBIT C

**LEGAL DESCRIPTION  
BOYD STREET COMMONS – SPUD ZONING  
NORMAN, OKLAHOMA**

Being a tract of land lying in the Southeast Quarter (S.E. ¼) and Northeast Quarter (N.E. ¼), of Section Thirty-two (32), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Northeast corner of said S.E. ¼; **THENCE** South 90°00'00" West along the North line of said S.E. ¼ a distance of 50.00 feet to the **POINT OF BEGINNING**;

**THENCE** South 00°04'40" East a distance of 663.32 feet to the Northeast corner of the filed final plat of SAVANNAH ADDITION SECTION 2 (as filed in Book 8 of Plats, Page 66); **THENCE** North 90°00'00" West along the North line of said final plat a distance of 280.18 feet to the Northwest corner of said final plat, said point also being the Northeast corner of SAVANNAH ADDITION SECTION 1 (as filed in Book 8 of Plats, Page 75), said point also being the Southeast corner of BOYD'S LANDING (as filed in Book 17 of Plats, Page 33); **THENCE** North 00°04'40" West along the East line of BOYD'S LANDING, passing at a distance of 630.39 feet; **THENCE** North 90°00'00" West along the North line of Lot 1, Block 1 of said final plat a distance of 97.64 feet; **THENCE** South 42°28'57" West along said North line a distance of 33.76 feet to a point on a non-tangent curve; **THENCE** around a curve to the left having a radius of 356.76 feet (said curve subtended by a chord which bears North 05°31'17" West, a distance of 30.92 feet) and an arc length of 30.93 feet; **THENCE** North 29°20'25" East a distance of 38.66 feet to a point on a curve, said point also being a point on the South right-of-way line of Boyd Street; **THENCE** along South right-of-way line around a curve to the left having a radius of 510.47 feet (said curve subtended by a chord which bears North 61°33'07" East, a distance of 102.08 feet) and an arc length of 102.25 feet to a point of reverse curvature; **THENCE** continuing along said South right-of-way line around a curve to the right having a radius of 444.47 feet (said curve subtended by a chord which bears North 65°24'12" East, a distance of 148.09 feet) and an arc length of 148.78 feet; **THENCE** South 00°06'00" East a distance of 116.84 feet; **THENCE** North 90°00'00" East a distance of 160.00 feet to a point on the East line of said S.E. ¼ and the **POINT OF BEGINNING**.

Said tract contains 4.70 acres, more or less.