

TECUMSEH POINTE ADDITION

NORMAN, OKLAHOMA

A PROJECT BY TECUMSEH ROAD BUSINESS PARK, L.L.C.

PLANNED UNIT DEVELOPMENT
APPLICATION FOR PUD REZONING AND
PRELIMINARY PLAT

10 April 2017

PREPARED BY:

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I. INTRODUCTION

This TECUMSEH POINTE ADDITION project (the “**Addition**”) is proposed as a Planned Unit Development of roughly 20.3 acres, in the City of Norman (see attached **EXHIBIT A**). The Addition lies on the existing Tecumseh Drive, just northeast of the intersection of Highway 77 and W. Tecumseh Road.

The proposed PUD will incorporate new uses designed to enhance quality of life, comfort, and living enjoyment in Norman. The PUD will provide a high quality, state-of-the-art, multi-use experience.

The PUD is located in one of the fastest growing and easily accessed areas of Norman. Access from I-35, Highway 77, and major intercity thoroughfares creates an opportunity to provide a special commercial, residential, office, hotel, and restaurant experience for, not only Norman residents, but also out of town visitors as well.

A professionally designed ambiance incorporating impressive water features and fountains surrounded by a diverse mixture of dining, retail, office, and residential opportunities forms our central esthetic core. The planned dining experience, enhanced by large glassed inside seating areas focused toward the intimate central setting of water, lighting, and fountains combined with outdoor “waterside” dining creates a much desired and needed ambiance. Surrounding the central core of the project, the proposal features a mixture of single and multiple story mixed use buildings strategically placed to maximize views and enhance enjoyment. Boutique hotels will round out the entire mixed use concept to maximize benefit.

This Application is intended to put forth the parameters for which the planned mixed use development may be created on the Property. Through the use of this PUD, the Addition may be developed in a far more creative manner than the property would develop under the prior PUD ordinance.

The Property involved was previously approved as a PUD. It is the intention of the Applicant that this PUD shall replace and supplant the prior approved PUD for the Property.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition lies along the existing Tecumseh Drive right of way that is generally an area northeast of Highway 77 and W. Tecumseh Road.

B. Existing Land Use and Zoning

The property is currently zoned PUD Planned Unit Development, which provides for generally light industrial and office uses.

To the north of the site are raw land agricultural sites. To the south of the site are warehouse and light industrial uses. To the east is the BNSF railroad right of way, and farther east are an I-2 use and then the Founders Park Addition. To the west is additional light industrial land and one warehouse building.

C. Elevation and Topography

The site consists generally of very low slope unimproved platted lots. No portion of the site is in the FEMA 100-year flood plain or the WQPZ zones.

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, within, or in near proximity to, the boundaries of the Addition. The lots are already platted and thus facilities were brought to them previously.

F. Fire Protection Services

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

G. Traffic Circulation and Access

The primary vehicular and pedestrian access to the Addition would be along the existing Tecumseh Drive, as it connects to Highway 77 and W. Tecumseh Road.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition shall be developed generally as depicted on the site plans and development plans as submitted with this application. The Exhibits attached hereto are incorporated herein by reference. The site plan shall have flexibility to be modified slightly as the project develops.

A. Mixed Uses Permitted.

This PUD shall allow for the following permitted uses

1. Any uses permitted in C-1 Local Commercial District, and/or CO Suburban Office Commercial District.
2. Residential uses.
3. Live/work units, where a single space is used jointly for a permitted non-residential use as well as a residence for the owner or operator of the non-residential use.
4. Hotel
5. Bed and Breakfast
6. Municipal or public use.
7. Place of worship
8. Theater.
9. Outdoor temporary sales, such as a public market for the sale of produce, provided the operation does not completely obstruct any public sidewalk.
10. Parking garage.
11. Recreational facilities within a public or private park.
12. Restaurants (including but not limited to outside seating).
13. Schools (public or private).
14. Studios and shops of artists and artisans (including sales).
15. Any use which, in the opinion of the City Council, would be similar in character to those enumerated above and is not more obnoxious or detrimental to the area in which it is located by reason of noise, offensive odor, smoke, dust, vibration, traffic congestion, or danger to life and property.

The Preliminary Site Development Plan is incorporated herein by reference and forms an integral part of this PUD request. The project may be developed in accordance with the Preliminary Site Development Plan and the drawings presented to the City Council for approval. Flexibility is intended to be provided with the adoption of this PUD and thus site plans are presented in a conceptual stage only at this time. Site plans may be modified on an administrative basis so long as the modification generally conforms to the intent of the PUD as put forth herein.

Height. The previously approved PUD allowed for a height limit for all buildings, towers, and antennas to not exceed those restrictions that are in place

for airport vertical airspace aspects, approximately 60 feet. That maximum dimension height allowance will be retained in this PUD.

Setbacks. Subject to utility easements, which shall not be built upon with any vertical building construction, and subject to fire separation requirements between buildings:

Side yard setbacks may be a minimum of five feet (5').

Rear yard setback may be a minimum of five feet (5').

Front yard setbacks may be a minimum of fifteen feet (15').

To the extent that the submitted Preliminary Site Development Plan provides setbacks that are less than as described herein such site plan will control and be accommodated.

Lot lines as shown on the Preliminary Plat include dashed additional lines such that are shown through Buildings C, H, J, and M, on Lots 3, 8, 9, 10 and 14, may be administratively approved upon application, and thus further subdivide the Addition.

A buffer between the Addition and any surrounding residential developments shall be established by a minimum ten foot (10') landscape area. The buffer shall be landscaped with a mixture of trees, shrubs, flowers or grasses, and include a six foot (6') wall or fence. Landscape materials should include native species when appropriate.

B. Miscellaneous Development Criteria

1. Sanitation

Dumpsters shall be contained within a dumpster enclosure that completely hides the refuse area and is located to the side or rear of the building. All outdoor trash enclosure areas shall be set back a minimum twenty-five feet (25') from any residential property uses.

2. Signage

All signage shall be in conformance with the City of Norman's sign codes, as amended from time to time, and comply with the regulations as put forth for C-1 uses or less intense uses. In addition, projecting signs are allowed, perpendicular to the building faces.

3. Traffic access/circulation/parking and sidewalks

The vehicular access to the PUD will be from Tecumseh Drive.

All public sidewalks will be at least five feet (5') wide as they extend along Tecumseh Drive. Sidewalks must be installed to connect public

walkways to all front building entrances, parking areas, and any other destination that generates pedestrian traffic.

4. Parking; Automobile Unloading

Except for on-street parking, all parking areas shall be landscaped in compliance with City of Norman ordinances.

Shared parking is permissible for all uses in this district, except for on-site parking provided for single family attached or townhouse units. The utilization rates in the following table provide the basis for calculation of the number of parking spaces required when associated with shared parking. The adjusted off-street parking requirement for the development is the largest of the five “time of day” column sums in the below table.

Table “X”:
Shared Parking Table
(For calculating adjusted parking requirements)

Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential	80%	60%	60%	70%	100%
Office	100%	80%	100%	85%	35%
Retail	60%	75%	70%	65%	70%
Restaurant/Bar	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

5. Lighting

All exterior lighting shall comply with the City of Norman lighting ordinance.

6. Open Space

The preliminary conceptual site plan submitted offers 302,581 SF of green space, within the roughly 877,627 SF property. Therefore the amount of green space on the property computes to roughly 34.5% as preliminarily presented.

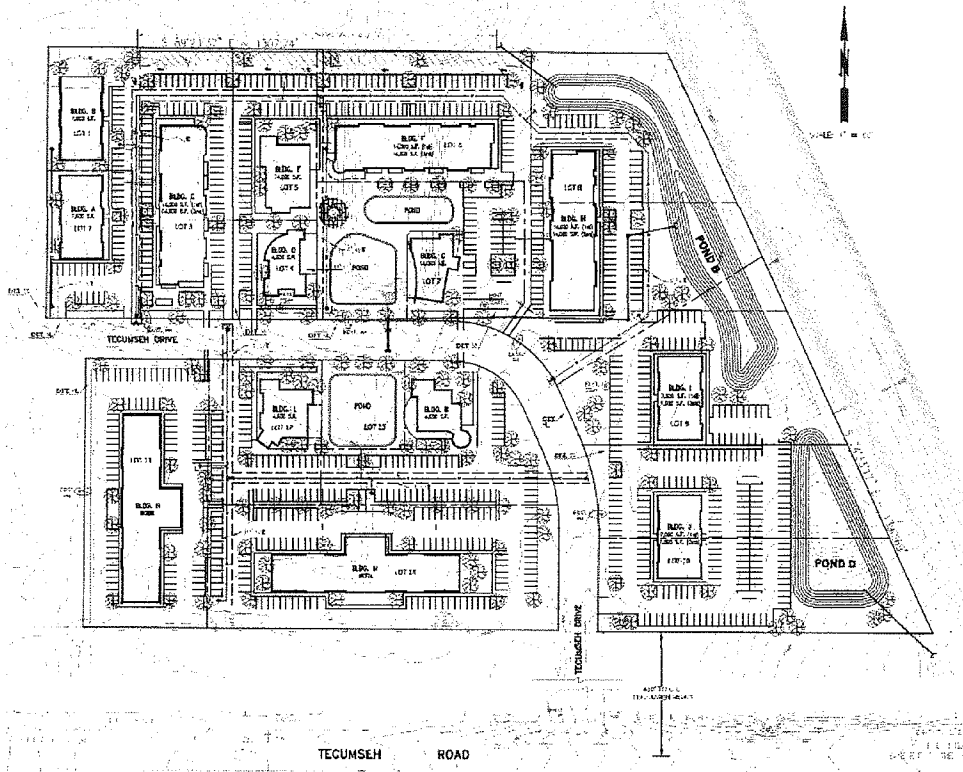
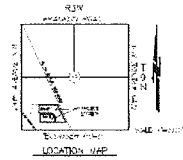
EXHIBIT A

Proposed Preliminary Plat and Site Development Plan

2024 CHANGE ORDERS TO PLAT NUMBER

THIS PLAN WAS PREPARED BY THE ENGINEER AND ARCHITECT ON BEHALF OF THE APPLICANT. THE APPLICANT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. THE ENGINEER AND ARCHITECT HAVE CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAVE FOUND IT TO BE TRUE AND CORRECT. THE ENGINEER AND ARCHITECT DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

PRELIMINARY PLAT TECUMSEH POINTE
 A REPLAT OF LOTS 4 THRU 6, BLOCK 1, & LOTS 5 THRU 11, BLOCK 2
 TECUMSEH ROAD BUSINESS PARK SECTION 2
 A PART OF THE S.W. 1/4, SECTION 12, T9N, R3W, 13N,
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



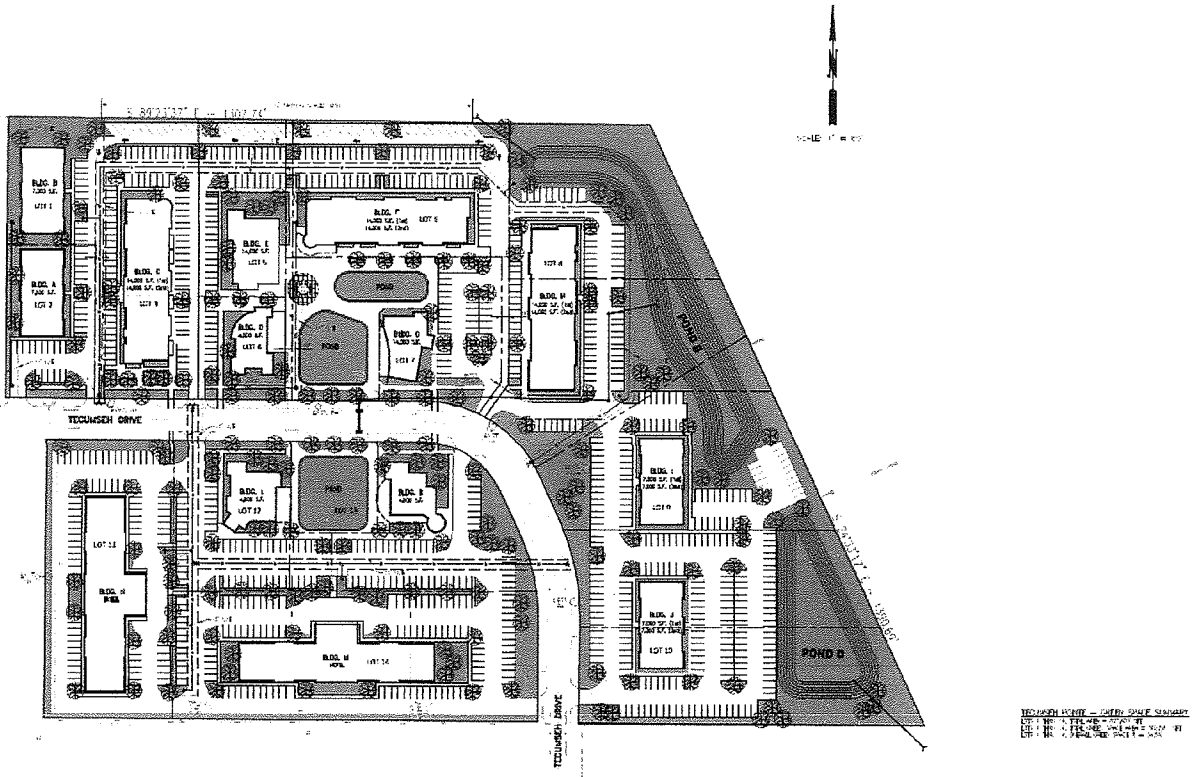
NO.	DESCRIPTION	AREA (SQ. FT.)	TYPE	REMARKS
1	LOT 4	10,000	RES.	
2	LOT 5	10,000	RES.	
3	LOT 6	10,000	RES.	
4	LOT 7	10,000	RES.	
5	LOT 8	10,000	RES.	
6	LOT 9	10,000	RES.	
7	LOT 10	10,000	RES.	
8	LOT 11	10,000	RES.	
9	LOT 12	10,000	RES.	
10	LOT 13	10,000	RES.	
11	LOT 14	10,000	RES.	
12	LOT 15	10,000	RES.	
13	LOT 16	10,000	RES.	
14	LOT 17	10,000	RES.	
15	LOT 18	10,000	RES.	
16	LOT 19	10,000	RES.	
17	LOT 20	10,000	RES.	
18	LOT 21	10,000	RES.	
19	LOT 22	10,000	RES.	
20	LOT 23	10,000	RES.	
21	LOT 24	10,000	RES.	
22	LOT 25	10,000	RES.	
23	LOT 26	10,000	RES.	
24	LOT 27	10,000	RES.	
25	LOT 28	10,000	RES.	
26	LOT 29	10,000	RES.	
27	LOT 30	10,000	RES.	
28	LOT 31	10,000	RES.	
29	LOT 32	10,000	RES.	
30	LOT 33	10,000	RES.	
31	LOT 34	10,000	RES.	
32	LOT 35	10,000	RES.	
33	LOT 36	10,000	RES.	
34	LOT 37	10,000	RES.	
35	LOT 38	10,000	RES.	
36	LOT 39	10,000	RES.	
37	LOT 40	10,000	RES.	
38	LOT 41	10,000	RES.	
39	LOT 42	10,000	RES.	
40	LOT 43	10,000	RES.	
41	LOT 44	10,000	RES.	
42	LOT 45	10,000	RES.	
43	LOT 46	10,000	RES.	
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89	LOT 92	10,000	RES.	
90	LOT 93	10,000	RES.	
91	LOT 94	10,000	RES.	
92	LOT 95	10,000	RES.	
93	LOT 96	10,000	RES.	
94	LOT 97	10,000	RES.	
95	LOT 98	10,000	RES.	
96	LOT 99	10,000	RES.	
97	LOT 100	10,000	RES.	

1. THE APPLICANT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
2. THE ENGINEER AND ARCHITECT HAVE CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAVE FOUND IT TO BE TRUE AND CORRECT.
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EXHIBIT B

Proposed Preliminary Green Space diagram

GREEN SPACE SUMMARY EXHIBIT
A REPEAT OF LOTS 4 THRU 6, BLOCK 1, & LOTS 5 THRU 11, BLOCK 2
TECUMSEH ROAD BUSINESS PARK SECTION 2
A PART OF THE S.W. 1/4, SECTION 12, T9N, R3W, 11M,
NORMAN, CLEVELAND COUNTY, OKLAHOMA



TECUMSEH POINTE - GREEN SPACE SUMMARY

LOTS 1 THRU 14, TOTAL AREA = 877,627 SFT
LOTS 1 THRU 14, TOTAL GREEN SPACE AREA = 302,581 SFT
LOTS 1 THRU 14, OVERALL GREEN SPACE % = 34.5%

EXHIBIT C

Preliminary Uses planned for each building shown and parking planned.

	USE	SQUARE FOOTAGE	SPACES REQUIRED	PARKING REQUIRED
A	Single Story Office	7,000	1/300 per S.F.	24
B	Single Store Office	7,000	1/300 per S.F.	24
C	Ground Office	14,000	1/300 per S.F.	47
	2nd Floor Office	14,000	1/300 per S.F.	47
	3rd Floor Residential	14,000	Unit 1,200 S.F.	12
D	Restaurant 4,000 CSA	4,000	1/50 S.F.	80
E	Restaurant 4,000 CSA	14,000	1/50 S.F.	80
F	Ground Floor Retail	14,000	1/300 per S.F.	70
	2nd Floor Office	14,000	1/300 per S.F.	47
	3rd Floor Residential	14,000	Unit 1,200 S.F.	12
G	Restaurant 4,000 CSA	14,000	1/50 S.F.	80
H	Ground Floor Office	14,000	1/300 per S.F.	47
	2nd Floor Office	14,000	1/300 per S.F.	47
	3rd Floor Residential	14,000	Unit 1,200 S.F.	12
I	Ground Floor Office	7,000	1/300 per S.F.	24
	2nd Floor Office	7,000	1/300 per S.F.	24
J	Ground Floor Office	7,000	1/300 per S.F.	24
	2nd Floor Office	7,000	1/300 per S.F.	24
K	Restaurant 4,000 CSA	4,000	1/50 S.F.	80
L	Restaurant 4,000 CSA	4,000	1/50 S.F.	80
M	80-Room Hotel		1.2 each room	96
N	80-Room Hotel		1.2 each room	96
TOTAL REQUIRED PARKING				1077
TOTAL PARKING SHOWN				839
MIX USE DEVELOPMENT USE				238
PARKING REQUIREMENT IS CONFIRMED				839+ 238 = 1077