

ASPEN HEIGHTS ADDITION

NORMAN, OKLAHOMA

OWNER: BRECKENRIDGE LAND ACQUISITION, LP

APPLICATION FOR 2025 PLAN CHANGE
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Originally submitted on 11 March 2013

PREPARED BY:

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I. INTRODUCTION

This ASPEN HEIGHTS ADDITION project (the “**Addition**”) is proposed as a Planned Unit Development and Preliminary Plat of roughly 18.52 acres, in Ward 1 of the City of Norman (see attached **EXHIBIT A**). The Addition lies on the south side of Imhoff Road, between Classen Boulevard and 24th Ave. SE, in Norman, Oklahoma. The Addition will provide the development of multifamily, medium density residential units. The project is focused upon campus student housing, catering to students at the University of Oklahoma.

The Developer, Aspen Heights, is a national student housing developer and manager headquartered in Austin, Texas. Aspen Heights has reinvented the concept of student housing by building neighborhoods of American Craftsman-style homes with all of the amenities of a luxury apartment complex.

Aspen Heights’ unique product includes residential buildings built in the American Craftsman style characterized by clean lines and quality materials. Aspen Heights’ residences far exceed the prevailing standard in the student housing industry in their attention to detail, luxury finishes, amenities and size. Homes feature an open kitchen-den concept, large individual bedrooms with attached bathrooms and walk-in closets. Aspen Heights’ neighborhoods typically feature resort-style pools, 24-hour fitness rooms, movie theaters, beach volleyball courts, running trails and more.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition lies on the south side of Imhoff Road, between Classen Boulevard and 24th Ave. SE, in Norman, Oklahoma.

B. Existing Land Use and Zoning

The Subject Property is currently 2025 Planned for Industrial and is currently zoned A-2, Rural Agricultural District. The Property is currently undeveloped land, with Imhoff Road abutting the Property to the north and very similar student housing projects across Imhoff to the immediate north. To the west is C-2 General Commercial zoning, with occupied uses of a general contractor’s office, a hotel, and auto repair businesses. To the east is the Hitachi manufacturing facility. To the south is the Highway 9 on and off ramps. No buildings or habitable structures exist within the Property being proposed under this PUD.

C. Elevation and Topography

The site is generally flat with very low slope 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 very near proximity to, the boundaries of the Property. Many of the services exist along the Imhoff Road arterial.

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 will be provided by way of the Imhoff Road arterial, which borders the Property. The drives and access corridors within the Property will be private.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition is planned to accommodate medium density residential uses. The Exhibits attached hereto, and as submitted by the project Engineer, SMC Consulting Engineers, are incorporated herein by reference and further depict the development criteria.

A. Medium Density Residential District

The proposed improvements in the PUD are as planned on the attached Preliminary Site Development Plan, **EXHIBIT B** hereto.

1. Uses; 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 proposed designs and exhibits submitted with this PUD and the City Zoning

Ordinance, this PUD and its proposed designs and exhibits as submitted shall control):

- a. The proposed intensity of uses shall be approved as put forth on attached **EXHIBIT C**.
- b. Height: Structures may not exceed three stories, or forty five (45) feet, whichever is greater.
- c. Density: The Addition may be developed to a density of up to a maximum of 9.2 units per acre. That figure is based on the preliminary plans, which include approximately 158 residential units over 18.9 acres, which is a planned density of 8.36 units per acre (9.2 being submitted to allow for up to a 10% overage as needed).
- d. Impervious Area: the total amount of impervious area, including all building footprints and paved areas shall not cover more than sixty five (65) percent of lot area, or as necessary to accommodate the proposed Preliminary Site Development Plan as submitted herewith, whichever is greater.
- e. Accessory Buildings: Accessory buildings such as, but not limited to, a common area clubhouse and related uses are allowed and may contain uses consistent with, but not limited to, office, fitness, residents' movie theater, game room, library, lounge, meeting room, swimming pool and accessory buildings, model unit, maintenance and equipment rooms, etc. Accessory buildings not exceed the height of the principal residential buildings and shall be in harmony with the adjacent buildings.
- f. Athletic and recreational courts and facilities are allowed as support uses within the residential district.
- g. All other minimum building setbacks shall be maintained as per the City Council approved Preliminary Site Development Plan, which is attached herewith and as shown on **EXHIBIT B**.

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. The areas allowing parallel parking will provide a 20' (twenty-foot) clear aisle for emergency vehicles.

3. Dumpster and Trash Enclosures

A trash compactor and its enclosure may be located on site to facilitate resident trash removal. Any dumpster enclosure will be built of materials to be compatible with the building exteriors in the Addition. Location of dumpsters and compactors will be as approved by the City of Norman Sanitation department. Dumpsters will be built to city standards.

B. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The preliminary site development plan for the medium density residential areas currently submitted with this PUD shall be incorporated herein as an integral part of the PUD and the development of the property shall be substantially constructed as presented thereon, although the PUD may be further refined once final site development plans are submitted with final plat, subject to City Staff approval.

2. Amenities

Open space and green space areas are located throughout the Addition. Within the area of the Addition, open green space totals over approximately 10.94 acres, or over approximately 58% of the total site area. See **EXHIBIT D**.

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 may be constructed at all perimeter areas of the Addition, and within the Addition, per the Developer's discretion. Construction material may be of masonry, pre-cast concrete, metal/iron, or wood, or any combination thereof, and other materials as compatible with the building structures. Fencing and landscaping shall be provided along the eastern boundary of the Addition in sufficient manner to secure and screen that edge condition. Fencing shall be provided along the west and south boundaries of the abutting residential use for screening, as such residential use abuts the Property on the northeast corner of the Property (the Todd family home).

5. Traffic access/circulation/parking and sidewalks

The access to the PUD will be from Imhoff Road. Developer reserves the option to provide gated access at Imhoff Road, subject to any such gated entry being designed per the City of Norman standards as required for emergency vehicle access and adequate traffic control. Landscape buffers will accommodate all City of Norman traffic division sight triangle

requirements. All internal drives and streets will be private and will have adequate circulation provided for the fire department and City Waste Management Services.

All interior 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 Imhoff Road as it abuts the Addition, constructed to City of Norman Standards.

6. Lighting

All exterior lighting shall be installed in conformance with the City of Norman commercial outdoor lighting standards, as amended from time to time.

7. Landscaping

Landscaping shall be provided in conformity to City of Norman ordinances. The proposed Landscaping Plan is attached as **EXHIBIT B**.

8. Public Parkland

The Developer proposes fee in lieu of as the public park land solution. The residents of the Addition will have ample recreational opportunities and amenities within the gated Addition. Consequently, fee in lieu of will provide an opportunity for the City to apply additional funds to area parks.

(Full sized drawing submitted in separate copy to City Staff)



EXHIBIT B

Proposed Preliminary Site Development Plan and Landscape Plan (Full sized drawing submitted in separate copy to City Staff)

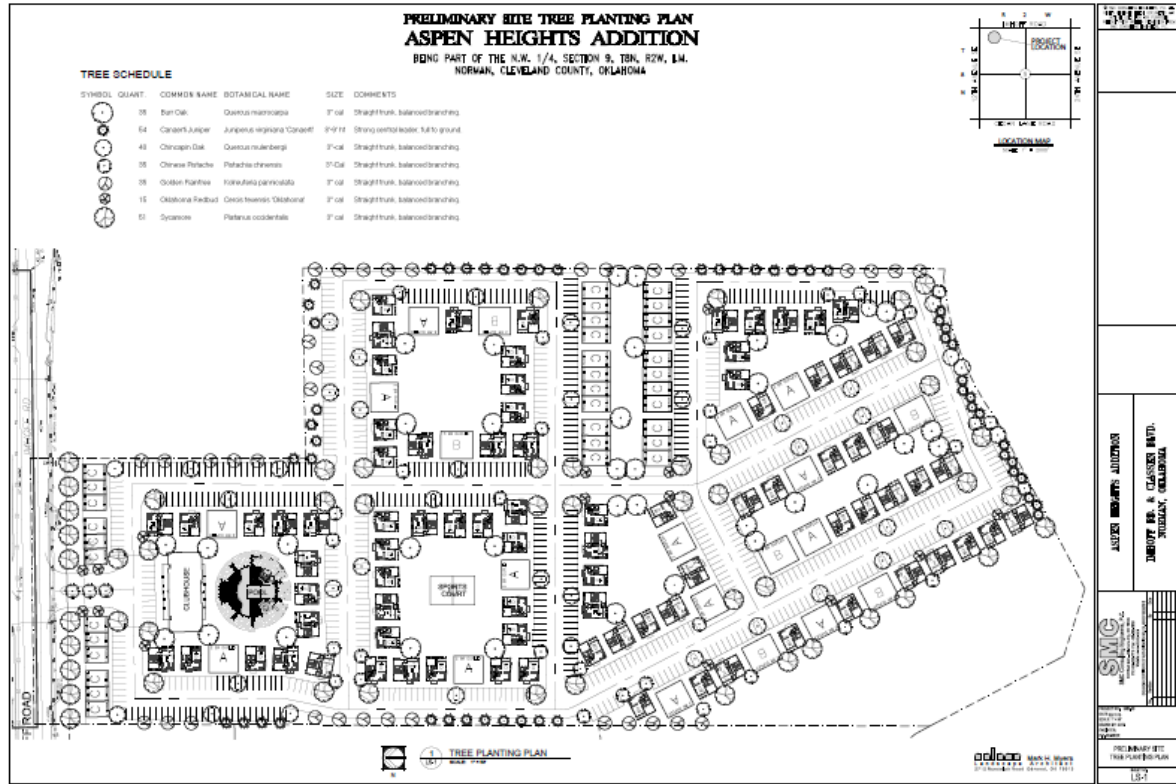


EXHIBIT C

Calculations of Intensity of Uses

TOTAL UNITS	158 UNITS
TOTAL BEDS	552 BEDS
GROSS SITE AREA	18.9 ACRES
GROSS DENSITY	8.36 DU/AC
GROSS DENSITY (BEDS)	29.2 BEDS/AC
NET SITE AREA EXCLUDES 33' ROW EASEMENT	18.6 ACRES
NET DENSITY	8.49 DU/AC
NET DENSITY (BEDS)	29.7 BEDS/AC
PARKING REQUIRED (CITY)	284 SPACES (1.80 SP/UN)
PARKING PROVIDED	700 SPACES (1.27 SP/BD)
FLOOR AREA RATIO ALLOWED	0.40
FLOOR AREA RATIO SHOWN	0.38
OPEN SPACE RATIO REQUIRED	1.80
OPEN SPACE RATIO PROVIDED	2.15
LIVABILITY SPACE RATIO REQUIRED	0.95
LIVABILITY SPACE RATIO PROVIDED	1.39
RECREATION SPACE RATIO REQUIRED	0.13
RECREATION SPACE RATIO PROVIDED	0.13
IMPERVIOUS COVER ALLOWED	12.3 ACRES (65%)
IMPERVIOUS COVER SHOWN	9.3 ACRES (49%)

EXHIBIT D
Proposed Open Space Areas

