

# TECUMSEH POINTE II ADDITION

NORMAN, OKLAHOMA

*A PROJECT BY:  
TECUMSEH ROAD BUSINESS PARK, L.L.C.; AND  
G & G DEVELOPMENT, LLC*

PLANNED UNIT DEVELOPMENT  
APPLICATION FOR PUD AMENDMENT

7 June 2018

PREPARED BY:

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## I. INTRODUCTION

This TECUMSEH POINTE II ADDITION project (the “**Addition**”) is proposed as a Planned Unit Development of four existing lots covering roughly 5.9 acres, in the City of Norman (see attached EXHIBIT A). The Addition lies on Highway 77 and along Tecumseh Drive, just northeast of the intersection of Highway 77 and W. Tecumseh Road.

The proposed PUD will replace the existing PUD that was approved for these sites previously and incorporate new uses designed to enhance and expand the allowable uses beyond the previously approved I-1 Light Industrial.

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, office, very light industrial, and restaurant experience.

This PUD encompasses the lots that form the primary entryway into the previously approved Tecumseh Pointe Addition, which is 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 beautiful core. Therefore, this PUD will provide a more refined entryway experience into Tecumseh Pointe II from Highway 77 and provide for a broader range of compatible uses to Tecumseh Pointe.

This Application is intended to put forth the parameters for which the planned unit 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.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Addition lies along Highway 77 and Tecumseh Drive right of ways, which is northeast of the Highway 77 and W. Tecumseh Road intersection.

### **B. Existing Land Use and Zoning**

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

### **C. Elevation and Topography**

The site consists generally of three very low slope unimproved platted lots, and one lot that is improved with a light industrial office warehouse building. 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 submitted with prior submittals and platting, and no changes are planned to the prior approvals.

### **E. Utility Services**

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 is along Highway 77 and Tecumseh Drive right of ways.

### **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, pursuant to the percent allowable changes in the PUD ordinance.

#### **A. Mixed Uses Permitted.**

##### **1. This PUD shall allow for the following permitted uses**

- a. Uses permitted in C-2 General Commercial District.
- b. Select uses allowed in I-1 Light Industrial District, as follows:
  1. Boat sales and service
  2. Building materials sales yard
  3. Contractors rental equipment of a type commonly used by contractors
  4. Farm Machinery sales and service
  5. Truck and farm implement sales and service
  6. Veterinary hospital
  7. Warehousing
  8. Trade schools and schools for vocational training.
- c. Place of worship
- d. Theater.
- e. Outdoor temporary sales, such as a public market for the sale of produce, provided the operation does not completely obstruct any public sidewalk.
- f. Parking garage.
- g. Schools (public or private).
- h. Studios and shops of artists and artisans (including sales).

2. 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 per Section 22:420 (PUD).

3. Height. Maximum height of 40 feet, not including stair towers, roof equipment, antennae, and other non-habitable ancillary roof structures. (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. To ensure compliance with all applicable local, state, and federal regulations, the maximum dimension height allowance will be reduced to 40 feet in this PUD.)

4. 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 shall be a minimum of five feet (5').

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

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

To the extent that the submitted Preliminary Site Development Plan provides setbacks that are dimensioned on the drawing and shown less than as described herein such site plan will control and be accommodated, as long as such plan is in compliance with the Norman Building Code.

## **B. Miscellaneous Development Criteria**

### **1. Signage**

Signage shall follow the sign code regulations for the highest use as found on the applicable lot. No setbacks will be required for signage. Off premise signs shall be allowed with written permission of the property lot owner. Projecting signs are allowed, perpendicular to the building faces with a maximum of 48 square feet on each side.

### **2. Traffic access/circulation/parking and sidewalks**

The vehicular access to the PUD will be from Highway 77 and Tecumseh Drive.

All public sidewalks will be at least five feet (5') wide as they extend along Highway 77 and Tecumseh Drive right of ways. Sidewalks must be installed to connect public walkways to all front building entrances, parking areas, and any other destination that generates pedestrian traffic. Additionally, all parking will follow the City of Norman parking requirements.

### **3. Exterior Lighting**

All exterior lighting shall be full cutoff fixtures with the exception of decorative wall sconces. Maximum pole height may be up to 30 feet. No spillover of lighting shall occur onto any lot that is solely used for residential purposes, if any.

### **4. Open Space / Green Space**

The maximum amount of impervious coverage across the entire development, including detention areas and ponds, shall not exceed 75% of

the development. The remaining 25% of the development will be pervious open space, as indicated on **EXHIBIT A**, and including the parcel that is adjacent to this Property and that is used for detention.

**6. Landscape**

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

**7. Exterior materials, Architectural Style**

A property owners association shall be formed to govern and manage the architectural review and approval of all structures in the development. The City of Norman shall not issue any building permit in the development unless and until the Architectural Review Committee shall have approved of the proposed plans.

For all commercial that would be allowed under C-2 zoning district, all exterior walls shall be constructed using masonry material covering at least eighty percent (80%) of said walls, exclusive of all windows, doors, roofs, glass, or sidewalk and walkway covers. All other uses must be constructed with at least the minimum masonry percentage that is required by Section 431.4 of the Norman Zoning Ordinance.

**8. Bike Racks**

Bike Racks shall be provided in near proximity to entries of buildings throughout the development.

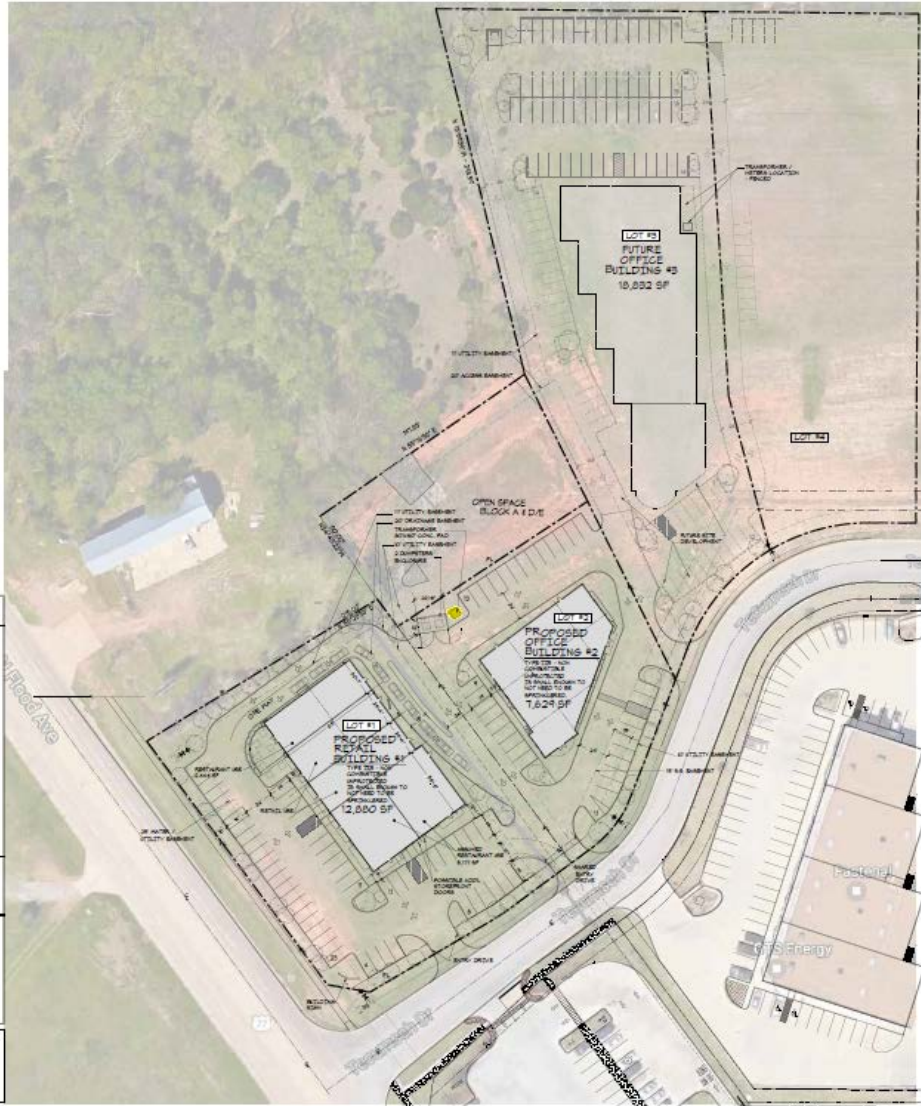
**9. Compliance with Airspace Protection Regulations**

All future construction within this PUD shall comply with all applicable height restrictions and obtain any necessary permits as required by the provisions of Section 429.4 of the Norman Zoning Ordinance, Okla. Stat. Tit. 3 § 120.1 et seq., and Title 14 of the Code of Federal Regulations Part 77.

# EXHIBIT A

## Proposed Preliminary Site Development Plan

The site plan for TECUMSEH ROAD BUSINESS PK 2 BLOCK 2 LOTS 1-3



PARKING SUMMARY
<p><b>LOT #1 PARKING:</b></p> <p>RESTAURANT USAGE: ASSUMED 7,621 SF                      80% BACK OF HOUSE / 80% CUSTOMER SERVICE AREA                      = 5,810 SF / 50 SF CSA = 18 STALLS</p> <p>REMAINING RETAIL USAGE = 4,810 SF                      ASSUMING 80% CSA =                      4,810x0.8 / 300 SF CSA = 11 STALLS</p> <p>LOT #1 = 18 STALLS TOTAL</p>
<p><b>LOT #2 PARKING:</b></p> <p>1,629 SF OF OFFICE USAGE =                      1,629 / 300 SF = 25 STALLS</p> <p>LOT #2 = 25 STALLS TOTAL</p>
<p>TOTAL REQUIRED FOR LOTS #1 AND #2 = 120 STALLS</p> <p>TOTAL SHOWN = 88 STALLS</p>
<p><b>FUTURE LOT #3 PARKING:</b></p> <p>OFFICE USAGE: 18,048 SF                      18,882 / 300 SFA =                      68 STALLS REQUIRED                      81 STALLS PROVIDED</p>
<p>NOTE: ALL PROPERTIES WITHIN THE PID SHALL                      HAVE CROSS ACCESS AGREEMENTS AND WILL                      TYPICALLY HAVE A SHARED DRIVE CENTERED                      ON PROPERTY LINES</p>





The Site Plan for TECUMSEH ROAD BUSINESS PK 2 LOT 3 BLOCK 1 shall be as already is constructed under existing conditions., as shown below:

