

LEGACY TRAIL APARTMENTS

**A Planned Unit Development
2501 Pendleton Drive
NORMAN, OKLAHOMA**

INITIALLY PREPARED BY:

Ezzell & Wadley, P.L.L.C.

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Adopted as Amended by City Council

Ordinance No. O-1415-29

January 13, 2015

AMENDED BY ORDINANCE NO. O-2021-2

Lektron Branding Solutions

for

Hamilton Point Investments

To Amend the Signage Provisions in Section III.B.3
Planning Commission July 9, 2020

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I. INTRODUCTION

This LEGACY TRAIL APARTMENTS project (the "**Addition**") is proposed as a Planned Unit Development of roughly 10.31 acres, located in Ward 8 of the City of Norman (see attached **EXHIBIT A**). The Addition includes the north half of Legacy Business Park on the North side of W. Rock Creek Road between 36th Avenue NW and the I-35 Service Road, in Norman, Oklahoma. The Addition will provide for the development of multifamily, medium density residential units. The project is generally categorized as a market rate multi-family apartment property. It will emphasize and focus on the higher rental rate strata in the Norman market.

The Developer, Legacy Trail Apartments, LLC, is an entirely local developer and manager of multi-family housing headquartered in Norman, Oklahoma.

Legacy Trail Apartments unique product includes residential buildings built in the french country style characterized by superior designs and superior quality materials, not typical in a rental housing, but more along the lines of a custom home. Legacy Trail Apartments' residences far exceed the prevailing standard in the market rate multi-family housing industry in their attention to detail, luxury finishes, amenities and size.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition lies on the North Side of West Rock Creek Rd between 36th Avenue NW and I-35 Service Road, in Norman, Oklahoma.

B. Existing Land Use and Zoning

The proposed PUD is currently 2025 Planned entirely for commercial (C-2, General Commercial District) and is currently zoned A-2, Rural Agricultural District. The Property is currently entirely undeveloped land. No buildings or structures exist within the property being proposed in this PUD. To the west of the property is a Wal-Mart Neighborhood Market and another multi-family housing project owned by the Housing Authority of Norman. To the North of the property are approximately 12 parcels zoned I-1, Light Industrial District. To the east of the property are two parcels one zoned 0-1, Office Institutional District and one zoned C-2, General Commercial District. To the south of the property is the recently platted and rezoned Legacy Business Park, which includes both C-2 and 0-1 parcels.

C. Elevation and Topography

This Property is generally flat with low slope topography. No part of the Property 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 W. Rock Creek Rd. and have been established on the west boundary of the Property.

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 Addition/PUD will be provided by way of the extension of Pendleton Drive into the Addition. The access corridors within the PUD will be private. There will be an Emergency access crash gate on the East Side of the Property as reflected in **EXHIBIT B** hereto.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition is planned to accommodate multi-family 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. 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 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 two stories, or thirty-five (35) feet, whichever is greater.
- c. Exterior Materials. The Addition/PUD buildings and structures are designed in the French Country style architecture. The exteriors are a combination of brick with stone accents fiber-cement boards (cemintitious siding) with wood accents. Roofs are architectural style asphalt shingles with select Aluminum accents.
- d. Density: The Addition may be developed to a density of up to a maximum of 20.37 units per acre. That figure is based on the preliminary plans, which include approximately 210 residential units and 72 garages over 10.31 acres, which is planned density of 20.37 units per acre.
- e. Impervious Area: The total amount of impervious area, including all building footprints and paved areas shall not cover more than seventy-five (75) percent of lot area.
- f. 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 to exceed the height of the principal residential buildings and shall be in harmony with the adjacent buildings.
- g. Athletic and recreational courts and facilities are allowed as support uses within the residential district.
- h. Minimum building setbacks shall be maintained as per the City Council approved Preliminary Site Development Plan, which is attached herewith and as shown as **EXHIBIT B.**

2. Parking

Parking will be accommodated by way of common area parking lots and garages within the PUD. The parking areas will provide a 20' (twenty-foot) clear aisle for emergency vehicles.

3. Dumpster and Trash Enclosures

Any dumpster enclosure will be built of materials to be compatible with the building exteriors in the Addition. Location of dumpsters will be as approved by

the City of Norman Sanitation department. Dumpster enclosures will be built to city standards.

B. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The preliminary site development plan for the residential areas currently submitted with this PUD shall be incorporated herein as an integral part of the PUD, upon approval by the City Council, 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 approximately 4.05 acres, or over approximately 39.28% 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.

The setback requirement of 25 feet for Medium Density Residential Sign Standards is removed. (O-2021-2)

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/PUD, 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 of the Addition in sufficient manner to secure and screen that edge condition. *If perimeter fencing is constructed on the east boundary of the property, then gates will be provided to allow access to the adjacent City park property consistent with the Greenbelt Commission recommendation.* (City Council amendment 1/13/15)

5. Traffic access/circulation/parking and sidewalks

The access to the PUD will be from the extension of Pendleton Dr. Developer reserves the option to provide gated access at South boundary of the PUD

property subject to any such gated entry being designed per the City of Norman standards as required for emergency vehicle access and adequate traffic control. If applicable, 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 for PUD will be at least four feet (4') wide and provide adequate access to the buildings along with all project amenities.

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.

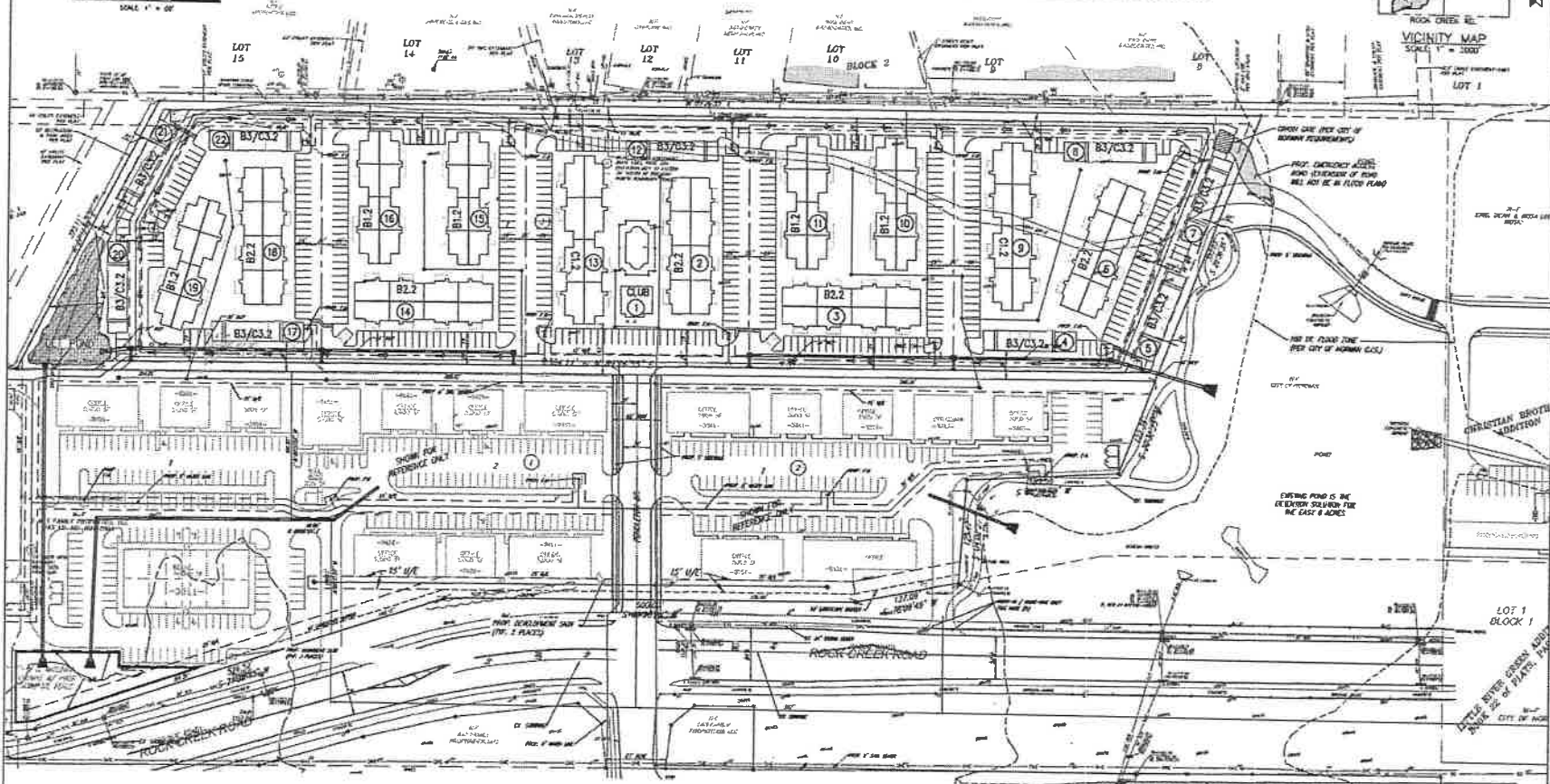
7. Landscaping

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

8. Public Parkland

The required parkland dedication would be 0.92 acres. Based on this fact, Developer proposes to pay a fee in lieu of park land dedication.

PRELIMINARY SITE DEVELOPMENT PLAN
LEGACY TRAILS APARTMENTS
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.W. 1/4, SECTION 14, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES:
 1. THE CITY ENGINEER SHALL BE NOTIFIED BY THE DEVELOPER 30 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE PROVIDED WITH A COPY OF THIS PLAN AND ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN, OKLAHOMA.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN, OKLAHOMA, AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY IMPROVEMENTS TO THE EXISTING UTILITIES.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY IMPROVEMENTS TO THE EXISTING ROADS AND SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY IMPROVEMENTS TO THE EXISTING UTILITIES.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY IMPROVEMENTS TO THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY IMPROVEMENTS TO THE EXISTING ROADS.

ENGINEER
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OWNER
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 PHONE: (405) 832-7722

DEVELOPER
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 3614 AVE. N.W. & ROCK CREEK RD.
 NORMAN, OKLAHOMA 73069

LEGACY TRAILS APARTMENTS
 A PLANNED UNIT DEVELOPMENT
 3614 AVE. N.W. & ROCK CREEK RD.
 NORMAN, OKLAHOMA

SMC
 SMC ENGINEERING, P.C.
 3614 AVE. N.W. & ROCK CREEK RD.
 NORMAN, OKLAHOMA 73069
 PHONE: (405) 832-7722

Preliminary
 Site Development Plan
 2007 05
 1

EXHIBIT B
 (Full sized drawing submitted in separate filing to City by SMC Engineering)

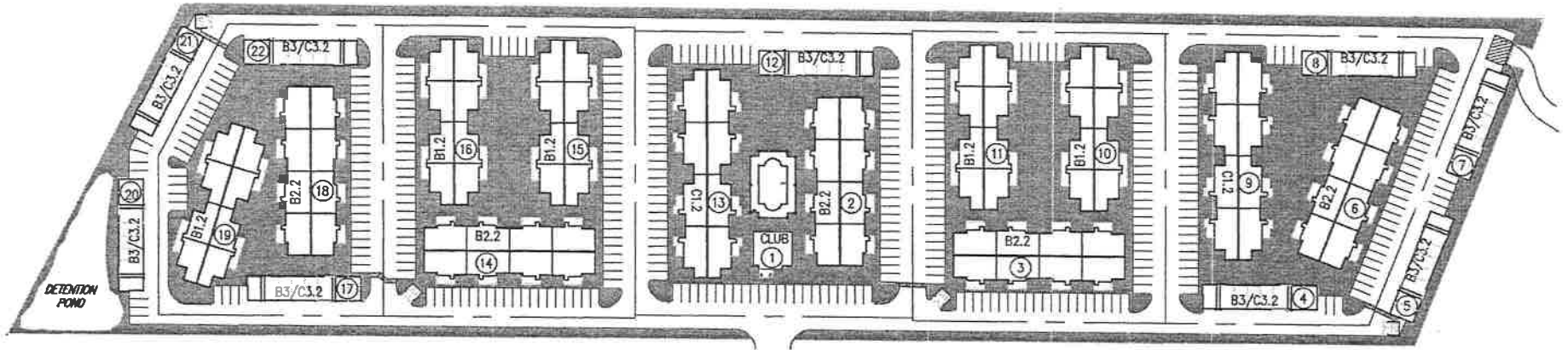
EXHIBIT C

Calculation of Intensity of Uses

CALCULATIONS

TOTAL UNITS	210 Units
TOTAL BEDS	336 Beds
GROSS SITE AREA	10.31 Acres
GROSS DENSITY	20.37 DU/AC
GROSS DENSITY BEDS	32.59 Beds/AC
NET SITE AREA	10.31 Acres
PARKING REQUIRED (City)	420 Spaces (2 SP/UN)
PARKING PROVIDED	366 Open Spaces (1.74 SP/UN)
PLUS	72 Garages (Total of 2.08 SP/UN)
IMPERVIOUS COVER ALLOWED	6.7 Acres (65%)
IMPERVIOUS COVER SHOWN	6.26 Acres (60.7%)

EXHIBIT D



DETECTION POND



NOT TO SCALE

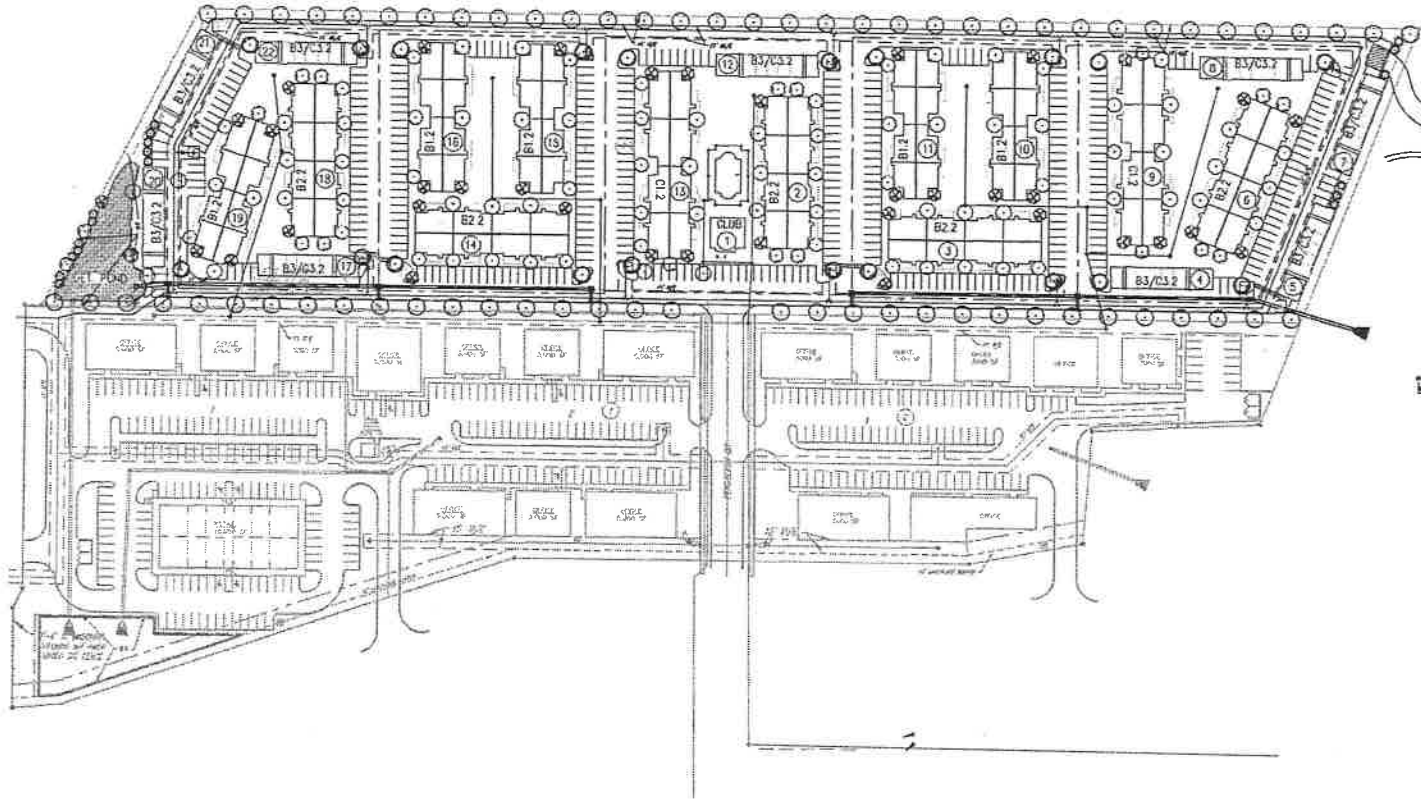
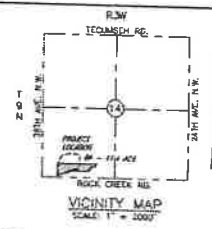
GREEN SPACE

TOTAL AREA = 10.311 AC.±
GREEN SPACE = 4.05 AC. (39.28%)

NOTE : DETENTION POND IS NOT INCLUDED IN THE GREEN SPACE AREA.

GREEN SPACE EXHIBIT
LEGACY TRAIL APARTMENTS
NORMAN, OKLAHOMA
12-04-14

PRELIMINARY LANDSCAPE PLAN
LEGACY TRAIL APARTMENTS
 A PART OF THE S.W. 1/4, SECTION 14, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



PLANT MATERIAL SCHEDULE

KEY	QUANT.	CURRENT NAME	BOTANICAL NAME	SIZE	COMMENTS
1	1	Cherry Parakee	Prunella americana	2" x 2"	2' high bush, 1/2" diameter
2	1	Cherry Hill Yew	Yucca nodosa	1' x 1' x 1'	2' high bush, 1/2" diameter
3	1	Order the blue	Yucca nodosa	2' x 2'	2' high bush, 1/2" diameter
4	1	London Blue	Yucca nodosa	2' x 2'	2' high bush, 1/2" diameter
5	1	London New York	Yucca nodosa	2' x 2'	2' high bush, 1/2" diameter
6	1	Order	Yucca nodosa	2' x 2'	2' high bush, 1/2" diameter
7	1	Order	Yucca nodosa	2' x 2'	2' high bush, 1/2" diameter
8	1	Order	Yucca nodosa	2' x 2'	2' high bush, 1/2" diameter

EXHIBIT E

THE ENGINEERING FIRM, P.C.
 215 N. MAIN ST.
 NORMAN, OKLAHOMA 73061
 PHONE: (405) 321-7772

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OWNER
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DEVELOPER
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 NORMAN, OK 73061

LEGACY BUSINESS PARK

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 FAX: (405) 321-7773
 WWW.SMCENGINEERING.COM

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 10'
 DATE: 08/11/2011
 DRAWN BY: SMC
 CHECKED BY: SMC
 PROJECT NO: 11-001
 SHEET NO: 15-1