

THE CITY OF NORMAN  
PLANNED UNIT DEVELOPMENT  
PUD O-1415-3

DESIGN STATEMENT  
FOR  
CLASSEN CROSSINGS  
APARTMENTS AND RETAIL

Developer:

Classen Crossings, L.L.C.  
Ben Graves  
P.O. Box 5156  
Norman, OK 73070  
Ph. (405) 360-1300 Fx. (405) 360-1431  
b.graves@aipok.com

Prepared By:

Arc Engineering Consultants, L.L.C.  
150 Deer Creek Road  
Edmond, OK 73012  
Ph. (405) 509-0212 Fx. (405) 562-8648  
srollins@arcengr.com

TABLE OF CONTENTS

INTRODUCTION.....	1.0
LEGAL DESCRIPTION.....	2.0
OWNER/DEVELOPER.....	3.0
CONCEPT.....	4.0
SPECIAL DEVELOPMENT REGULATIONS.....	5.0
USE AND DEVELOPMENT REGULATIONS.....	6.0
FACADE REGULATIONS.....	6.1
LANDSCAPING REGULATIONS.....	6.2
BIKE RACKS.....	6.3
LIGHTING REGULATIONS.....	6.4
SCREENING REGULATIONS.....	6.5
DUMPSTER REGULATIONS.....	6.6
ACCESS REGULATIONS.....	6.7
PARKING REGULATIONS.....	6.8
SIGNAGE REGULATIONS.....	6.9
ROOFING REGULATIONS.....	6.10
SIDEWALK REGULATIONS.....	6.11
HEIGHT REGULATIONS.....	6.12
EXHIBITS.....	7.0

1.0 INTRODUCTION

The Planned Unit Development (PUD) of Classen Crossings Apartments/Retail, consisting of 3.93 acres more or less is located within the SE/4 of Section 5 and the SW/4 of Section 4, Township 8 N, Range 2 W, of the Indian Meridian, Cleveland County, Oklahoma. The subject property is generally located south of E. Constitution Street and on the west side of S. Classen Boulevard.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the proposed PUD of Classen Crossings Apartments/Retail is described in Exhibit A, attached and is made a part of this Design Statement. The boundaries of the site are depicted on the Master Site Development Plan “Exhibit “B”.

3.0 OWNER/DEVELOPER

The owner and developer of this property described in Section 2.0 is Classen Crossings, L.L.C.

4.0 CONCEPT

This PUD contemplates an apartment complex which will provide additional housing and a commercial development providing both restaurant and retail uses to this rapidly expanding area of Norman.

5.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development carried out under this planned unit development. Certain zoning districts and regulations referred to in this text shall be those which appear in the City of Norman Zoning Ordinance. For purposes of clarification and interpretation, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Norman Zoning Ordinance. In the event of conflict between provisions of this PUD and any of the provisions of the City of Norman Zoning Ordinance, the PUD shall supersede.

6.0 USE AND DEVELOPMENT REGULATIONS

This Planned Unit Development shall be divided into two lots: Lot 1 and Lot 2. The use and development regulations of **Multi-family Development** shall govern Lot 1 and the **C-1 Local Commercial District** shall govern Lot 2. Uses permitted in the commercial development in this PUD are all uses permitted in C-1 per the City of Norman ordinance. Uses permitted in the multi-family development in this PUD are apartments only.

PUD Open Space Area/Intensity Calculations:

Common Open Space (%)	23%	Building Coverage (%)	29%	Open Space Ratio	0.79	Impervious Area (%)	77%
-----------------------	-----	-----------------------	-----	------------------	------	---------------------	-----

**6.1 FACADE REGULATIONS**

- 6.1.1** For the multi-family construction in Lot 1, exterior wall finish on all structures shall consist of a minimum 50% brick veneer, rock or stone masonry. No more than 50% EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
- 6.1.2** For commercial development in Lot 2, exterior wall finish on all structures shall consist of a minimum 80% masonry material, exclusive of all windows, doors, roof, glass, or sidewalk and walkway covers. Exposed metal buildings shall not be permitted.

**6.2 LANDSCAPING REGULATIONS**

- 6.2.1** A minimum of ten percent (10%) of the gross acres of the development shall be designated as common open space.
- 6.2.2** Open space shall be distributed more or less equitably throughout the PUD district. Adequate guarantees must be provided that the common open space areas are preserved and maintained for those purposes only.
- 6.2.3** A five foot (5') landscape strip is proposed across entire development abutting Classen Boulevard.

**6.3 BIKE RACKS**

The bike racks will be required in accordance with Section 431.5 of the Norman Zoning Ordinance.

**6.4 LIGHTING REGULATIONS**

The design site lighting in this PUD shall be in accordance with Section 431.6 of the Norman Zoning Ordinance, Commercial Outdoor Lighting Standards.

A Lighting & Photometric Plan in accordance with Section 431.6 shall be submitted as a part of the building permit application.

**6.5 SCREENING REGULATIONS**

Fencing in this PUD shall be:

- 6.5.1** Along the western line of the Commercial development in Lot 2, where adjacent to multi-family use, fencing shall be at least six feet in height and shall be constructed of any traditional fencing material, i.e., wood, wrought iron, stone, brick or any combination thereof.

**6.6 DUMPSTER REGULATIONS**

- 6.6.1** Dumpsters shall be located within an area screened by a masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all residential structures.
- 6.6.2** Dumpster locations shall be consolidated into, as few locations as practical.

## **6.7 ACCESS REGULATIONS**

- 6.7.1** For Multi-family development, access shall be permitted from one entrance along S. Classen Boulevard.
- a. Entrance/exit points shall be gated, as shown on the Classen Crossings PUD Master Site Development Plan Exhibit "B".
- b. Access to Lot 1 shall be via a divided drive with central landscaped medians.
- c. Cross access to the commercial area Lot 2 on the north of the entry road will be permitted.
- 6.7.2** For Commercial development, access shall be permitted from an additional right in, right out only driveway entrance along S. Classen Boulevard as shown on the Classen Crossings PUD Master Site Development Plan Exhibit "B".

## **6.8 PARKING REGULATIONS**

The design and number of all parking facilities in this PUD shall be in accordance with Section 431.5 of the Norman Zoning Ordinance.

## **6.9 SIGNAGE REGULATIONS**

This development will follow the site plan for all signage and any additional signage, such as wall signs on the commercial buildings, will conform to the City of Norman Chapter 18 Sign Code.

## **6.10 ROOFING REGULATIONS**

Apartment structures in this PUD shall have pitched roofs. The pitch of the apartment roofs shall be 8/12 and garage roofs shall be a minimum 5/12 pitch. The commercial structure will have a low slope roof. No roofs are to be constructed of tin or metal. Every structure in this Planned Unit Development shall have Class C roofing or better.

## **6.11 SIDEWALK REGULATIONS**

Five-foot sidewalks shall be constructed on the arterial street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four-foot sidewalks shall be constructed on the interior.

Interior pedestrian pathways are proposed in this Planned Unit Development and are located on Exhibit B, Master Site Development Plan and shall connect residential tracts to adjacent Common Areas and commercial areas.

## **6.12 HEIGHT REGULATIONS**

Any Residential Component maximum building height will be two stories. The Commercial Component maximum building height will be 1-story.

## **7.0 EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: Legal Description  
EXHIBIT B: Master Site Development Plan  
EXHIBIT C: Topographic & Conceptual Site Map

EXHIBIT "A"  
LEGAL DESCRIPTION  
Classen Crossing

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5) and the Southwest Quarter (SW/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter, thence North along the East line of said Southeast Quarter a distance of 8.52 feet (Measured: North 00°18'14" West a distance of 14.53 feet) to the point of beginning; Thence from said POINT OF BEGINNING, continuing North (Measured: North 00°18'14" West ) along the East line of said Southeast Quarter a distance of 525.47 feet; Thence North 89°38'20" East a distance of 131.97 feet to a point on the West line of the right-of-way of U.S. Highway No. 77; Thence along the West line of said right-of-way North 27°22'00" West (assumed) a distance of 374.04 feet; Thence West a distance of 365 feet (Measured: South 62°38'00" West a distance of 356.61 feet) to a point on the East line of the right-of-way of A.T. & S.F. Railroad; Thence along the East line of said right-of-way South a distance of 752.0 feet (Measured: South 27°21'48" East a distance of 782.05 feet) to the point of beginning. Said tract containing 3.9364 acres more or less.

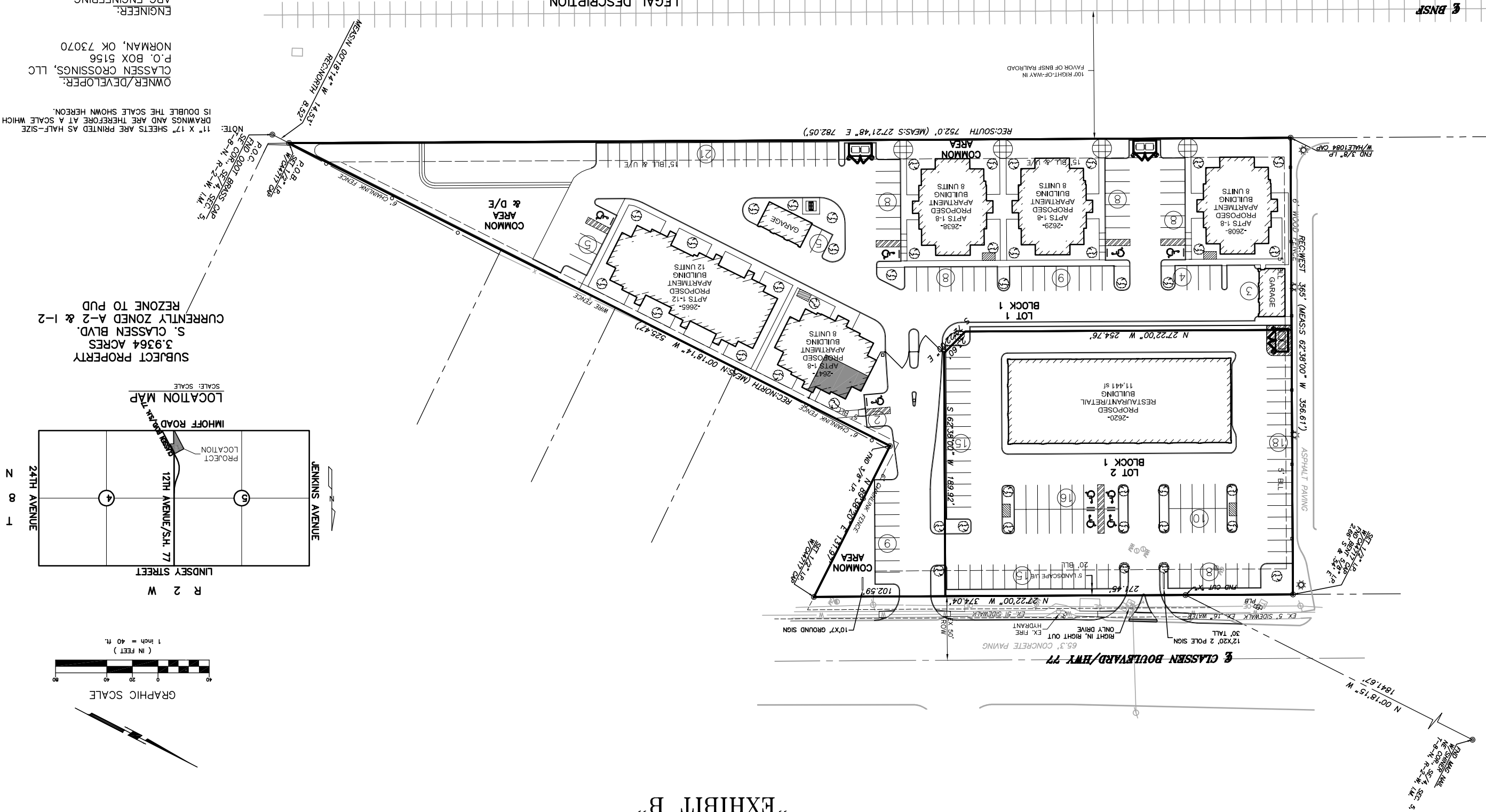
Measured bearings from Oklahoma Survey Company ALTA dated 09/12/2013.

SDR  
06-02-14

Arc Engineering Consultants, LLC

Classen Crossings PUD Master Site Development Plan  
"EXHIBIT B"

BNSF



LEGAL DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5) and the Southwest Quarter (SW/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter, thence North along the East line of said Southeast Quarter a distance of 89.38' (Measured North 00°18'14" West) to the point of beginning, thence from said point of beginning, continuing North (Measured North 00°18'14" West) along the East line of said Southeast Quarter a distance of 525.47 feet, thence North 89°38'20" East a distance of 131.97 feet to a point on the West line of the right-of-way of U.S. Highway No. 77; Thence along the West line of said right-of-way North 27°22'00" West (assumed) a distance of 374.04 feet; Thence West a distance of 356.61 feet to a point on the East line of the right-of-way of A.L. & S.F. Railroad; Thence along the East line of said right-of-way South a distance of 752.0 feet (Measured: South 27°21'48" East a distance of 782.05 feet) to the point of beginning. Said tract containing 3.9364 acres more or less.

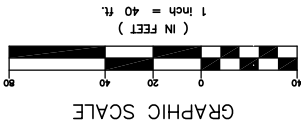
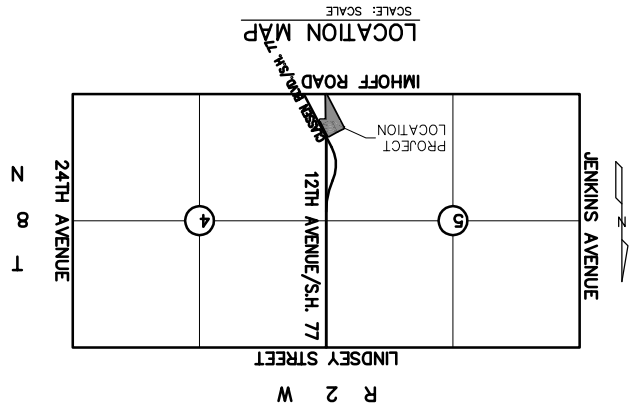
Measured bearings from Oklahoma Survey Company ALTA dated 09/12/2013.

ENGINEER, ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
150 DEER CREEK ROAD  
EDMOND, OK 73012

OWNER/DEVELOPER, CLASSEN CROSSINGS, LLC  
P.O. BOX 5156  
NORMAN, OK 73070

SURVEYOR, OKLAHOMA SURVEY COMPANY  
RYAN DOUDICAN, P.L.S.  
P.O. BOX 6723  
EDMOND, OK 73083

SUBJECT PROPERTY  
3.9364 ACRES  
S. CLASSEN BLVD.  
CURRENTLY ZONED A-2 & I-2  
REZONE TO PUD



REVISIONS		DATE
NO.	DESCRIPTION	

DRAWN BY: SDR

CHECKED BY: SDR

APPROVED BY: SDR

CLASSEN CROSSINGS  
APARTMENTS & RETAIL  
S. CLASSEN BLVD. & E. CONSTITUTION ST.  
NORMAN, CLEVELAND CO, OKLAHOMA  
EXHIBIT "B"  
MASTER SITE DEVELOPMENT PLAN

Arc Engineering Consultants, LLC

CIVIL ENGINEERING LAND PLANNING

150 DEER CREEK ROAD EDMOND, OK 73012

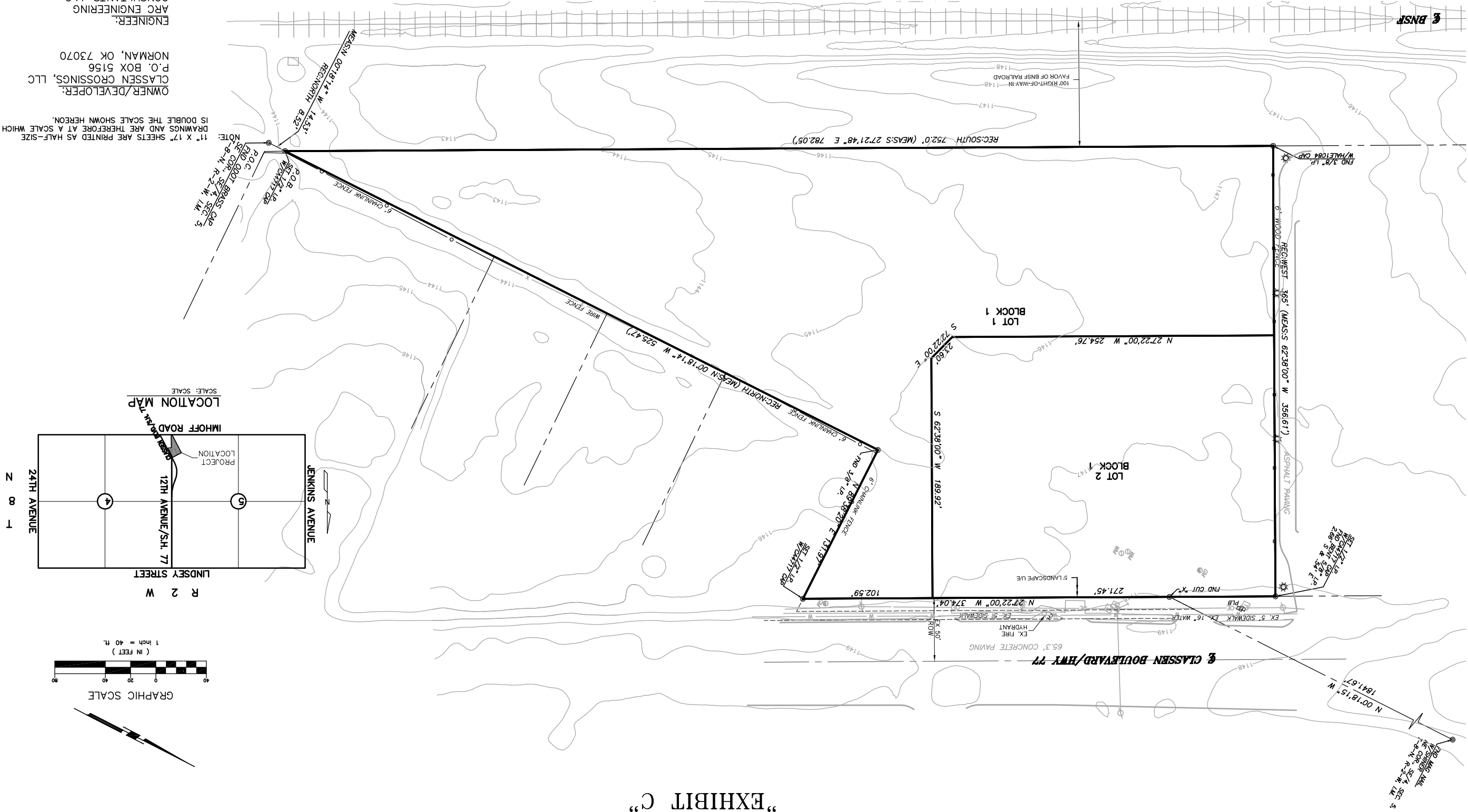
PHONE (405) 509-0212 FAX (405) 562-8646

CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/14

PROJECT NUMBER: 14-004  
DATE: 12-09-14  
SCALE: (HORIZ.) 1"=40' (VERT.) N/A  
SHEET NUMBER 6



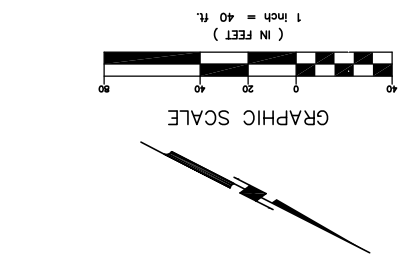
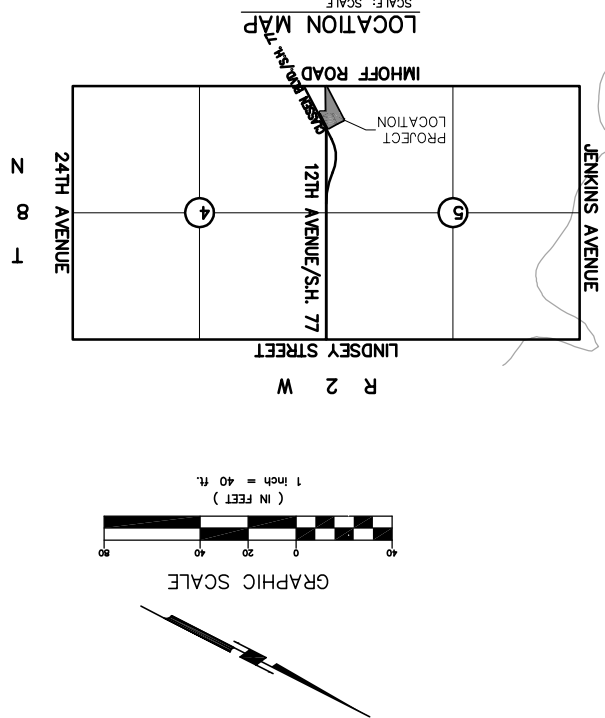
Topographic & Conceptual Site Map  
"EXHIBIT C"



ENGINEER:  
ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
150 DEER CREEK ROAD  
EDMOND, OK 73012  
SURVEYOR:  
OKLAHOMA SURVEY COMPANY  
RYAN DOUDIGAN, P.L.S.  
P.O. BOX 6723  
EDMOND, OK 73083

OWNER/DEVELOPER:  
CLASSEN CROSSINGS, LLC  
P.O. BOX 5156  
NORMAN, OK 73070

NOTE: 11" X 17" SHEETS ARE PRINTED AS HALF-SIZE  
DRAWINGS AND ARE THEREFORE AT A SCALE WHICH  
IS DOUBLE THE SCALE SHOWN HEREON.



7

SHEET NUMBER

14-004

PROJECT NUMBER:

12-03-14

DATE:

(HORIZ.) 1"=40'

(VERT.) N/A

SCALE:

NO.

DESCRIPTION

DATE

SDR

CHECKED BY:

SDR

APPROVED BY:

CLASSEN CROSSINGS APARTMENTS & RETAIL

APARTMENTS & RETAIL

S. CLASSEN BLVD. & E. CONSTITUTION ST.

NORMAN, CLEVELAND CO, OKLAHOMA

TOPOGRAPHIC & CONCEPTUAL SITE MAP

Arc Engineering Consultants, LLC

CIVIL ENGINEERING

LAND PLANNING

150 DEER CREEK ROAD

EDMOND, OK 73012

PHONE (405) 509-0212

FAX (405) 562-8646

CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/14