

THE SANTA ROSA ADDITION

NORMAN, OKLAHOMA

OWNER: OSOI TECUMSEH DEVELOPMENT LLC

APPLICATION FOR 2025 PLAN CHANGE
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

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Revised 2 October 2012

PREPARED BY:

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I. INTRODUCTION

This SANTA ROSA ADDITION project (the “**Addition**”) is proposed as a Planned Unit Development of roughly 13.86 acres, in Ward 8 of the City of Norman (see attached **EXHIBIT A**, page 7). The Addition lies on the southwest corner of 36th Ave. NW and West Tecumseh Road in Norman, Oklahoma. The Addition will provide the development of multifamily, medium density residential units.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition lies on the southwest corner of 36th Ave. NW and West Tecumseh Road in Norman, Oklahoma.

B. Existing Land Use and Zoning

The Subject Property is currently 2025 Planned for commercial and is currently zoned C-1, Local Commercial District. The Property is currently undeveloped land, with West Tecumseh Road abutting the Property to the north and 36th Ave. NW abutting the Property to the east. No buildings or habitable structures exist within the Property being proposed under this PUD. To the south of the Property is the Faith Pointe Baptist Church and empty land around the church. To the west of the Property is the Cascade Estates Addition, Section 2, single family residential. To the east of the Property, across 36th Ave. NW, is the Norman Regional Hospital Healthplex complex and other commercial and office developments including CVS on the corner. To the north of the Property, across Tecumseh Road, are Midfirst Bank and a natural gas facility.

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 arteries of 36th Ave. NW and West Tecumseh Road.

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 section line right of ways of 36th Ave. NW, and West Tecumseh Road, both of which border 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. (Note that this PUD does NOT incorporate the commercial corner at 36th and Tecumseh, as that corner will remain C-1 zoned, unchanged).

A. Medium Density Residential District

The proposed improvements in the PUD are as planned on the attached Preliminary Site Development Plan, **EXHIBIT B** hereto, page 8.

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. Height: Structures may not exceed three stories, or fifty (50) feet, whichever is greater.
- b. Density: The Addition may be developed to a density of up to a maximum of 16.6 units per acre. That figure is based on the preliminary plans, which include approximately 230 residential units over 13.86 acres.
- c. Impervious Area: the total amount of impervious area, including all building footprints and paved areas shall not cover more than seventy

(70) percent of lot area, or as necessary to accommodate the proposed Preliminary Site Development Plan as submitted herewith.

- d. Accessory Buildings: Accessory buildings such as a common area clubhouse and related uses are allowed and may contain uses consistent with, but not limited to, office, fitness, game room, library, lounge, meeting room, swimming accessory buildings, model unit, maintenance and equipment rooms, etc. Accessory building wall heights may not exceed the height of the principal residential buildings and shall be in harmony with the adjacent buildings. In addition, there are proposed freestanding garage buildings within the parking areas of the Addition, as shown on the Preliminary Site Development Plan.
- e. Athletic and recreational courts and facilities are allowed as support uses within the residential district.
- f. There shall be a ten foot building setback along the arterial right of way of 36th Ave. NW. All other minimum building setbacks shall be maintained as per the City Council approved Preliminary Site Development Plan, which is attached hereto as **EXHIBIT B**.
- g. Enclosed and attached vehicular garages shall be allowed within various locations of the residential buildings as an accessory to the residences.

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, and by way of enclosed garages.

3. Dumpster and Trash Enclosures

In the residential area, a trash compactor and its enclosure may be located on site to facilitate resident trash removal. Any dumpster enclosure will be built of masonry to match the building exteriors in the Addition. Location of dumpsters and compactors will be as approved by the City of Norman Sanitation department.

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. As part of the development, the Applicant is granting 1.01 acres to the City for public park land. In addition, within the remainder of the Addition, open green space totals over approximately 4.44 acres, or over approximately 32% of the total site area. See **EXHIBIT C**.

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 perimeter areas of the Addition, and within the Addition, per the Developer's discretion. Construction material may be of masonry, metal/iron, or wood, or any combination thereof, and other materials as compatible with the building structures.

At the boundary between the Property and the Cascade Estates Addition, Section 2, single family residential lots, the existing fencing already in place along that boundary shall serve as the fencing along that boundary. The Developer, however, will be responsible for any upkeep or replacement of those fences.

The plans for the PUD provide a large separation distance of more than 130 feet, at the narrowest point, from the Cascade Estates Addition to the west and the residential improvements in the Addition. The distance between the nearest Cascades Estates home structure and the nearest multifamily building is even far greater. In addition, the western most residential building units in the PUD are all oriented in a manner such that the exterior windows and views out of the buildings are to the north and the south and thus away from the Cascade Addition to the west. Access to and from the Property is all from 36th and Tecumseh arteries and thus far from the Cascade Estates access points.

5. Traffic access/circulation/parking and sidewalks

The access to the PUD will be from 36th Ave. NW and from West Tecumseh Road. Landscape buffers will accommodate all City of Norman traffic division sight triangle requirements. All internal drives

and streets 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 the section line roads that abut 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, and so as to prevent blinding glare into vehicular roadways and residential windows. All lighting shall be full cut-off fixtures.

7. Landscaping

Landscaping shall be provided in conformity to City of Norman ordinances, and as pursuant to the Landscaping Plan submitted herewith as shown on attached **EXHIBIT E**.

8. Public Park dedication

Per the request of the Board of Parks Commissioners, the Applicant has agreed to provide a parkland dedication of 1.01 acres as shown on the drawings submitted. The location of the park land to be dedicated is as requested by the Parks and Recreation Department Staff.

EXHIBIT A
Proposed Preliminary Plat
(Full sized drawing submitted in separate copy to City Staff)

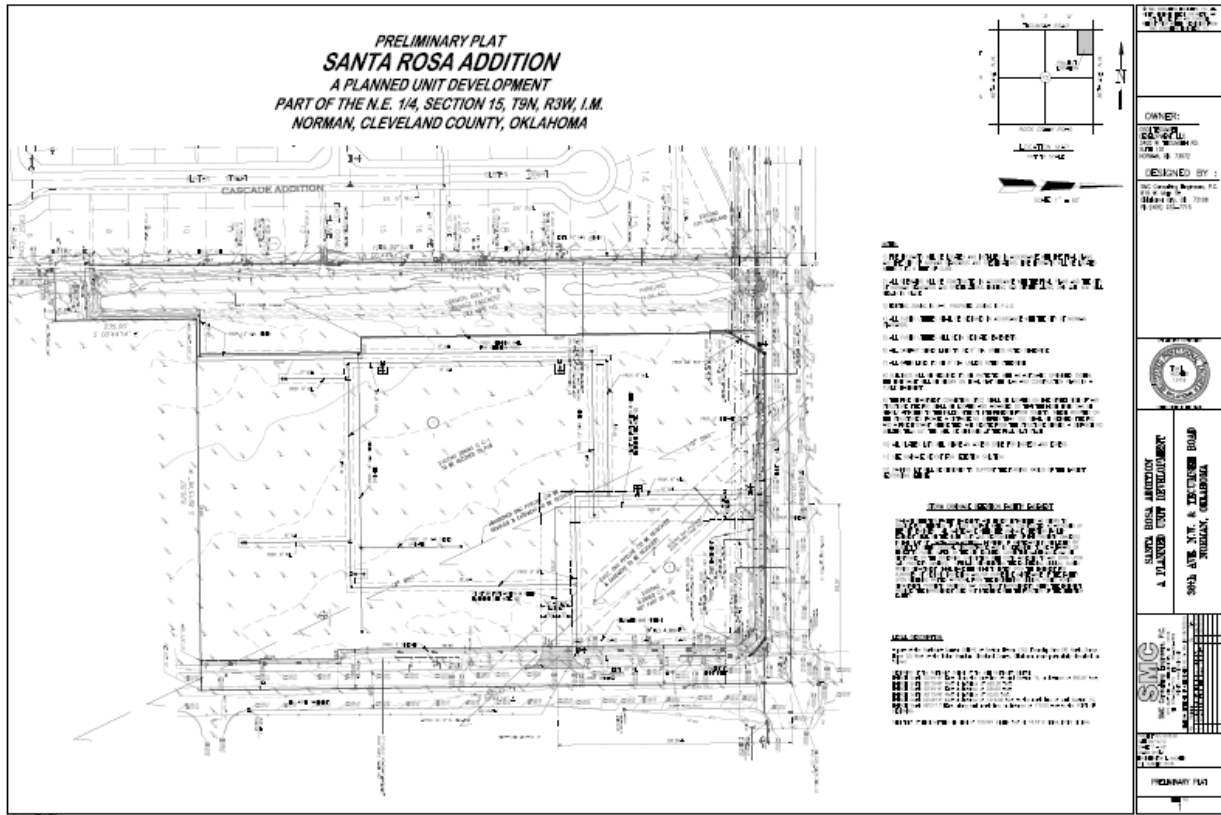
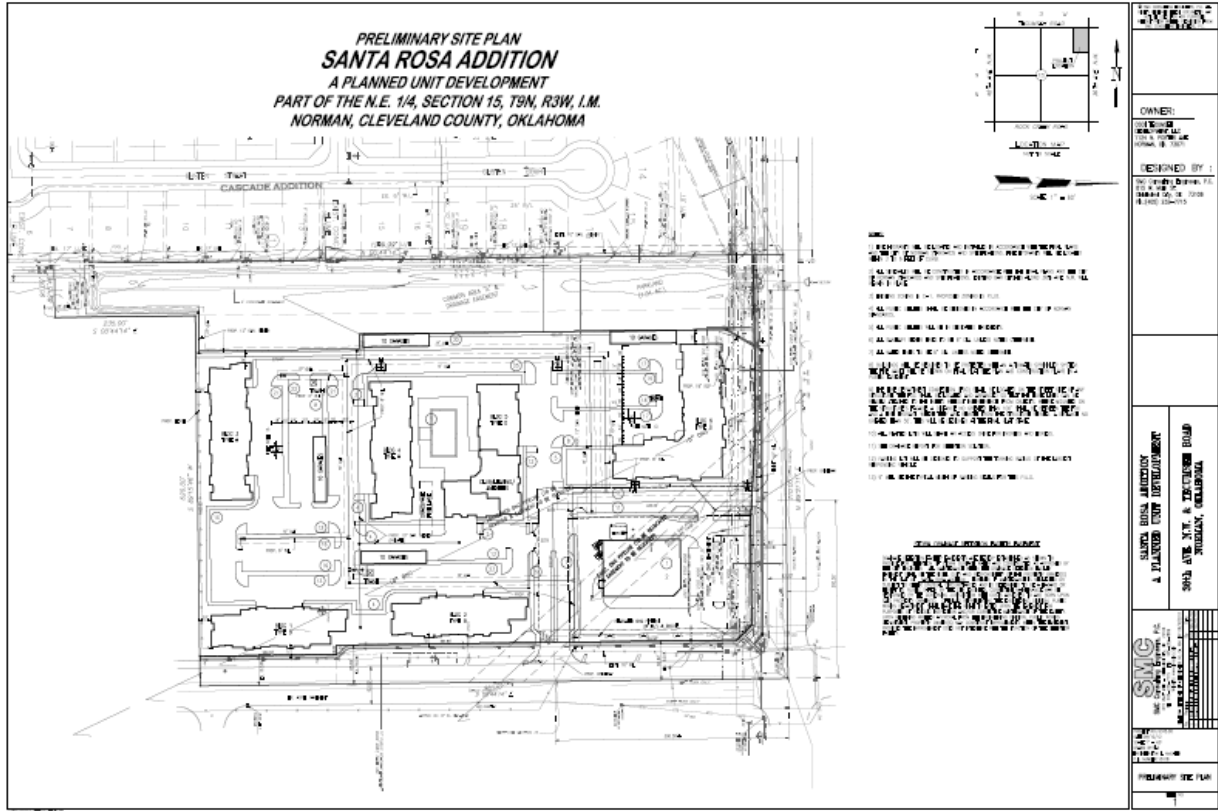


EXHIBIT B

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



[illegible]

EXHIBIT D Proposed Tabulation of Building Types and Units

| SANTA ROSA APTS. | | JOB NUMBER | #12112 | |
|-------------------------|-------|------------|-------------------|------------|
| UNIT TABULATION | | CREATED | 08.30.2012 | |
| TYPE | AREA | NO. | % | TOTAL AREA |
| A1 | 705 | 58 | 25.22% | 40,890 |
| A2 | 756 | 61 | 26.52% | 46,116 |
| A3 | 770 | 10 | 4.35% | 7,700 |
| A4 | 806 | 32 | 13.91% | 25,792 |
| B1 | 1,014 | 32 | 13.91% | 32,448 |
| B2 | 1,118 | 32 | 13.91% | 35,776 |
| B3 | 1,185 | 5 | 2.17% | 5,925 |
| TOTAL | | 230 | 100.00% | 194,647 |

70.00%

30.00%

AVERAGE UNIT SIZE : 846.29

BUILDING TABULATION

| TYPE | COUNT | UNIT TYPES | BLDG. AREA | TOT. AREA |
|-------|-------|--------------------------------------|------------|-----------|
| A | 2 | 6-A1;9-A2;10-A4;6-B1;4-B2; | 29,650 | 59,300 |
| B | 2 | 6-A1;15-A2;3-A4;6-B1;4-B2; | 28,544 | 57,088 |
| C | 1 | 24-A1;4-A2;6-A3;6-A4;6-B1;6-B2;3-B3; | 45,747 | 45,747 |
| TOTAL | 6 | | | 194,647 |

PARKING:

| | | |
|----------|------------|----------|
| REQUIRED | 460 SPACES | 2.0P/U |
| PROVIDED | 485 SPACES | 2.11 P/U |
| ASSIGN. | 60 SPACES | |
| SURFACE | 425 SPACES | |

| | BUILDING TYPES | | | | TOTAL |
|---------------|----------------|----|----|----|-------|
| | A | B | C | D | |
| NO. BLDGS | 2 | 2 | 1 | 1 | 6 |
| A1 | 6 | 6 | 24 | 10 | 58 |
| A2 | 9 | 15 | 4 | 9 | 61 |
| A3 | | | 6 | 4 | 10 |
| A4 | 10 | 3 | 6 | | 32 |
| B1 | 6 | 6 | 6 | 2 | 32 |
| B2 | 4 | 4 | 6 | 10 | 32 |
| B3 | | | 3 | 2 | 5 |
| UNITS/BLDG | 35 | 34 | 55 | 37 | |
| UTS/BLDG TYPE | 70 | 68 | 55 | 37 | 230 |

GARAGE TABULATION

| | | | | | | |
|---------------|----|---|----|----|----|------------------|
| DIRECT | 0 | 0 | 0 | 0 | 0 | TOTAL DIRECT |
| ASSIGNABLE | 10 | 6 | 16 | 12 | 60 | TOTAL ASSIGNABLE |
| GAR/BLDG TYPE | 10 | 6 | 16 | 12 | 60 | TOTAL GARAGES |

[illegible]