



Presented to: Planning Department
City of Norman
Norman, OK.

Project: Campus Corner Project – Asp Avenue
612 / 700 / 710 Asp Ave.
421 – 427 Buchanan Ave.
Norman, OK.

Purpose: Conditions of Approval: Zoning Application, C-3, Intensive Commercial District, with Special Use for a Mixed building in which one or more dwelling units may be located on the upper floor(s) provided that the First Floor use is a permitted use in the district.

Pursuant to 22:434.1(c and d), the Applicant hereby submits the following Conditions of Approval, with the intent that this Conditions of Approval document be filed of record against the Property upon approval of the rezoning by City Council, and that the Conditions of Approval shall be requirements and conditions to be continually complied with by the Applicant and any successors and assigns.

Permitted Uses

- Commercial, retail, office uses, which shall be included on at least the ground floor facing the primary street frontage.
- Residential dwelling units.
- Condominiums.
- Mixed Uses.
- Parking (in structured parking garages and perimeter street parking).

Density, Area, Height, Bulk, and Coverage Standards

- The Project will have no more than 135 Dwelling Units per Acre.
- The primary building roof elements of the Project will be no taller than 70' above street level grade.
 - The proposed design is 68' maximum height.
 - The primary street façade elevations are 58' (+/-), with architectural building accents and gable areas at 68' tall.
- Minimum front setback from public right of way or property line shall be zero feet.
- Minimum setback from side and rear property lines shall be zero feet.
- Balconies may be provided in selected dwelling units above first floor, and may extend over the public right of way.

- Awnings may extend over the public right of way on the ground floor at a minimum height of seven (7) feet.

Architectural Standards

- Standards:
 - Building façade will be broken up with articulation, material changes, and reliefs to create architectural interest.
 - The ground floor conditioned spaces fronting Asp Avenue will be a minimum of 70% glazing in an effort to enhance the pedestrian experience as to sense of scale.
 - All mechanical and electrical equipment shall be screened with architectural screens and elements.
 - The project shall feature four-sided architecture, form, massing, and design as depicted on attached **EXHIBIT A** images.
- Exterior materials for the Project shall be as follows:
 - A minimum of 90% masonry on all elevations (to include brick, stone, stucco, or manufactured materials such as synthetic stone or cement board) (percentage of masonry excludes windows, doors, and related trim). All materials shall be high-quality and require minimum maintenance.

Open Space

- A minimum of 20% of the overall site coverage shall have open spaces.
 - Areas allowed to be counted as open space include: plaza areas, landscaping, planter beds, pools, walks, gathering places, pedestrian areas, exterior balconies, private balconies and patios, etc. (whether on grade level or elevated courtyards within the project).
 - Required open space areas may be covered, such as covered patios or plazas, but they may not be fully enclosed.
- An equivalent minimum of 48 square feet of gross outdoor area will be provided per each dwelling unit.
 - Outdoor area includes open spaces as allowed above.

Landscape

- Developer agrees to enhance the overall property aesthetics and pedestrian experience by implementing a “plaza” feel at the sidewalk fronting Asp avenue, including plantings, trees, benches, etc. to provide interest and an overall site quality.
- A minimum of 1 tree per 50 linear feet of street front right of way will be provided. Trees shall be a minimum of 2-1/2” caliper at time of planting.
- Development shall include turf grass, sidewalk, and landscaping along Buchanan Avenue frontage.
- A minimum of 10% of the total site area shall be devoted to landscaping and/or planting areas. these areas shall include any combination of turf beds, planting beds, water features, synthetic grass beds, etc. Elevated plazas shall be counted in the landscape area calculations.

Pedestrian Standards

- Pedestrian connections will be provided throughout the project to connect internal areas to the public sidewalk system.
- All pedestrian areas will be ADA compliant.

- Pedestrian areas shall encourage and facilitate ease of navigation and create an enjoyable and aesthetically pleasing pedestrian experience.

Site Development Standards

- Sidewalk paving enhancements and landscaping will be provided on Asp Avenue and Buchanan Avenue.
- Primary pedestrian circulation and access shall be at grade. Pedestrian entry routes that are interrupted by driveways shall be distinguished from the driveway surface by decorative paving.
- A 2 story parking garage will be incorporated as part of this project, with access from Asp Avenue only and with entry aligned with Duffy (per TIA Report).
- All required parking will be provided fully within the property site, as shown in the submittals for the project, with a minimum of one (1) space provided per bedroom for each residential dwelling unit, plus the amount of spaces as required for the remainder of the non-residential uses as per the Off-Street Parking Requirements as put forth in Section 431.5 of the Zoning Ordinance.
- The parking structure will be architecturally screened.
- Garage entrances / lighting / signage / etc. will be properly designed to enhance the building aesthetics and way-finding.
- All site utilities shall be underground.
- Storm water shall be contained within the site, and discharged subsurface – per final engineering and City of Norman design engineering guidelines.
- Project shall have adequate site furnishings and amenities.

Lighting and Signage

- All lighting and signage shall comply with the Zoning Ordinance and Sign Code.

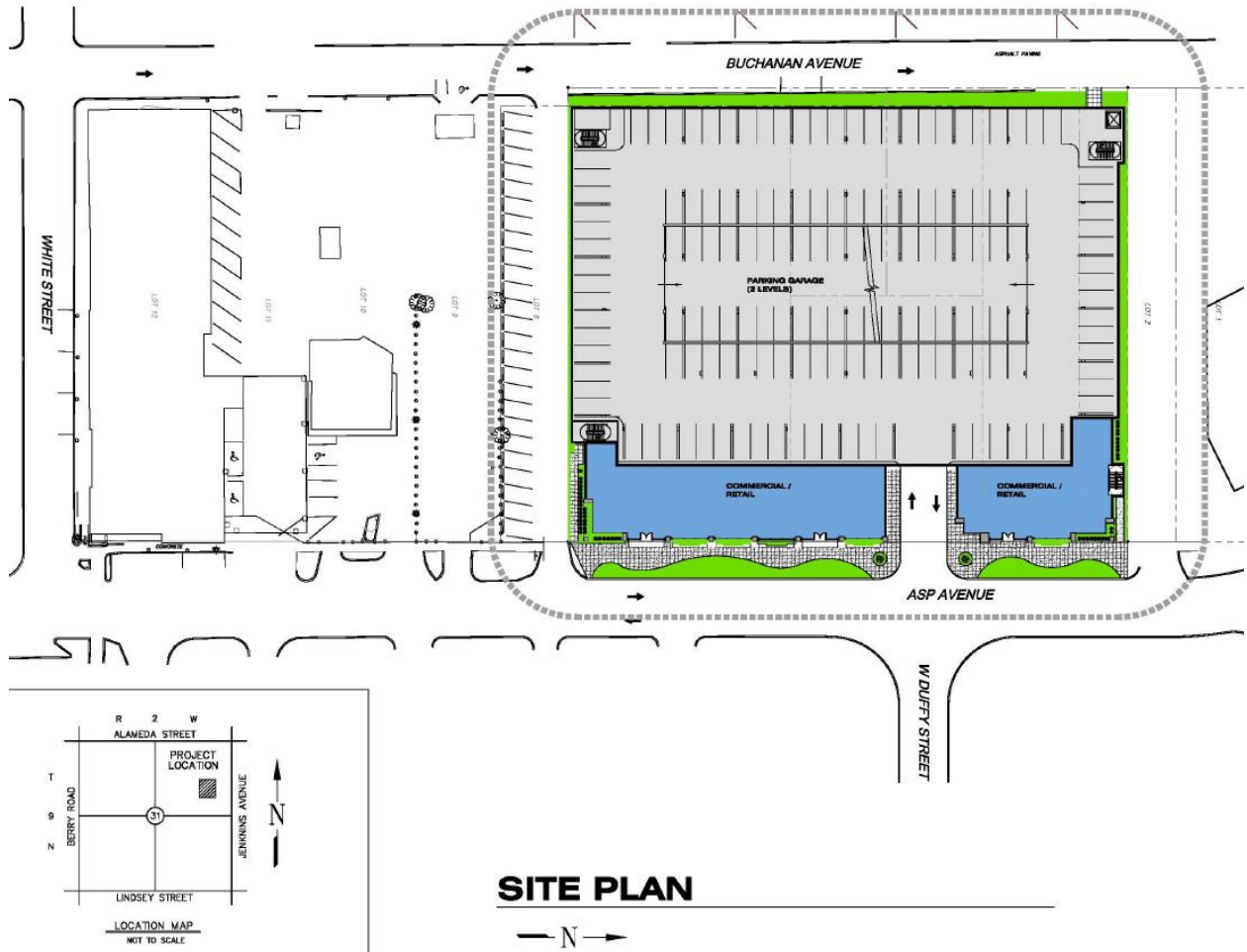
Traffic

- A formal Traffic Impact Analysis has been performed and will be followed per its requirements.

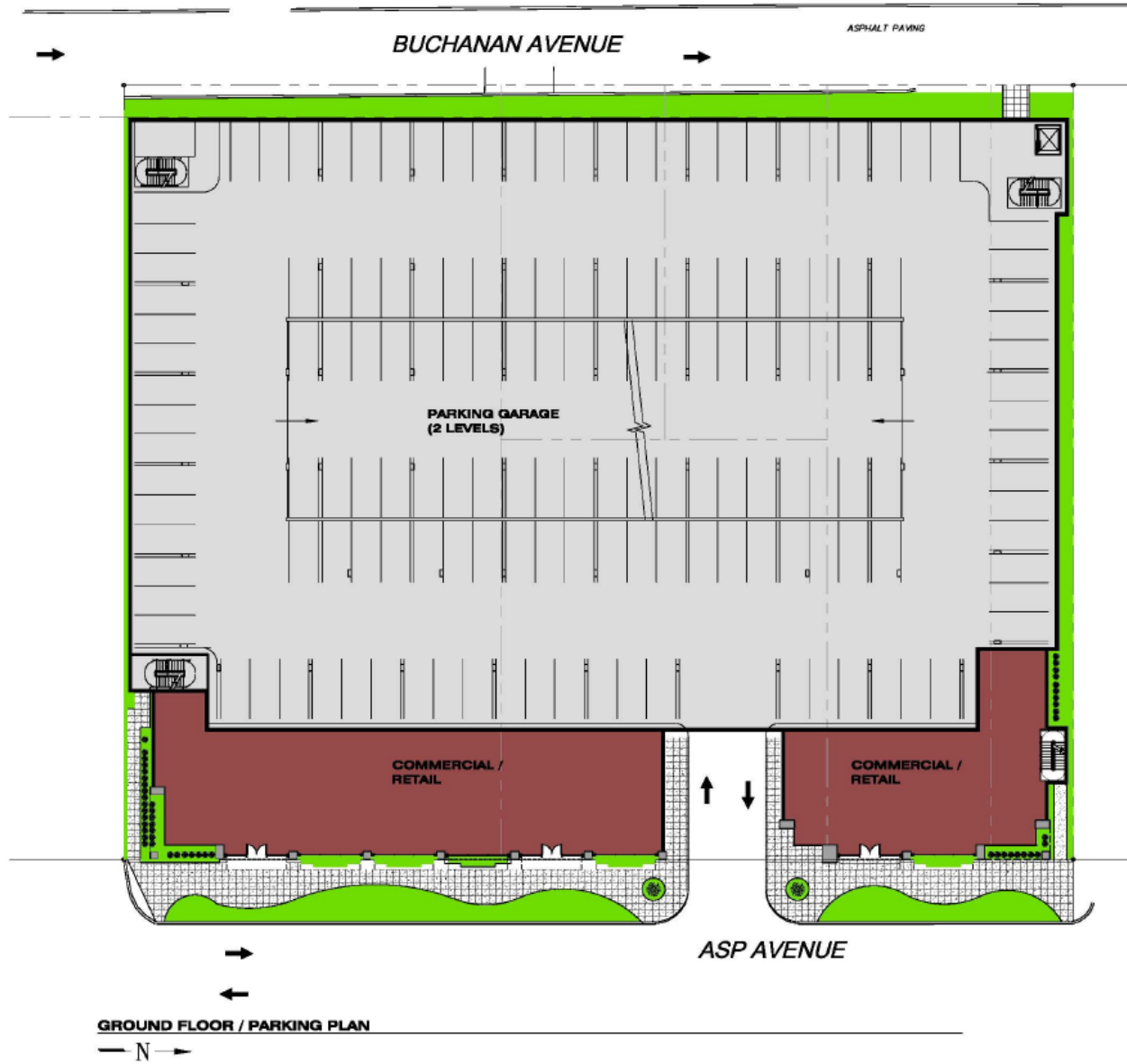
Design

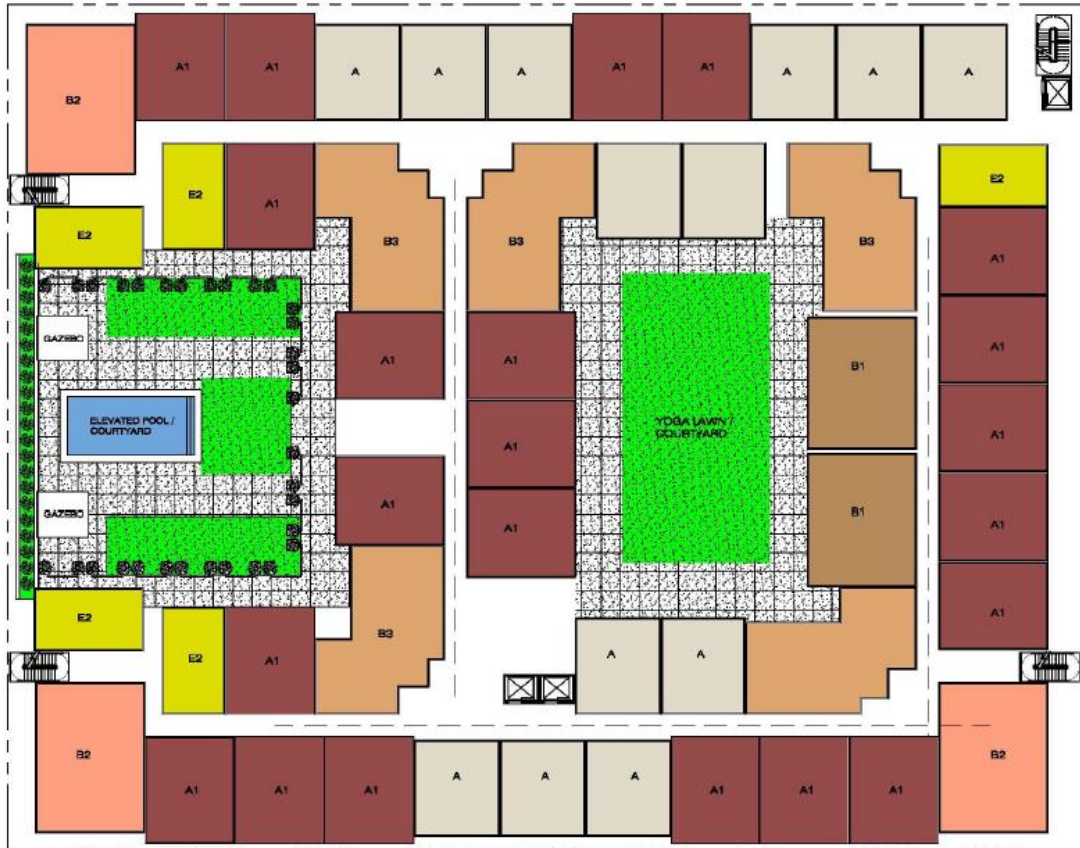
- The Project will be designed, permitted, and constructed in material conformity to the proposed designs as approved by the City Council through the rezoning approvals, as further indicated in attached **EXHIBIT A** hereto, and submittals to the City.

EXHIBIT A
PROPOSED DESIGN

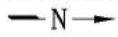


SITE PLAN





COURTYARD LEVEL FLOOR PLATE / UNIT LAYOUT

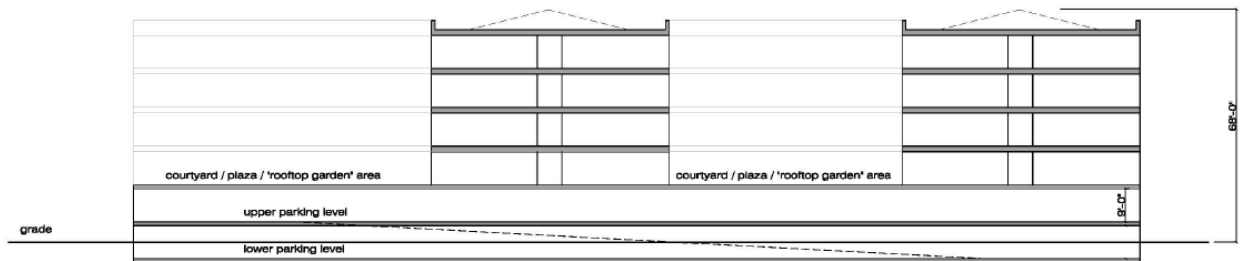




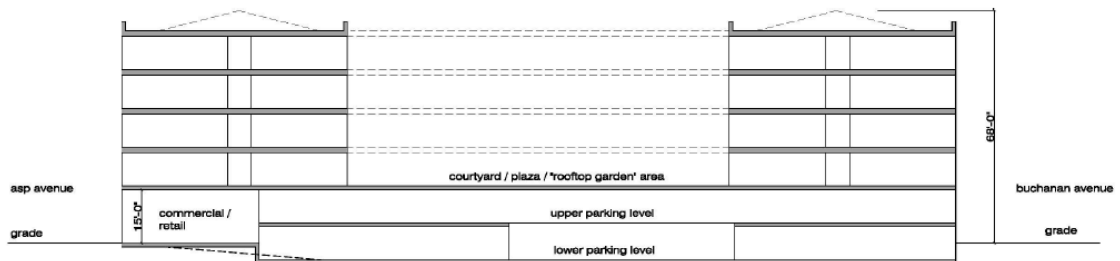
SOUTH ELEVATION



ASP AVENUE ELEVATION



NORTH / SOUTH CROSS SECTION OF SITE



EAST / WEST CROSS SECTION OF SITE







View from Asp Avenue looking north

