

LEGACY BUSINESS PARK
LEGACY TRAIL APARTMENTS
NORMAN, OKLAHOMA

OWNER: S&S FAMILY PROPERTIES, LLC
DEVELOPER: LEGACY TRAIL APARTMENTS, LLC

APPLICATION FOR REZONING PLANNED UNIT DEVELOPMENT
APPLICATION FOR NORMAN 2025 LAND USE AND TRANSPORTATION PLAN
AMENDMENT
PRELIMINARY PLAT

PREPARED BY:

EZZELL & WADLEY, P.L.L.C.
HAL WM. EZZELL
100 48TH AVENUE NW
NORMAN, OKLAHOMA 73072

TELEPHONE 405.928.2066
FACSIMILE 405.928.2069
E-MAIL: hezzell@coxinet.net

TABLE OF CONTENTS

I. INTRODUCTION

Background and Intent

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Drainage
- E. Utility Services
- F. Fire Protection Services
- G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Medium Density Residential District
- B. Miscellaneous Development Criteria

EXHIBITS

- A. Proposed Preliminary Plat
- B. Proposed Preliminary Site Development Plan
- C. Proposed Calculations of Intensity of Uses
- D. Proposed Open Space Areas
- E. Landscape Plan

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 O-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 O-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.

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.

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.

REVISED PRELIMINARY PLAT
**LEGACY BUSINESS PARK &
 LEGACY TRAILS APARTMENTS**
 A PART OF THE S.W. 1/4, SECTION 14, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

CONSECUTIVE at the southeast corner of said Southwest Quarter (SW/4).

146°58' North 020°25' East, along the west line of S&W Willowford Quarter (5044), a distance of 513.55 feet. THENCE North 89°05'30" East, along the section line between the north line of S & S FAMILY PHOSPHATES ACQUISITION SECTION 1, recorded in Book 27 of Maps, Page 24 and the south line of TOWNSHIP 36 (S&W 36), recorded in Book 15 of Maps, Page 14, a distance of 504.15 feet to the northeast corner of said S & S FAMILY PHOSPHATES ACQUISITION SECTION 1 and the POINT OF BEGINNING.

BEING containing North 28°05'30" East a distance of 18.20 feet to the southeast corner of said ADAMS VILLAGE No. 2.

THENCE North 25° 54' 34" East, along the east line of said "BATHURST VILLAGE NO. 1, a distance of 171.11 feet to the southeast corner of said "BATHURST VILLAGE NO. 1 and a point on the east line of Block 2 an UNCLE SAMUEL'S HARBOR DISTRICT, a distance of 1.333 feet recorded in Book 13 of Plans; Page 22; THENCE North 25° 54' 34" East, along the south line of said Block 2, a distance of 1.333 feet to the southeast corner of a tract of land so described in said "WARRANTY DEED recorded in Book 1827, Page 1218; THENCE along the westerly line of said "BATHURST DISTRICT, the following lines (1) corner:

1. South 20°37'09" West a distance of 166.32 feet;
 2. South 85°59'24" West a distance of 161.58 feet;
 3. South 03°10'10" West a distance of 125.47 feet to a point on the north right of way line of Rock Creek Road as established by the MISSOURI DEED RECORDS in Book 4637, Page 1216;
- THENCE along the north right of way line of said Rock Creek Road, the following Bear (S) courses:

1. Date 27/08/23 at a distance of 127.04 km.

1. South 77°48'20" West a distance of 122.04 feet;
2. South 89°06'08" West a distance of 850.00 feet;
3. South 78°48'47" West a distance of 576.53 feet;
4. South 81°15'13" West a distance of 558.1 feet to the southeast corner of said S & S FARM PROPERTIES ADDRESS SECTION 1, TOWNSHIP 10N, RANGE 10E, COUNTY OF LINCOLN, NEBRASKA.

THENCE along the east line of said S & S FAMILY PROPERTIES ADDITION SECTION 8 the following three (3) courses:

1. North 00°20'20" West a distance of 106.65 feet
 2. North 24°36'30" East a distance of 23.93 feet
 3. North 00°28'20" West a distance of 313.56 feet to the POINT OF BEGINNING.
- Said distance tract of land contains an area of 842,702 square feet or 19.5463 acres, more or less.

A tract of land lying in the Southwest Quarter of Section 14, Township 2 North, Range 3 West of the main Meridian, Cleveland County, Oklahoma being more particularly described as follows:

00002762363 of the Southwest Corner of said Southeast Quarter:

- From North 60°21'00" West a distance of 511.26 feet
From North 89°26'53" East a distance of 524.35 feet to the Point of Beginning

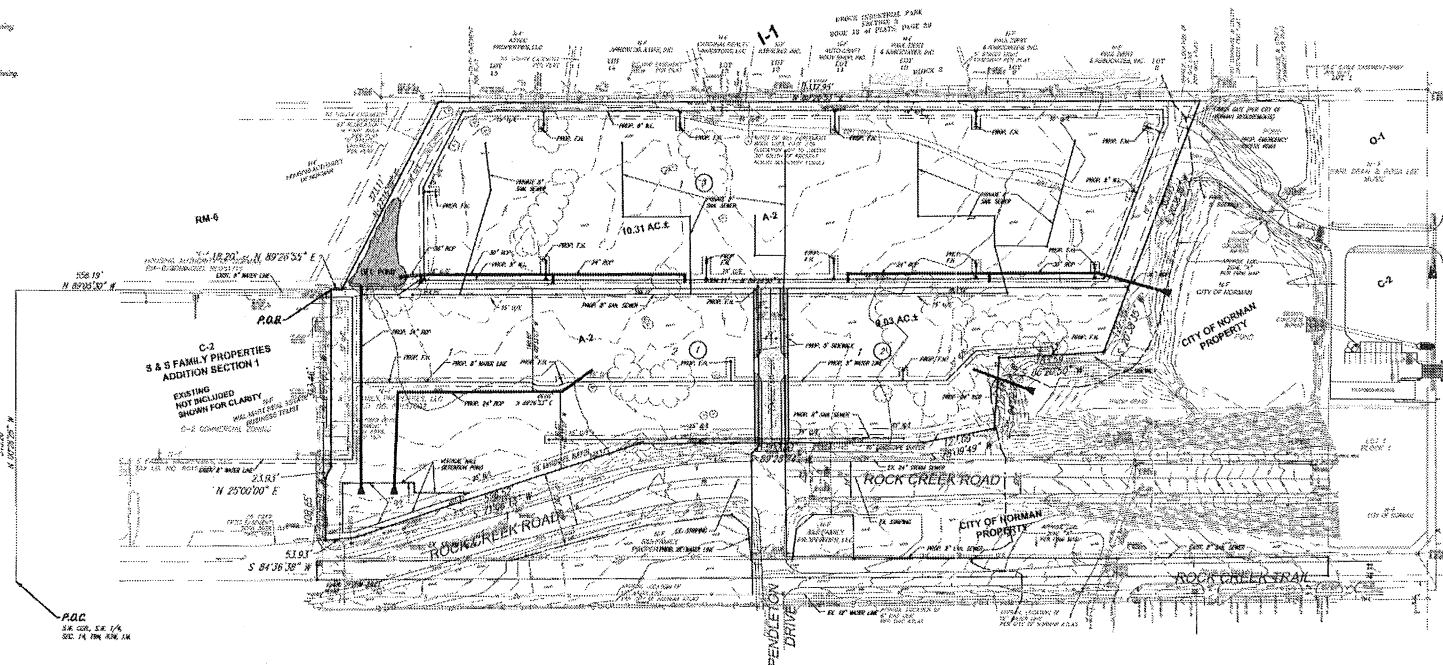
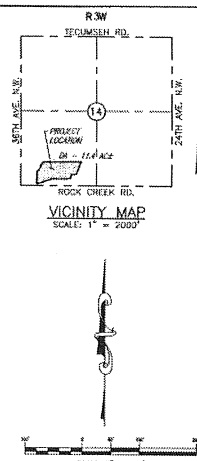
Pointe du Vin 2713' 58" East a distance of 17211' Red.

Thence South 89°28'33" East a distance of 1,337.85 feet;
Thence South 89°33'14" East a distance of 351.95 feet;
Thence South 89°28'55" East a distance of 1,386.11 feet to the point of beginning.

Sold first section #48.137 square feet of 10.211 acres, more or less.

[illegible]

1. ALL REQUIRED PERMITS SHALL BE OBTAINED AND INSTALLED IN ACCORDANCE WITH THE FLA. PLUMB AND THE CITY OF ORLANDO STANDARDS AND SPECIFICATIONS.
2. ALL REQUIRED SINKHOLES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ORLANDO STANDARDS AND SPECIFICATIONS.
3. CLOSING CURBS SHALL BE PLACED ON THE EXISTING PAVEMENT SURFACE OF THE EXISTING DRIVEWAY, SIDEWALK, AND STREET.
4. FOR COMPLETE DRAINAGE CALCULATIONS, SEE ENGINEER REPORT. ALL STORM SURFACE RUNOFF SHALL BE RCP.
5. AN EASY DRIVEWAY APPROACH ON ROCK CROWN AREA, APPROXIMATELY 3' X 10' EAST OF THE CENTERLINE OF PAVEMENT DRIVE, WILL PROVIDE PROTECT ACCESS TO THE DRIVEWAY AND SHALL BE GRADUALLY TO PERMANENT GRADE OF THE CITY OF ORLANDO IN THE FUTURE IF AN OVERWATERING IS CONSTRUCTED AT INTERSECTION OF CROWN DRIVE AND CROWN DRIVE. THE APPROACH SHALL BE CONSTRUCTED TO THE EXISTING DRIVEWAY AND SHALL BE GRADUALLY TO PERMANENT GRADE OF THE CITY OF ORLANDO IN THE FUTURE IF AN OVERWATERING IS CONSTRUCTED AT INTERSECTION OF CROWN DRIVE AND CROWN DRIVE. THE APPROACH SHALL BE GRADUALLY TO PERMANENT GRADE OF THE CITY OF ORLANDO IN THE FUTURE IF AN OVERWATERING IS CONSTRUCTED AT INTERSECTION OF CROWN DRIVE AND CROWN DRIVE. THE APPROACH SHALL BE GRADUALLY TO PERMANENT GRADE OF THE CITY OF ORLANDO IN THE FUTURE IF AN OVERWATERING IS CONSTRUCTED AT INTERSECTION OF CROWN DRIVE AND CROWN DRIVE.



© FMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM FMC CONSULTING ENGINEERS, P.C.

ENGINEER
SAC CONSULTING ENGINEERS, P.C.
815 N. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73101
PHONE: (405) 232-7715

OWNER
SAS FAMILY PROPERTIES
1700 BROWNHOVEN BLVD.
NORMAN, OKLAHOMA 73072
PHONE: (405) 321-0080

DEVELOPER'S
LEGACY TRAIL APARTMENTS, LLC
100 42TH AVE. N.W.
NORWALK, OR. 97072
LEGACY BUSINESS PARK, LLC
P.O. BOX 1703
NORWALK, OR. 97070



LEGACY BUSINESS PARK
36th AVE. N.W. & ROCK CREEK
NORMAN, OKLAHOMA

SMC
SUC Consulting Engineers, P.C.
312 West 46th - Queens City, NY 11354
Tel: 415-237-7715 Fax: 415-237-7615
Internet: www.smcinc.com
SUC CONSULTING OF MINNESOTA INC. 444 1st St
Berkeley, CA 94704
Phone: 415-237-7715 Fax: 415-237-7615
Internet: www.smcinc.com

PROJECT NO. 5839.02
DATE: 07/15/74
SCALE: 1" = 100'
SHEEN & D.C.
ENGINEER: TOM L. WICKER
P.C. NUMBER: 12418

Revised
Preliminary Plan

1

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

EXHIBIT B

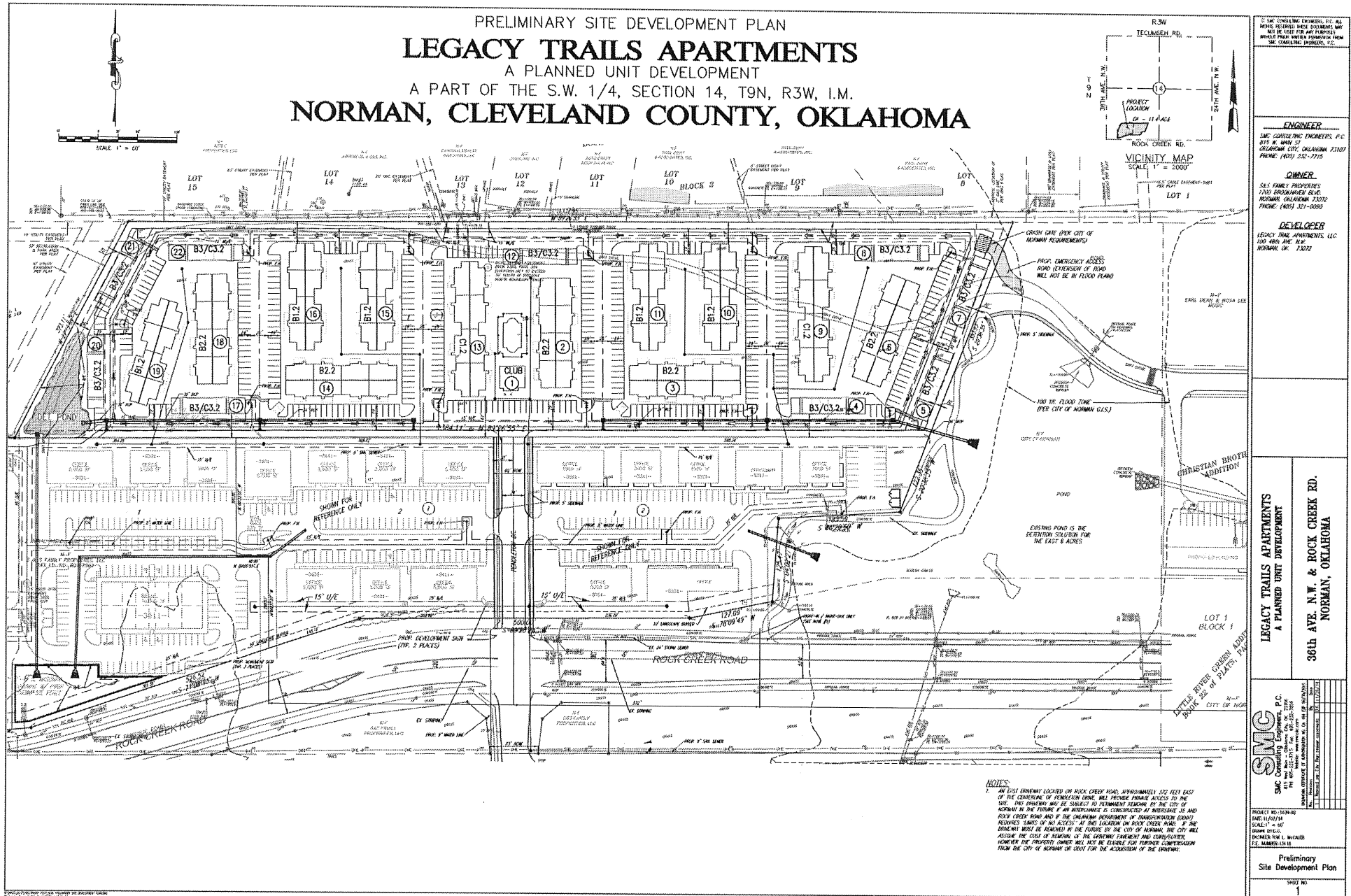
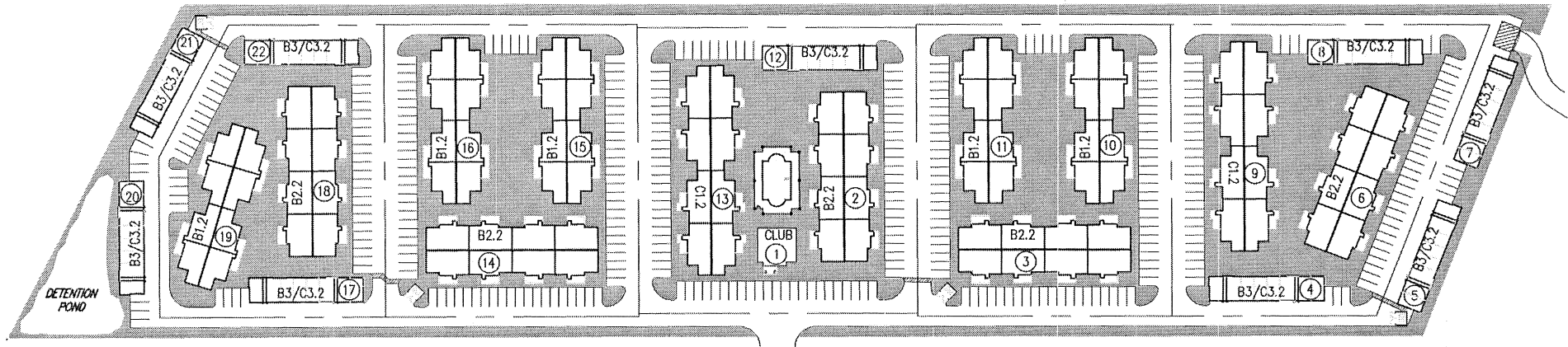


EXHIBIT C

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%)



GREEN SPACE

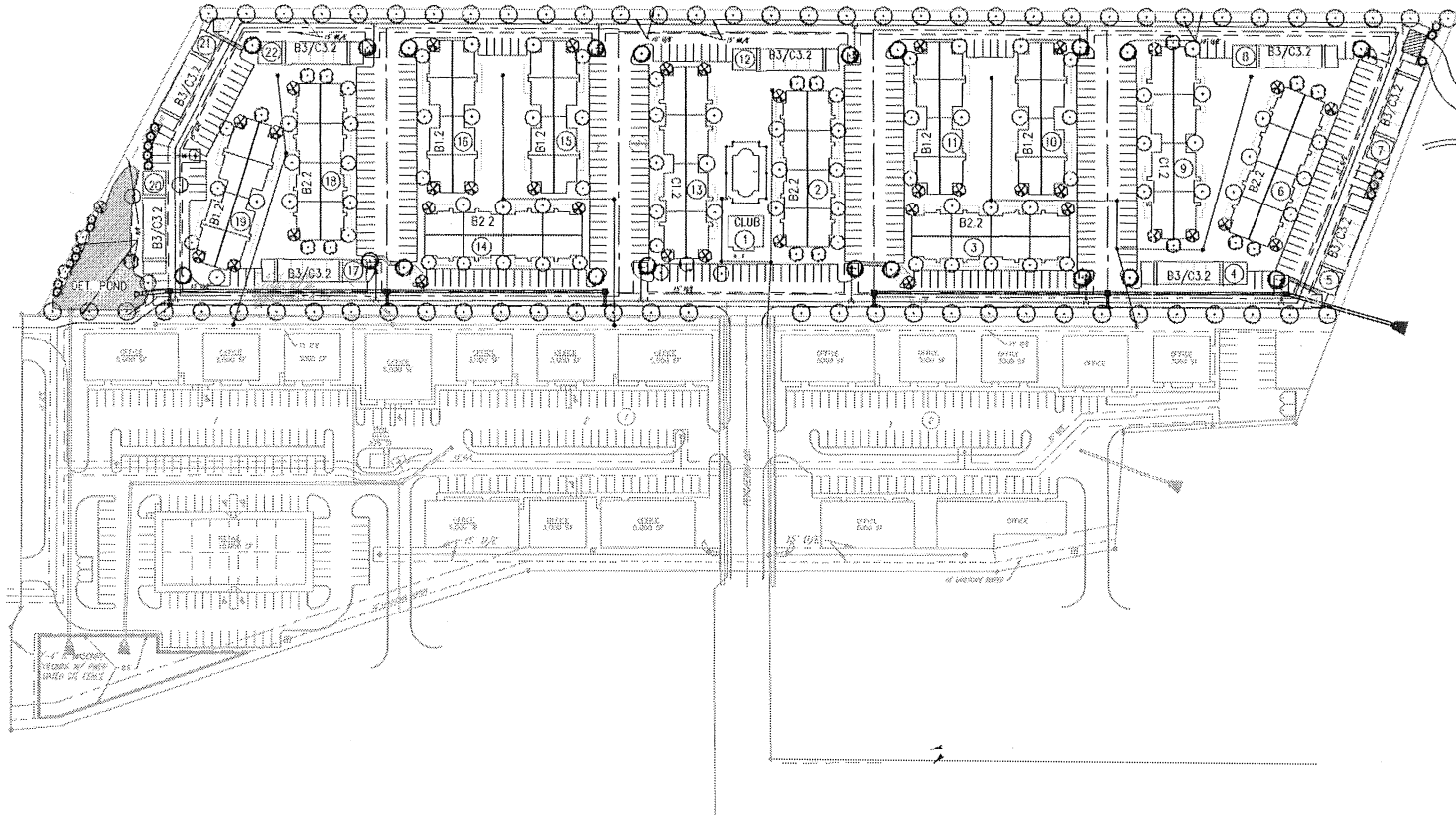
TOTAL AREA = 10.311 AC.±
GREEN SPACE = 4.05 AC. (39.28%)

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

NOT TO SCALE

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.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
1	40	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching
2	10	Eastern Red Cedar	Juniperus horizontalis	8" x 10' x 12'	Street tree, balanced branching
3	10	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching
4	10	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching
5	10	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching
6	10	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching
7	10	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching
8	10	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching
9	10	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching
10	10	Chinese Elm	Ulmus parviflorus	2" x 12'	Street tree, balanced branching

ENGINEER
 SMC CONSULTING ENGINEERS, P.C.
 815 N. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73107
 PHONE: (405) 212-7715

OWNER
 SMC FAMILY PROPERTIES
 1200 BROADWAY BLVD.
 NORMAN, OKLAHOMA 73072
 PHONE: (405) 321-0000

DEVELOPER
 LEGACY BUSINESS PARK, LLC
 P.O. BOX 1251
 NORMAN, OK. 73070

LEGACY BUSINESS PARK
 36th AVE. N.W. & ROCK CREEK RD.
 NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 815 N. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73107
 PHONE: (405) 212-7715
 FAX: (405) 212-7716
 E-MAIL: SMC@SMCENGINEERS.COM
 PROJECT NO. 100000
 DATE: 11/10/14
 SCALE: 1" = 60'
 DRAWN BY: JMM
 CHECKED BY: JMM
 P.E. NUMBER: 100000

Preliminary
 Landscape Plan
 SHEET NO.
 LS-1