

FRANKLIN WOODS

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

APPLICANT:

Alliance Development Group, LLC.
Richard McKown and Linda Hildebrant

APPLICATION FOR:

**PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
2025 AMENDMENT**

Submitted May 1, 2023
Revised September 11, 2023

PREPARED BY:

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I. INTRODUCTION

Alliance Development Group, LLC (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 60.4801 acres, located in Ward 8 of the City of Norman. More particularly, the site is located north of West Franklin Road, generally located at the Northeast corner of the intersection of West Franklin Road and 36th Ave NW, more particularly described on the attached **Exhibit A** (the “**Property**”).

The Applicant intends to use this Planned Unit Development (“**PUD**”) to put forth the parameters for which the development of the Property may be phased over time. The Property is currently zoned A-2, Rural Agricultural. This PUD will allow for a mixed-use development featuring single-family and multi-family residential opportunities within the Property, while allowing various compatible commercial, office, and light industrial uses. This master development plan for the Property aligns with the goals and intent of the NORMAN 2025 plan for this Property by offering a mixture of housing types and densities, assuring appropriate ingress and egress for the Property, limiting impacts to neighboring properties, and utilizing the City’s substantial investment in Ruby Grant Park. Furthermore, this development is expected to benefit the residents of Norman by providing various additional residential opportunities and local services in close proximity to I-35 that are thoughtfully designed around extensive green spaces.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies on the North side of West Franklin Road, generally located at the Northeast corner of the intersection of West Franklin Road and 36th Ave NW.

B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural, with Flood Zone meandering through portions of the site. The existing NORMAN 2025 designation for the Property is Medium Density Residential.

The Crystal Spring residential subdivision to the North of the Property is zoned RE, Residential Estates, and the abutting properties to the Northeast are zoned A-2, Rural Agricultural. The properties to the North and Northeast have a NORMAN 2025 designation of Very Low Density Residential. To the East, there is a parcel zoned PUD, allowing for commercial uses with a site plan for a car dealership, and has a NORMAN 2025 designation of Commercial. The Southeast abutting properties are zoned A-2, Rural Agricultural, with a NORMAN 2025 designation of Medium Density Residential.

The Southwest corner of the West Franklin Rd and 36th Ave N.W. intersection is zoned C-1, Local Commercial, with a NORMAN 2025 designation of Commercial.

The Northwest corner of the same intersection is currently zoned A-2, Rural Agricultural, with a Low-Density Residential NORMAN 2025 designation, although development plans have been submitted to the City seeking to incorporate this parcel into the J&J Planned Unit Development. To the Northwest of the Property is the J&J Planned Unit Development with a NORMAN 2025 designation of Medium Density Residential.

Ruby Grant Park is located directly South of West Franklin Road, with a Park/Park Land zoning and NORMAN 2025 designation.

C. Elevation and Topography

The Property consists of unimproved land and generally slopes South/Southeast.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. This property is located within the Lake Thunderbird watershed. There are both floodplain and water quality protection zone (WQPZ) areas on the property. No structures or parking will be built within these areas with the exception of the entrance road off of 36th Ave NW into the development. A floodplain permit has been obtained for this work.

E. Utility Services

The necessary utility services for this project are already located in close proximity to the Property. The Applicant shall extend such utility services to the Property, as necessary.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a mixed-use development featuring single-family and multi-family residential dwelling units, as well as compatible office, commercial, and light industrial uses. The Property shall be developed in general compliance with the preliminary site development plan, attached hereto. The Exhibits

attached hereto, and as submitted on behalf on the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The Property shall contain the following allowable uses in the general locations noted below:

Single Family Residential Uses – Along North Property Line (Blocks 1 – 5 on the Preliminary Plat)

Apartment Multifamily Uses – In the Southwest corner of the Property (Block 7 of the Preliminary Plat)

Light-Industrial and Commercial Uses – In the Northeast corner of the Property (Block 6 on the Preliminary Plat)

A complete list of the allowable uses for each category is attached as **Exhibit D**.

B. Area Regulations:

- The lots within the **Single-Family Residential** portion of the Property, as approximately shown on Blocks 1 – 5 of the Preliminary Plat), shall comply with the following regulations:

Front Yard: The minimum depth of the front yard setback shall be fourteen (14') feet provided that all garages shall have a minimum twenty (20') foot front yard setback. Each lot shall have a minimum width of forty feet (40') at the front setback line.

Side Yard: The minimum depth of the side yard setback shall be five (5') feet provided that roof overhangs shall be allowed to encroach upon the side yard setback.

Rear Yard: The minimum depth of the rear yard setback shall be ten (10') feet.

Density and Lot Size: The maximum lot coverage for all structures, as well as impervious area, shall be no more than seventy-five percent (75%) of the total lot area. The minimum lot size shall be six thousand (6,000) square feet. It is currently anticipated that 47 single family dwelling units will be developed within the Low Density/Single Family Residential portion of the Property, as approximately shown on (Blocks 1 – 5 of the Preliminary Plat.

Height: The maximum building height shall be two stories, provided that a three-story building may be constructed if the side yards are increased an additional five (5) feet.

- The lot within the **Apartment Multifamily** portion of the Property, as approximately shown on Block 7 of the Preliminary Plat, shall comply with the with the following regulations:

North Setback: The minimum building setback shall be five (5') feet from the North Property line.

East Setback: The minimum building setback shall be five (5') feet from the East Property line.

West Setback: The minimum building setback shall be ten (10') feet from the West Property line.

South Setback: The minimum building setback shall be ten (10') feet from the South Property line.

Density and Lot Size: Impervious area and building coverage of the lot shall be no more than seventy percent (70%) of the total lot area. The number of multi-family dwelling units shall not exceed 350 units.

Height: The maximum building height shall be four stories. The number of stories a building contains shall be determined by the same criteria enumerated in the City of Norman's Zoning Code, provided that mezzanines, loft spaces, and similar architectural designs shall not constitute a separate story.

- The lots within the **Commercial** portion of the Property, as approximately shown on Block 6 the Preliminary Plat, shall comply with the with the following regulations:

Front Yard: All buildings shall be set back from any abutting street right-of-way at least ten (10) feet.

Side Yard: For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five (5) feet.

Rear Yard: There shall be a ten (10) foot landscape strip along the north boundary of the Commercial lot. The rear yard building setback shall be no less than ten (10) feet from the north property line of the Commercial lot.

Height: There shall be no height limit for any building or structure in this District.

C. Parking:

Parking will meet or exceed the City of Norman’s applicable parking ordinances for each use.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters within the **Apartment Multifamily and Commercial** portions of the Property. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors of the main building. Roll off dumpsters shall be allowed for temporary construction purposes in the **Single-Family Residential** portion of the Property.

E. Miscellaneous Development Criteria

1. Site Plan

The preliminary site development plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the property shall be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman’s PUD Ordinance, as may be amended from time to time.

2. Open Space/Common Area

Open space and green space areas are located throughout the Property, as shown on the Green Space Exhibit, attached hereto as **Exhibit E**. The Property anticipates approximately 27 acres of Green Space, accounting for approximately 45% of open space throughout the development. Common Areas within the Property may contain amenities, such as but not limited to walking trail, benches, piers, decks, community clubhouse, and swimming pools. If applicable, the Applicant shall obtain floodplain permits for any improvements/structures located within the floodplain

3. Signage

The signage for each individual lot in the Property shall comply with Norman’s applicable signage restrictions, contained in Chapter 28 of the City of Norman’s Code of Ordinances, for low density residential, multi-

family residential, industrial, office, or commercial properties, depending on the actual use of the site.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Sidewalks will be required adjacent to all public and private streets within the Property. Vehicular maneuvering shall be permitted within the streets and/or rights-of-way, as some common area amenities may feature parallel or similar parking spaces.

5. Lighting

All exterior lighting in the Apartment Multifamily and Commercial portions of the Property shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, contained in Section 36-549 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

6. Landscaping

Landscaping shall be provided in conformity to Section 36-551 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

7. Phasing

It is anticipated that the Property will be developed in multiple phases. The actual timing and number of development phases will be determined by various factors outside of the Applicant's control, including, but not limited to, market demand and absorption rates.

EXHIBIT A
Legal Description of the Property

TRACT 1:

A part of the Southwest Quarter (SW/4) of Section Two (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter;

THENCE North 89°20'09" East on the South line of said Southwest Quarter for a distance of 1,449.67 feet;

THENCE North 00°39'51" West for a distance of 751.65 feet to the POINT OF BEGINNING;

THENCE North 00°39'51" West for a distance of 628.48 feet;

THENCE South 89°45'18" East for a distance of 642.54 feet;

THENCE South 00°39'49" East for a distance of 618.30 feet;

THENCE South 89°20'09" West for a distance of 642.46 feet to the POINT OF BEGINNING.

TRACT 2:

A tract of land being located in the Southwest Quarter (SW/4) of Section Two (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma described as follows:

COMMENCING at the Southwest Corner of said SW/4;

THENCE North 00°35'43" West on the West line of said SW/4 for a distance of 1403.11 feet;

THENCE South 89°45'18" East for a distance of 2090.71 feet to the POINT OF BEGINNING;

THENCE South 89°45'18" East for a distance of 367.10 feet to a point on the West Right-of-Way line of

Interstate Highway No. 35;

THENCE South 00°21'18" East on said Right-of-Way line for a distance of 18.99 feet;

THENCE Southwesterly on said Right-of-Way line on a curve to the right having a radius of 3397.75 feet, a chord bearing of South 01°49'40" West for a curve distance of 259.22 feet;

THENCE Southwesterly on said Right-of-Way line on a curve to the left having a radius of 3477.75 feet, a chord bearing of South 01'49'40" West for a curve distance of 265.33 feet;

THENCE South 10°57'08" West on said Right-of-Way line for a distance of 50.99 feet;

THENCE South 00°21'28" East on said Right-of-Way line for a distance of 19.61 feet;

THENCE South 89°20'09" West for a distance of 333.78 feet;

THENCE North 00°39'51" West for a distance of 618.30 feet to the POINT OF BEGINNING.

TRACT 3:

A tract of land being located in the Southwest Quarter (SW/4) of Section Two (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Southwest Corner of said Southwest Quarter;

THENCE North 00°35'43" West on the West line of said SW/4 for a distance of 1403.11 feet;

THENCE South 89°45'18" East for a distance of 1448.17 feet;

THENCE South 00°39'51" East for a distance of 1380.14 feet;

THENCE South 89°20'09" West on the South line of said SW/4 for a distance of 1449.67 feet to POINT OF BEGINNING.

When combined, Tracts 1, 2, and 3 form a perimeter and contains a gross area of 2,634,515 square feet or 60.4801 acres and a net area (less statutory rights of way) of 2,541,471 square feet or 58.3442 acres, more or less.

EXHIBIT B
Preliminary Site Development Plan
Full Size Documents Submitted to City Staff

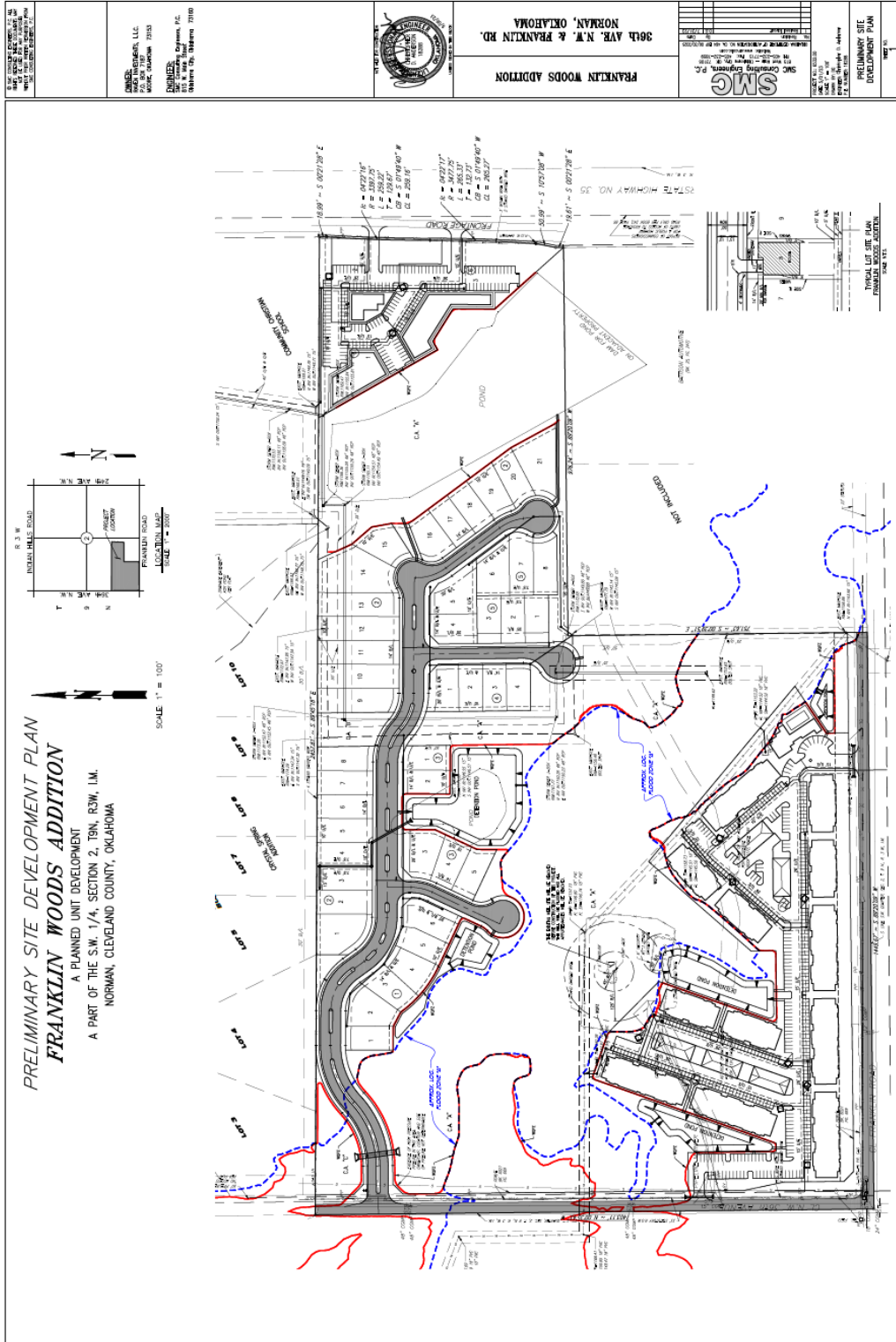


EXHIBIT D
Allowable Uses

Low Density/Single Family Residential Allowable Uses:

- General Single Family Residential Uses, which include:
 - Detached single family dwellings;
 - Family day care home;
 - General purpose farm or garden;
 - Home occupations;
 - Municipal recreation or water supply;
 - Accessory buildings;
 - Model homes and/or Sales Office, subject to the applicable one-hundred-dollar annual permit for no more than four (4) years;
 - Short-term rentals; and
 - Accessory Dwelling Units, which may be detached from the main home on the lot but may not be individually/separately rented.

Apartment Multifamily Allowable Uses:

- High Density Multifamily Uses, which include:
 - Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations enumerated above for this allowable use category;
 - Two-family dwelling (duplex), or a single-family dwelling with a garage apartment;
 - Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;
 - Townhouse Development;
 - Short-term rentals; and
 - Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

Commercial Allowable Uses:

- Various Light-Industrial Uses, which include:
 - Automobile sales and service, but not including automobile or machinery wrecking establishments or junk yards;
 - Boat sales and service;
 - Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant;
 - Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors;
 - Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:

- Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
 - Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
 - All storage shall be inside.
 - Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
 - Farm machinery or contractor's machinery storage yard;
 - Self-Storage and/or Mini-Storage;
 - Veterinary hospital;
 - Warehousing;
 - Trade schools and schools for vocational training;
- General Office Uses, which include:
 - Art Gallery;
 - Assembly Halls;
 - Laboratories for research and testing, including Medical Marijuana Testing Laboratories, as allowed by state law, where all work is housed in buildings;
 - Libraries;
 - Museums;
 - Music Conservatories;
 - Office buildings or offices for professional services, including but not limited to accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district;
 - Public and private schools and college with students in residence and dormitories associated therewith;
 - Trade schools and schools for vocational training;
 - Churches, temples or other places of worship;
 - Fraternal Service Organization not conducted for profit.
 - Recreation uses associated with any of the uses listed above and maintained primarily for the benefit and use of the occupants thereof.
 - Buildings and structures and uses customarily incidental to the above uses.
- Additionally, the following uses when conducted within a completely enclosed building:
 - Manufacture of beer, wine and spirits and associated sales of those products manufactured on-site, subject to the following conditions and requirements and compliant with the State of Oklahoma Alcoholic Beverage Laws and Enforcement Commission (ABLE):
 - Compliance with all applicable State of Oklahoma ABLE laws regarding manufacturing and packaging of beer, wine and spirits;

- Compliance with all applicable State of Oklahoma ABLE laws regarding on-site serving of alcoholic beverages (beer, wine and spirits) and pre-packaged sales, as well as retailing of associated merchandise;
 - Licensure with the State of Oklahoma ABLE and City of Norman.
 - The manufacture, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products.
 - The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
 - The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
 - The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
 - Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
 - Machine shop excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.
 - Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.
 - Laboratories: Experimental, photo or motion picture, film or testing. For the purposes of this section, “Laboratories” includes Medical Marijuana Testing Laboratories, as allowed by state law, that fully comply with this provision.
 - Poultry or rabbit killing incidental to a retail business on the same premises.
 - Foundry casting light weight non-ferrous metals.
 - Tire retreading and recapping when incidental to a retail tire business.
 - Pipe storage yard.
 - Machinery or equipment storage yard.
 - Medical Marijuana Commercial Grower, as allowed by state law.
 - Medical Marijuana Education Facility, as allowed by state law.
 - Medical Marijuana Processor (any Tier, except that Tier I and Tier II will not be allowed to have on-site sales), as allowed by state law.
 - Medical Marijuana Storage Facility.
- General Commercial and/Retail Uses, which include:
 - Amusement enterprises.
 - New automobile sales and services, new machinery sales and services, and public garage, provided no gas or gasoline is stored above ground; used automobile sales, automobile and machinery repairing if conducted wholly within a completely enclosed building, but not including automobile or machinery wrecking establishments or junk yards;
 - Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards;
 - Automobile service station;

- Antique Shop;
- Appliance Store;
- Artist materials supply, or studio;
- Automobile parking lots;
- Automobile supply store;
- Baby shop;
- Bank;
- Bakery goods
- Bakery;
- Bath;
- Bus terminal;
- Barber shop, or beauty parlor;
- Book or stationery store;
- Carpenter and cabinet shop;
- Cleaning and dyeing works;
- Camera shop;
- Candy store;
- Catering establishment;
- Child care establishment;
- Clothing or apparel store;
- Dairy products or ice cream store;
- Delicatessen store;
- Dress shop;
- Drug store or fountain;
- Dry Cleaning and Laundry Plant, with no more than three (3) dry cleaning machines, and/or Laundry Pick-up Station;
- Dry goods store;
- Drive-in movie theater;
- Electric sales and service;
- Electric transmission station;
- Feed and fuel store;
- Frozen food locker;
- Fabric or notion store;
- Florist;
- Furniture Store;
- Gift Shop;
- Grocery or supermarket;
- Glass shop;
- Golf course, miniature or practice range;
- Hardware store;
- Hotel or motel;
- Heating, ventilating or plumbing supplies, sales and service;
- Ice plant or storage house for ice and food housing not more than ten (10) tons capacity;
- Interior decorating store;
- Jewelry/Fine Goods;

- Key Shop;
- Leather Store/ Leather Goods;
- Laundry;
- Lodge hall;
- Lumber and building materials sales yard;
- Medical Marijuana Dispensary, as allowed by state law;
- Music, radio or television shop;
- Messenger/Phone/Electronic Store;
- Office Business;
- Outdoor or indoor courts for handball, racquet ball, tennis, or sports activity of a similar nature (lighted outdoor courts shall not to be operated later in the evening than 10:00 p.m. and lighting must be arranged to direct light away from any adjoining property in a residential district);
- Outdoor advertising signs;
- Pawn shop;
- Printing plant;
- Painting and decorating shop;
- Pet shop;
- Pharmacy;
- Photographer's studio;
- Radio and television sales and service;
- Restaurants; A restaurant may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered;
- Retail spirits store/Liquor Store;
- Retail Stores;
- Self service laundry;
- Sewing machine sales;
- Sporting goods sales;
- Shoe store or repair shop;
- Sign painting shop;
- Small animal hospital;
- Storage warehouse;
- Tailor Shop/Services;
- Theaters, Bowling Alley, Arcade, and Similar Entertainment Establishments, including those that sell alcoholic beverages in compliance with state law;
- Tier I Medical Marijuana Processor, as allowed by state law;
- Tier II Medical Marijuana Processor, as allowed by state law;
- Toy Store;
- Trailer camp;
- Used auto sales; and
- Wholesale distributing center.

EXHIBIT E
 Green Space Exhibit
 Full Size Documents Submitted to City Staff

