

**CARROLL FARM ADDITION  
A PLANNED UNIT DEVELOPMENT**

**NORMAN, OKLAHOMA**

APPLICANT:

***CARROLL FARM, L.L.C.***

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAT

Submitted February 1, 2024  
Revised April 26, 2024

PREPARED BY:

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## **I. INTRODUCTION**

Carroll Farm, L.L.C. (the “**Applicant**”) seeks to rezone a portion of property located in Ward 8 of the City of Norman. More particularly, the site is located East of 36<sup>th</sup> Ave NW, North of W Tecumseh Rd., and West of I-35, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the Property may develop over time. Through the use of this Planned Unit Development (“**PUD**”), the Property may be developed as a mixed-use development featuring commercial, office, senior living, and multifamily uses as further laid out within this PUD.

This PUD will allow for a creative development of the Property, providing a compatible masterplan layout that will bring additional commercial and residential opportunities to the City of Norman.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Property lies South of Ruby Grant Park, East of 36<sup>th</sup> Ave NW, North of W Tecumseh Rd., and West of I-35. A location map is included on the attached Site Development Plan and Preliminary Plat.

### **B. Existing Land Use and Zoning**

The Property is currently zoned PUD and contains NORMAN 2025 Land Use designations of Office, Commercial, and High-Density Residential. The portion of the Property that is currently designated as Office is requested to be amended to the NORMAN 2025 designation of Commercial.

The properties along the Northern border of the Property are zoned A-2, Rural Agriculture, and Parkland. The developments to the East of the Property are zoned PUD. The properties to the South are zoned PUD. The properties to the West of the Property are zoned C-1, Local Commercial, R-1, Single Family Dwelling, and PUD.

### **C. Elevation and Topography**

The Property is currently unimproved raw land. The Property generally slopes to the detention pond located in the northeast corner of the Property, as more particularly discussed in the preliminary drainage report provided to City Staff as part of the Preliminary Plat application.

### **D. Drainage**

A preliminary drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached site plans.

**E. Utility Services**

The necessary utility services for this project are already located in relative 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 adopted City codes.

**G. Traffic Circulation and Access**

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

**III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property is planned to accommodate a mixed-use development, featuring commercial, office, senior living, and multifamily uses. To the extent possible, the Property shall be developed in substantial compliance with the preliminary site development plan, attached to this PUD, subject to final design development and the changes allowed by Section 36-509 of the City of Norman’s PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

**A. Uses Permitted:**

As contemplated herein, the Property will be allowed to develop over time into multiple platted lots (each a “**Lot**”) as a mixed-use development, featuring commercial, office, senior living, and multifamily uses. A complete list of the allowable uses is attached as **Exhibit D**.

**B. Area Regulations:**

**1. Setback off of 36<sup>th</sup> Ave NW:**

All Lots within the Property that front 36<sup>th</sup> Ave NW. shall have a minimum fifty (50’) foot building setback from the property line fronting 36<sup>th</sup> Ave NW.

**2. Setback off of Public Steets:**

All Lots within the Property that abut public streets contained within the Property shall have a minimum twenty-five (25') foot building setback from the property line fronting said public street.

**3. Setback off of Utility Easements:**

If a utility easement or other public easement is not located within the building setbacks enumerated above on a Lot within the Property, all buildings and vertical habitable structures shall be setback a minimum of one (1') foot from said easement located on the Lot. Paving shall be allowed over drainage and utility easements.

**4. No Interior Lot Setbacks:**

Except for the building setbacks enumerated herein, and building code requirements, there shall be no other required setbacks, side yards, rear yards, or front yards for the Lots located within the Property to allow for a flexible development of the Property over time.

**5. Height:**

The senior living and multifamily uses within the Property shall be allowed to reach a maximum height of five (5) stories, exclusive of any subgrade elements as well as any necessary rooftop mechanical units, equipment, screening, or parapet walls. There shall be no height restriction for the commercial and office uses within the Property.

**C. Parking:**

Parking will meet or exceed the requirements of Norman's ordinances.

**D. Dumpster and Trash Enclosures**

Trash may be handled through on-site dumpsters. Trash compactors and enclosures 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 in the main building and must meet City requirements.

**E. Miscellaneous Development Criteria**

**1. Site Plan**

The 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 substantially constructed as

presented thereon, subject to final design development and the changes allowed by the City of Norman's PUD Ordinance.

## 2. **Open Space**

Open space and green space areas are located throughout the Property. The Property shall contain a minimum of 10% open/impervious space throughout the development. There shall be no maximum impervious coverage restriction on each commercial Lot within the Property. The multi-family and senior living Lots shall contain no more than sixty-five (65%) percent of impervious coverage on said Lots. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements.

## 3. **Signage**

Signage for all Lots with a commercial, office, or retail use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all Lots with the senior living and multi-family residential Lots shall comply with the City of Norman's medium-density residential signage restrictions, as amended from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

- a. **Development Entrance Signs** – Up to four Development entrance signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side, each sign having no more than two (2) sides. The maximum height of the Development entrance signs shall be ten (10') feet. Pole signs shall be permitted.
- b. **Directional Signs** – Up to five Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 100 square feet per side, each sign having no more than two (2) sides. The maximum height of the Directional Signs shall be eight (8') feet. Pole signs shall be permitted.
- c. **Illumination** – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, as amended from time to time.

- d. **Sight Triangle Protection** – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
- e. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council, if such easement is a city easement or right-of-way.

**4. Traffic access/circulation/parking and sidewalks**

Access to the Property shall be permitted in the manner depicted on the attached 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.

**5. Lighting**

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

**6. Landscaping**

Landscaping shall be provided in conformity with the City of Norman ordinances, as amended from time to time.

**7. Fencing**

Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible, but not required, within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development.

**8. Phasing**

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates.

**9. Exterior Materials**

Exterior materials of the buildings to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The

Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.



**EXHIBIT A**  
Legal Description of the Property

A tract of land lying in the Southwest Quarter (SW/4) of Section Eleven (11), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North  $00^{\circ}11'51''$  West, along the west line of said Southwest Quarter, a distance of 276.20 feet to the POINT OF BEGINNING;

THENCE continuing North  $00^{\circ}11'51''$  West, along said west line, a distance of 1042.80 feet;

THENCE North  $89^{\circ}12'50''$  East a distance of 1,311.29 feet;

THENCE North  $00^{\circ}11'14''$  West a distance of 1,319.12 feet to a point on the north line of said Southwest Quarter;

THENCE North  $89^{\circ}12'32''$  East, along the north line of said Southwest Quarter, a distance of 622.01 feet to the northwest corner of Lot 1, Block 1, JONATHAN FOWLER ADDITION, recorded in Book 21 of Plats, Page 148;

THENCE along the west line of said Lot 1, the following Five (5) courses:

1. South  $14^{\circ}27'53''$  West a distance of 363.20 feet;
2. South  $17^{\circ}26'35''$  West a distance of 324.23 feet;
3. South  $12^{\circ}21'10''$  West a distance of 177.91 feet;
4. South  $25^{\circ}20'43''$  East a distance of 59.14 feet;
5. South  $69^{\circ}49'44''$  East a distance of 25.00 feet to a point on the westerly right of way line of Journey Parkway as established by the plat of COVENANT DEVELOPMENT ADDITION recorded in Book 21 of Plats, Page 26 and being a point on a curve;

THENCE along said westerly right of way line, the following Ten (10) courses:

1. Southerly along a non tangent curve to the left having a radius of 382.00 feet (said curve subtended by a chord which bears South  $09^{\circ}59'36''$  West a distance of 135.03 feet) for an arc distance of 135.74 feet;
2. South  $00^{\circ}11'14''$  East a distance of 103.25 feet to a point of curvature;

3. Southwesterly along a curve to the right having a radius of 218.00 feet (said curve subtended by a chord which bears South 29°04'46" West a distance of 213.15 feet) for an arc distance of 222.71 feet;
4. South 58°20'47" West a distance of 83.21 feet to a point of curvature;
5. Southwesterly along a curve to the left having a radius of 282.00 feet (said curve subtended by a chord which bears South 30°08'12" West a distance of 266.61 feet) for an arc distance of 277.69 feet;
6. South 01°55'36" West a distance of 55.72 feet;
7. South 04°25'52" West a distance of 114.42 feet;
8. South 01°55'36" West a distance of 189.27 feet to a point of curvature;
9. Southerly along a curve to the right having a radius of 463.00 feet (said curve subtended by a chord which bears South 15°57'47" West a distance of 224.60 feet) for an arc distance of 226.86 feet;
10. South 30°00'00" West a distance of 11.62 feet to the northeast corner of Lot 1, Block 1, CARROLL FARM ADDITION SECTION 1 recorded in Book 24 of Plats, Page 190;

THENCE South 89°15'12" West, along the north line of said Lot 1 and the north line of Lot 1, Block 1, CARROLL FARM ADDITION SECTION 3 recorded in Book 25 of Plats, Page 12, a distance of 737.04 feet to the northwest corner of said Lot 1 in Section 3;

THENCE South 00°11'51" East, along the west line of said Lot 1, a distance of 198.28 feet to a point on the north line of Lot 1, Block 1, CARROLL FARM ADDITION SECTION 2 recorded in Book 24 of Plats, Page 233;

THENCE South 89°48'09" West, along the north line of said Lot 1 and the north line of Lot 1, Block 1, CARROLL PROPERTY SECTION 1 recorded in Book 18 of Plats, Page 172 and said north line extended, a distance of 595.69 feet to the POINT OF BEGINNING.

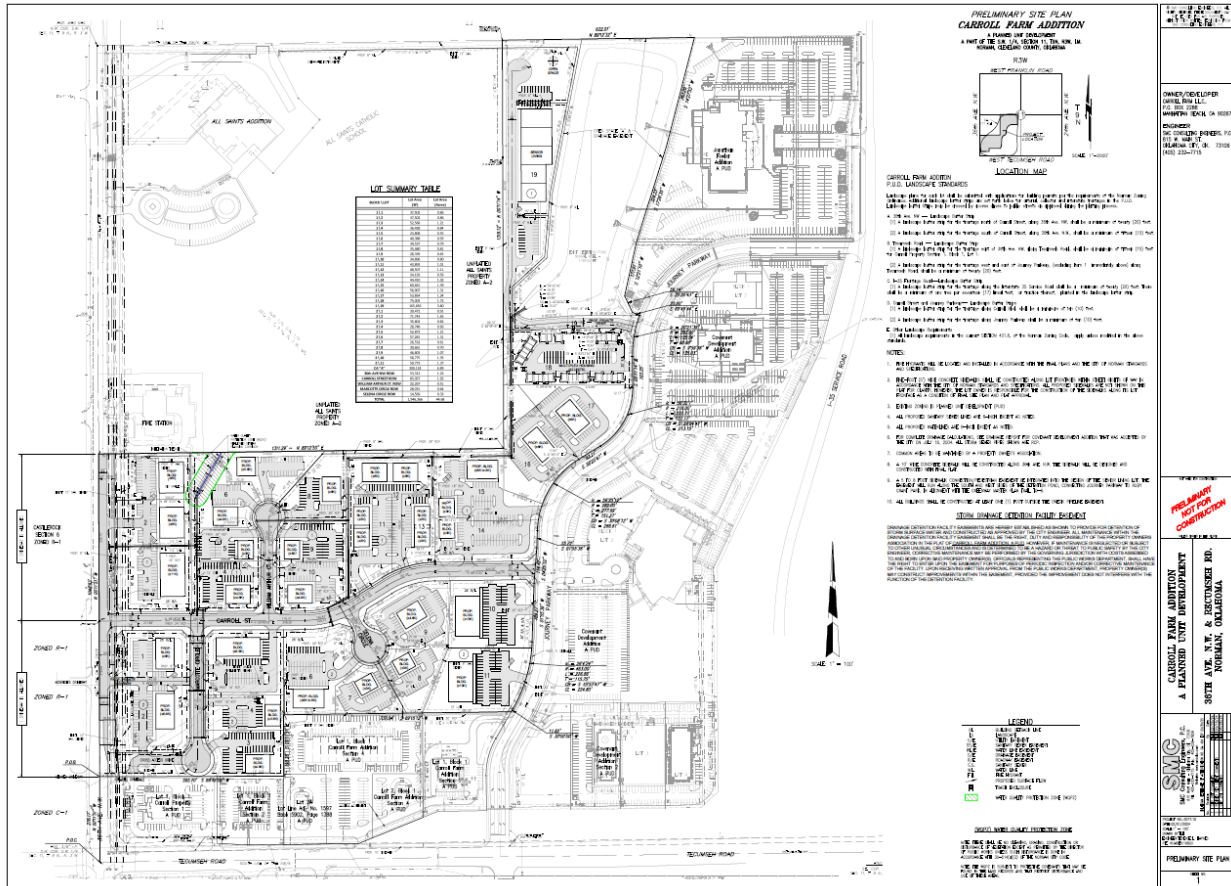
Said described tract of land contains an area of 1,946,366 square feet or 44.6824 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-South Zone) using a bearing of North 00°11'51" West on the west line of the Southwest Quarter of Section 11, Township 9 North, Range 3 West of the Indian Meridian.

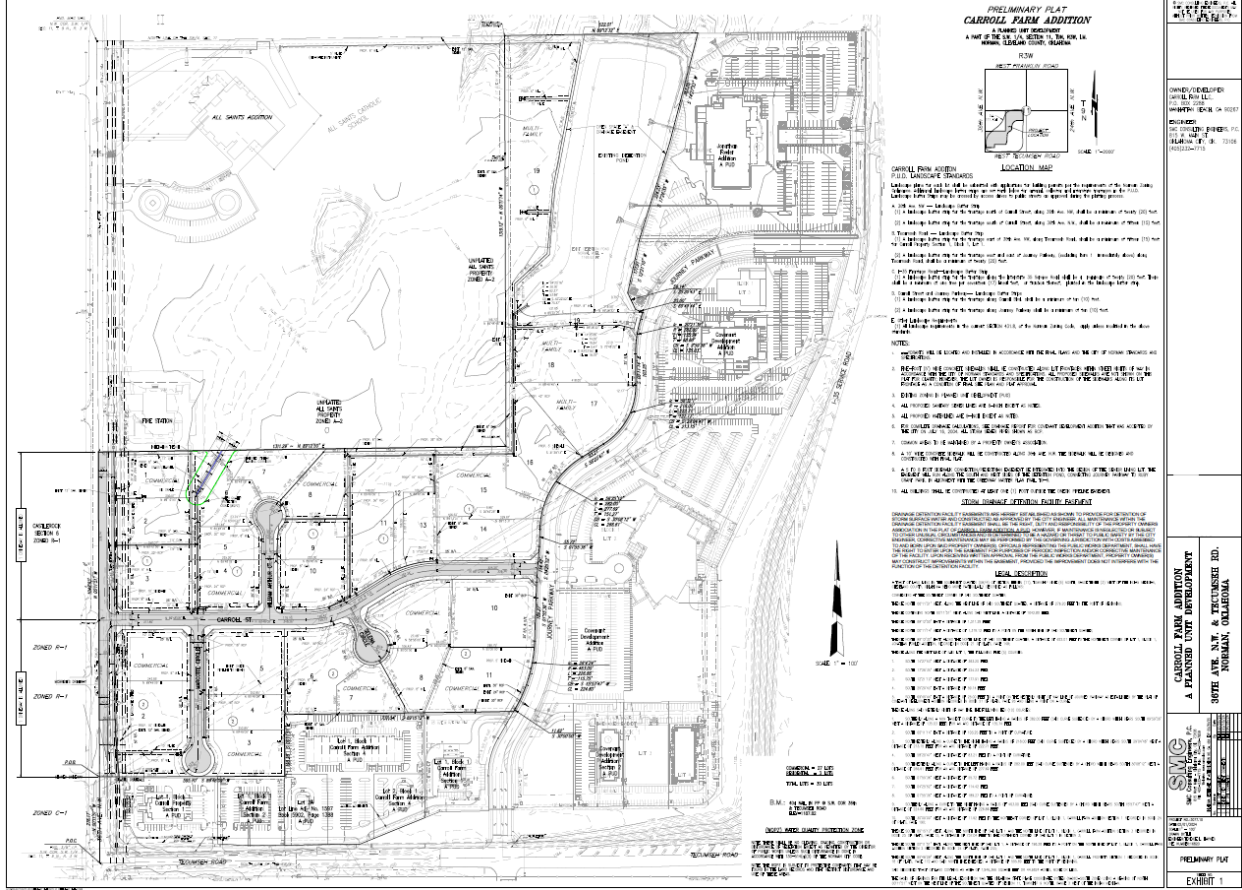
# EXHIBIT B

## Site Development Plan

### Full Size Documents Submitted to City Staff



**EXHIBIT C**  
**Preliminary Plat**  
*Full Size Documents Submitted to City Staff*



# EXHIBIT D

## Preliminary Open Space Plan

### Full Size Documents Submitted to City Staff



**EXHIBIT E**  
Allowable Uses

**Commercial Lots:**

- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches and other places of worship.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel or motel.
- Interior decorating store.
- Jewelry shop.
- Key shop.

- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern - 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 Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- Shopping Center.
- T-Shirt Printing
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar 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.

**Multi-Family Lots:**

- Apartments/Multi-Family Residential Dwelling Units
- Senior Living Facilities and Living Units.
- Two-Family Dwellings (Duplexes)
- Attached Residential Units (Triplex/Quadplex/etc.)
- Apartment buildings.
- Townhouse development, the plat of which meets the requirements of NCC 36-556.
- Office Buildings, including, but not limited to professional and medical offices.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.