

Staff Recommendation for  
Armstrong Bank Consolidation Project PUD Addition

Armstrong Bank Consolidation Project PUD Addition is located in Section 18 of Township 8 North, Range 2 West of the Indian Meridian. It is located on the west side of 24<sup>th</sup> Avenue SE, just south of the Walmart Supercenter, south of Cedar Lane Road; and across the street from The Links apartments and golf course (See Map). This large development is mostly comprised of a mix of commercial properties and a new Armstrong Bank building, with one block of residential development for long-term senior living units and one block of apartments. There are 400 total units of RM-6-type development in the PUD; requiring 1.77 acres of park land. The other land uses indicated on the PUD do not require any park land dedication.

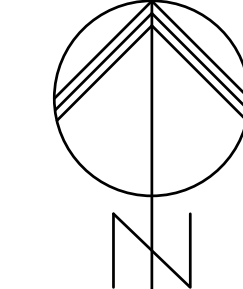
This development will yield \$30,000 in Neighborhood Park Development Fees and the same amount in Community Park Development fees once all building permits have been issued. The developer has requested a Fee-in-Lieu of land decision for this project; and we agree with that proposal; with the fees collected for this addition being assigned to the Links Park development account. This park is located across the street from the development, adjacent to The Links apartment property (see map). The park will be fully developed in the coming few years, as part of the NORMAN FORWARD New Neighborhood Parks Project. The developer is primarily concerned with platting the area in order to move along the bank construction, and have stated that there are no firm commitments from other developers in this preliminary site development plan. If there is a change in use for the land; then a new preliminary plat will be developed and brought back to park board, which may merit a different decision at that time. Based on what is being presented at this time, it makes the most sense to take a fee-in-lieu of land, in order to avoid taking on a small (under 2 acre) park in a mostly retail and restaurant area; especially with a 4 acre public park across the street from the residential units.

Staff recommends that the Board of Park Commissioners make a fee-in-lieu of land decision for the Armstrong Bank Consolidation Project PUD Addition.

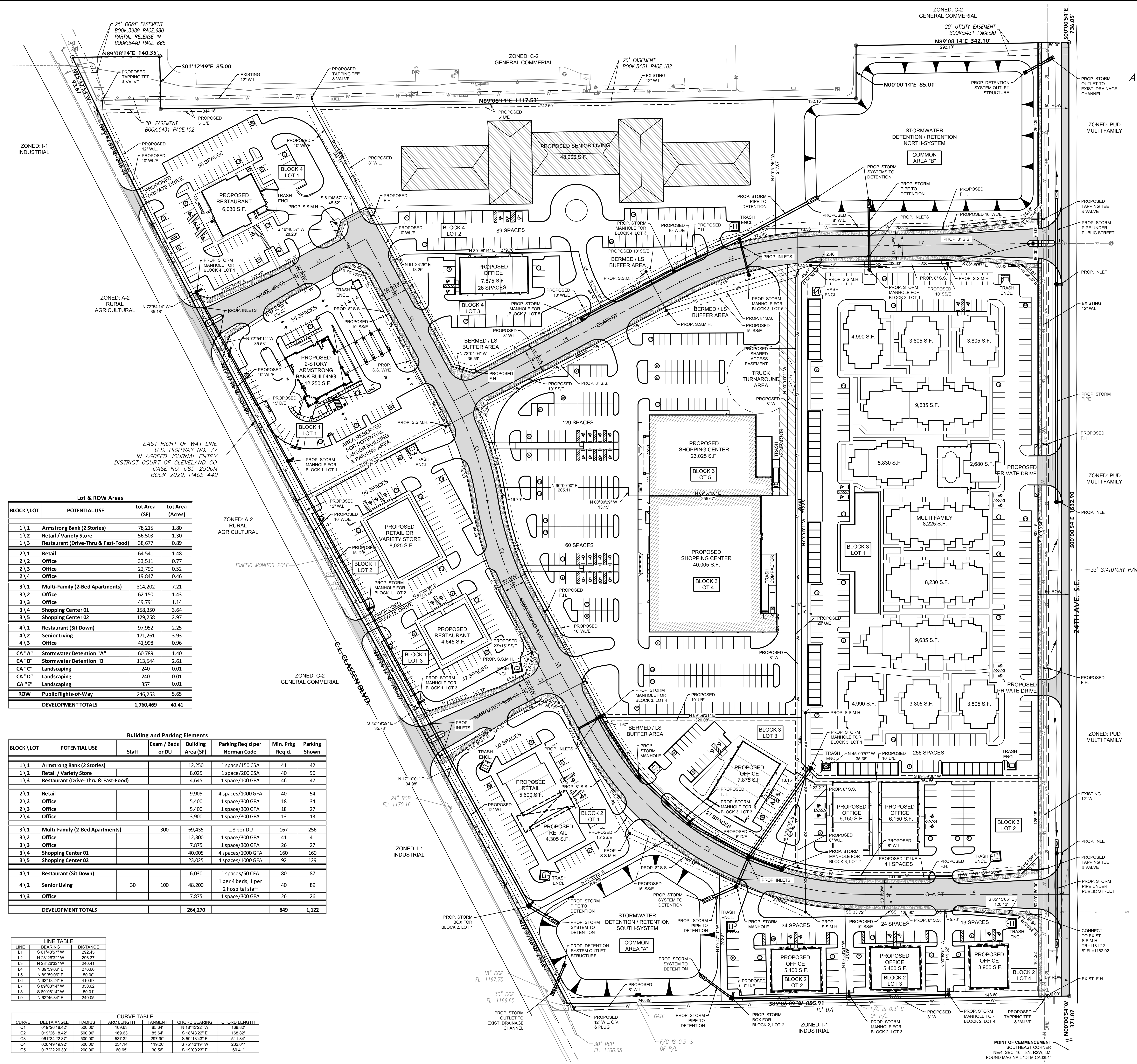
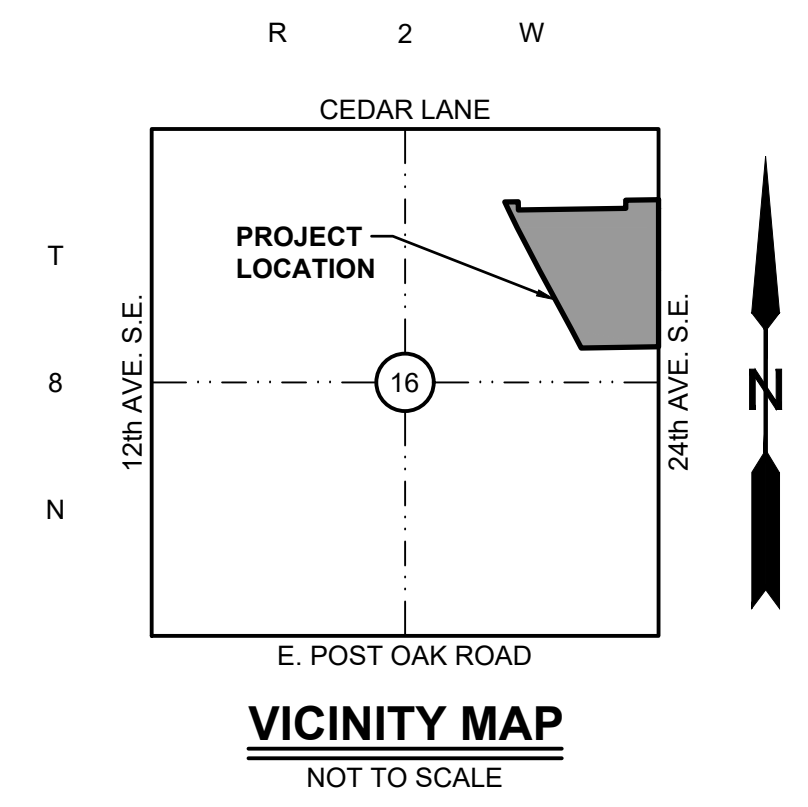


**LOCATION MAP**  
**ARMSTRONG BANK**  
**CONSOLIDATION PROJECT PUD**





PRELIMINARY SITE DEVELOPMENT PLAN  
**ARMSTRONG BANK  
CONSOLIDATION PROJECT**  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Lot & ROW Areas			
BLOCK \ LOT	POTENTIAL USE	Lot Area (SF)	Lot Area (Acres)
1 \ 1	Armstrong Bank (2 Stories)	78,215	1.80
1 \ 2	Retail / Variety Store	56,503	1.30
1 \ 3	Restaurant (Drive-Thru & Fast-Food)	38,677	0.89
2 \ 1	Retail	64,541	1.48
2 \ 2	Office	33,511	0.77
2 \ 3	Office	22,790	0.52
2 \ 4	Office	19,847	0.46
3 \ 1	Multi-Family (2-Bed Apartments)	314,202	7.21
3 \ 2	Office	62,150	1.43
3 \ 3	Office	49,791	1.14
3 \ 4	Shopping Center 01	158,350	3.64
3 \ 5	Shopping Center 02	129,258	2.97
4 \ 1	Restaurant (Sit Down)	97,952	2.25
4 \ 2	Senior Living	171,261	3.93
4 \ 3	Office	41,998	0.96
CA "A"	Stormwater Detention "A"	60,789	1.40
CA "B"	Stormwater Detention "B"	113,544	2.61
CA "C"	Landscaping	240	0.01
CA "D"	Landscaping	240	0.01
CA "E"	Landscaping	357	0.01
ROW	Public Rights-of-Way	246,253	5.65
DEVELOPMENT TOTALS		1,760,469	40.41

Building and Parking Elements						
BLOCK \ LOT	POTENTIAL USE	Staff	Exam/ Beds or DU	Building Area (SF)	Parking Req'd per Norman Code	Min. Prkg Req'd
1 \ 1	Armstrong Bank (2 Stories)			12,250	1 space/150 CSA	41
1 \ 2	Retail / Variety Store			8,025	1 space/200 CSA	40
1 \ 3	Restaurant (Drive-Thru & Fast-Food)			4,645	1 space/100 GFA	46
2 \ 1	Retail			9,905	4 spaces/1000 GFA	40
2 \ 2	Office			5,400	1 space/300 GFA	18
2 \ 3	Office			5,400	1 space/300 GFA	18
2 \ 4	Office			3,900	1 space/300 GFA	13
3 \ 1	Multi-Family (2-Bed Apartments)	300		69,435	1.8 per DU	167
3 \ 2	Office			12,300	1 space/300 GFA	41
3 \ 3	Office			7,875	1 space/300 GFA	26
3 \ 4	Shopping Center 01			40,005	4 spaces/1000 GFA	160
3 \ 5	Shopping Center 02			23,025	4 spaces/1000 GFA	92
4 \ 1	Restaurant (Sit Down)			6,030	1 spaces/50 CFA	80
4 \ 2	Senior Living	30	100	48,200	1 per 4 beds, 1 per 2 hospital st	80
4 \ 3	Office			7,875	1 space/300 GFA	26
DEVELOPMENT TOTALS				264,270		849

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°48'57" W	292.45'
L2	N 28°26'32" W	296.37'
L3	N 28°26'32" W	240.41'
L4	N 89°59'06" E	276.66'
L5	N 89°59'06" E	50.00'
L6	N 62°18'24" E	410.67'
L7	S 89°08'14" W	350.62'
L8	S 89°08'14" W	50.01'
L9	N 62°46'34" E	240.05'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C1	019°26'18.42"	500.00'	169.63'	85.64'	N 18°43'22" W
C2	019°26'18.42"	500.00'	169.63'	85.64'	S 18°43'22" E
C3	061°34'22.37"	500.00'	537.32'	297.90'	S 59°13'43" E
C4	028°49'49.62"	500.00'	234.14'	119.26'	S 75°43'19" W
C5	017°22'26.39"	200.00'	60.65'	30.58'	S 19°02'23" E

LEGEND	
BL	BUILDING SETBACK LINE
LS	LANDSCAPE
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
W/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
F.S.F.	PROPOSED SURFACE FLOW

OWNER / DEVELOPER

ARMSTRONG BANK  
401 WEST MAIN STREET  
NORMAN, OK 73069

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.  
815 W. MAIN ST.  
OKLAHOMA CITY, OKLAHOMA 73106  
(405) 232-7715

NOT VALID FOR CONSTRUCTION  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
UNLESS SHOWN IN THIS BLOCK

ARMSTRONG BANK  
CONSOLIDATION PROJECT  
CEDAR LANE & 24th AVE. S.E.  
NORMAN, CLEVELAND COUNTY  
OKLAHOMA

PROJECT NO. 6523.00  
DATE: 06/26/23  
SCALE: 1" = 60'  
DRAWN BY: SMC  
ENGINEER: TRENCE L. HAYNES  
P.E. NUMBER: 16820

PRELIMINARY SITE DEVELOPMENT PLAN  
SHEET NO.  
PSD-01