

TULL TRAILS

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

APPLICANT:
TULL COMMERCIAL PROPERTIES LLC & LEGACY RIDGE DEVELOPMENT, LLC

APPLICATION FOR:
**PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT**

Submitted August 1, 2025
Revised September 8, 2025

PREPARED BY:
RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

Tull Commercial Properties LLC & Legacy Ridge Development, LLC (collectively, the “**Applicant**”) intend to rezone and plat the property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a mixed-use community, featuring a variety of uses including, but not limited to commercial, office, and a diversity of multi-family residential uses within the Property. The Property contains approximately 69.68 acres, and a Preliminary Site Development Plan of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located at the southwest corner of the W. Rock Creek Road and North Porter Avenue intersection, as more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is undeveloped, with the exception of an existing residential home in the northeast corner of the Property, and is currently zoned RM-6, Medium Density Apartment District, and C-2, General Commercial District. This request seeks to rezone the Property to a Planned Unit Development.

The property to the north is zoned R-1, Single Family Dwelling District, and A-2, Rural Agricultural District. The property to the east is zoned R-1, Single Family Dwelling District, although it’s current use is as a cemetery. The properties to the south are zoned RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District, and R-1, Single Family Dwelling District. The property to the west is zoned RM-6; Medium Density Apartment District, and C-2, General Commercial District, although its current use is Norman North High School.

C. Elevation and Topography

The Property is relatively flat and generally slopes to the pond located on the western portion of the Property.

D. Drainage

A drainage report has been provided to City Staff as part of the Preliminary Plat application for this development. Stormwater runoff will be handled by a series of detention ponds. In addition, there will be Water Quality Protection Zone around the lake to act as a riparian buffer.

E. Utility Services

All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended 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, ordinances, and/or regulations.

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 shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, 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:

The Property will be developed as mixed-use development, featuring a variety of uses including, but not limited to, commercial, office, and a diversity of multi-family residential uses within the Property. The development of the Property shall be divided into two (2) development areas for purposes of allowable uses and area regulations. Development Area 1 will contain Lots 1-6 and will allow for the bulk of the office and commercial allowances within the Property. It is noted that a single-family residential home currently exists on Lot 2. The single-family home will be allowed to remain until such time as Lot 2 is developed for commercial and/or office uses. Development Area 2 will contain Lots 7-11 and will allow for multifamily townhomes, duplexes, apartments, and other types of residential dwelling units. Development Area 2 is preliminarily anticipated to contain approximately 360 dwelling units. A complete list of the allowable uses for each Development Area within the Property is attached as **Exhibit C**. It is understood and acknowledged that the boundaries of the individual Lots and Development Areas have not been finalized as this development is at the preliminary plat stage, and, subject to Section 36-509 of the City of Norman's PUD Ordinance, the final legal descriptions and lot sizes may fluctuate prior to the filing of final plats. Therefore, the boundaries of the Development Areas may fluctuate so long

as such modification does not result in a substantial deviation from the Preliminary Site Development Plan, subject to Section 36-509 of the City of Norman's PUD Ordinance.

B. Area Regulations:

1. Development Area 1: Commercial, Office, and Mixed-Use

Building Setback: There shall be a twenty foot (20') building setback from W. Rock Creek Road and N. Porter Avenue. Otherwise, there is no required front, rear, or side yard building setback. Notwithstanding the foregoing, for as long as Lot 2 continues to be used as a single-family home, Lot 2 shall comply with the applicable ordinances for R-1, Single-Family Residential Dwelling District, as amended from time to time. For clarity, the R-1, Single-Family Residential Dwelling District ordinances shall apply to Lot 2 as long as Lot 2 is used for that purpose. Therefore, a residential home on Lot 2 may be renovated, remodeled, expanded, demolished, rebuilt, redeveloped, or otherwise modified so long as such end result is in compliance with the applicable R-1, Single-Family Residential Dwelling District ordinances.

Height: There shall be no height limit for any building or structure in Development Area 1 of the Property. Notwithstanding the foregoing, for as long as Lot 2 continues to be used as a single-family home, Lot 2 shall comply with the applicable height maximums for R-1, Single-Family Residential Dwelling District.

2. Development Area 2: Multi-Family Residential

Building Setback: There shall be a minimum twenty foot (20') building setback from N. Porter Avenue. Otherwise, there is no required front, rear, or side yard building setback.

Height: The maximum height for Development Area 2 shall be five (5) stories.

C. Additional Development Criteria:

1. Exterior Materials

Exterior materials of the buildings to be constructed within the Property may be brick, stone, synthetic stone, wood, glass, stucco, EIFS, masonry, metal accents, and any combination thereof. The exterior façade of buildings on the Property shall contain no less than 80% masonry, exclusive of all windows, doors, roofs, or glass, pursuant to Section 36-547 of the City of Norman's Ordinances, as may be amended from time to time. The

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

2. Sanitation

Trash dumpsters may be located as depicted on the Preliminary Site Development Plan or in locations as may be approved by City sanitation services.

3. Signage

Signage for all Lots with an office or retail use shall comply with the City of Norman's applicable commercial signage standards, as amended from time to time. Signage for all other Lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the Lot, as may change from time to time.

4. Traffic access and circulation

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

5. Open Space

Open space and green space areas are located throughout the Property, as depicted on the Open Space exhibit attached hereto as **Exhibit E**. The Property is expected to contain approximately twenty-four (24) acres of open space comprising approximately thirty percent (30%) of the Property. There shall be no maximum impervious coverage restriction on any individual Lot within the Property.

6. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

7. Landscaping and Fencing

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements. Fencing, such as, by way of example and not limitation, decorative metal, 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.

Fencing placement and height shall comply with applicable City ordinances, as amended from time to time.

8. Lighting

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

9. 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 and shall comply with Norman City Code 36-509, as may be amended.

10. Building Setback from Utility Easements

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

EXHIBIT A

Legal Description of the Property

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

Preliminary Site Development Plan
Full Size Documents Submitted to City Staff

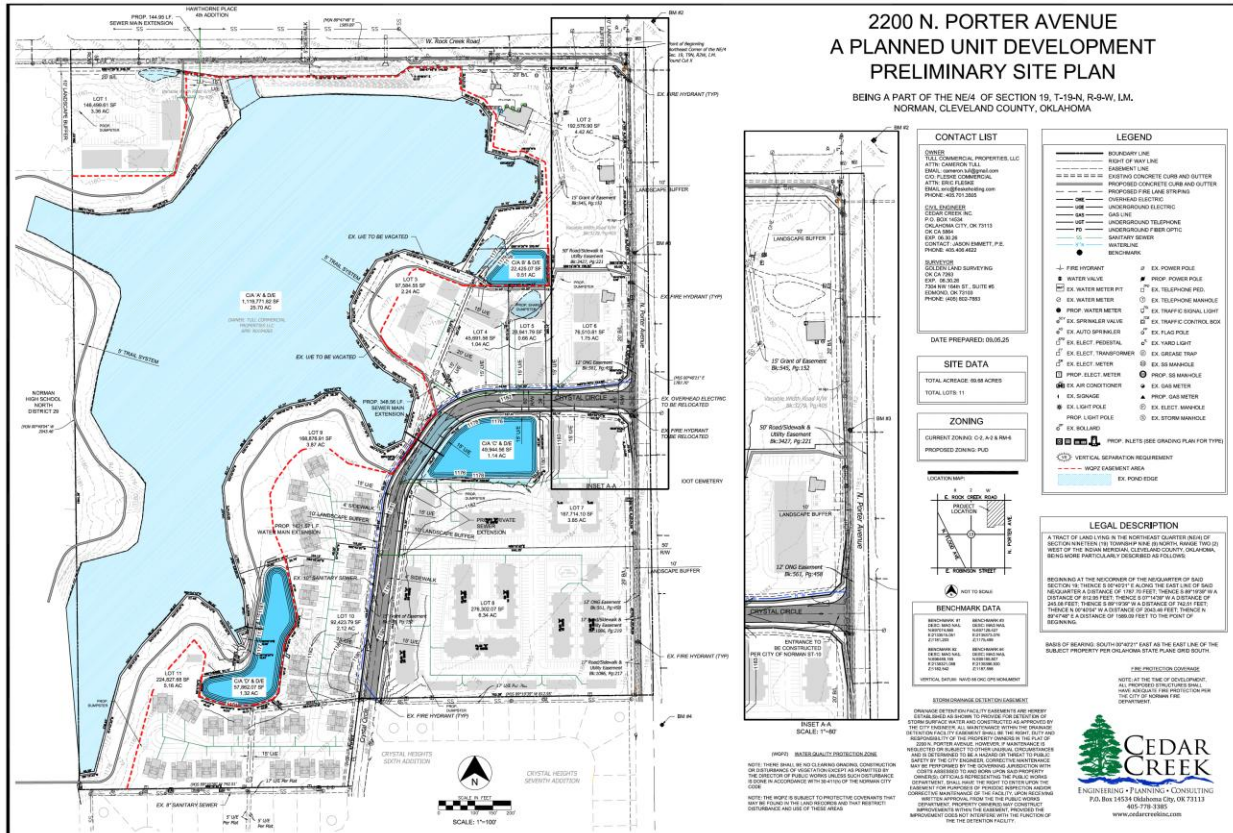


EXHIBIT C
Allowable Uses

Allowable Uses:

Development Area 1

- 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.
- 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.
- 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.
- Outdoor Patio.
- 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.
- T-Shirt Printing or Similar Sales or Services.
- 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.
- High Density Multifamily Uses, above ground floor office/commercial uses, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses.
- Short-term rentals.

- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Single-Family Residential Home for Lot 2.
 - Additionally, an accessory dwelling unit shall be permitted on Lot 2 for so long as the Single-Family Residential Home remains.

Development Area 2

- High Density Multifamily Uses, which include:
 - Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses.
 - Townhouse Development;
 - Short-term rentals;
 - Senior-Living Facility; and
 - Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- 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.
- Additionally, the following commercial and retail uses on the ground story of larger multi-family residential buildings:
 - Antique shop.
 - Art Gallery/Studio.
 - Artist materials supply, or studio.
 - Baby shop.
 - Bakery/Baked Goods store.
 - Bank.
 - Barber shop, or beauty parlor.
 - Book or stationery store.
 - Camera shop.
 - Candy store.
 - 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 retail pickup and drop off.
 - Dry goods store.
 - Fabric or notion store.
 - Florist/Flower Shop.
 - Furniture Store.
 - Gift Shop.

- Grocery or supermarket.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Libraries.
- Medical uses.
- Museums.
- Music, Radio, Electronics, Telephone, or Television Store.
- Office uses.
- Outdoor Patio.
- Painting and decorating shop.
- 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.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Toy store.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

Full Size Documents Submitted to City Staff



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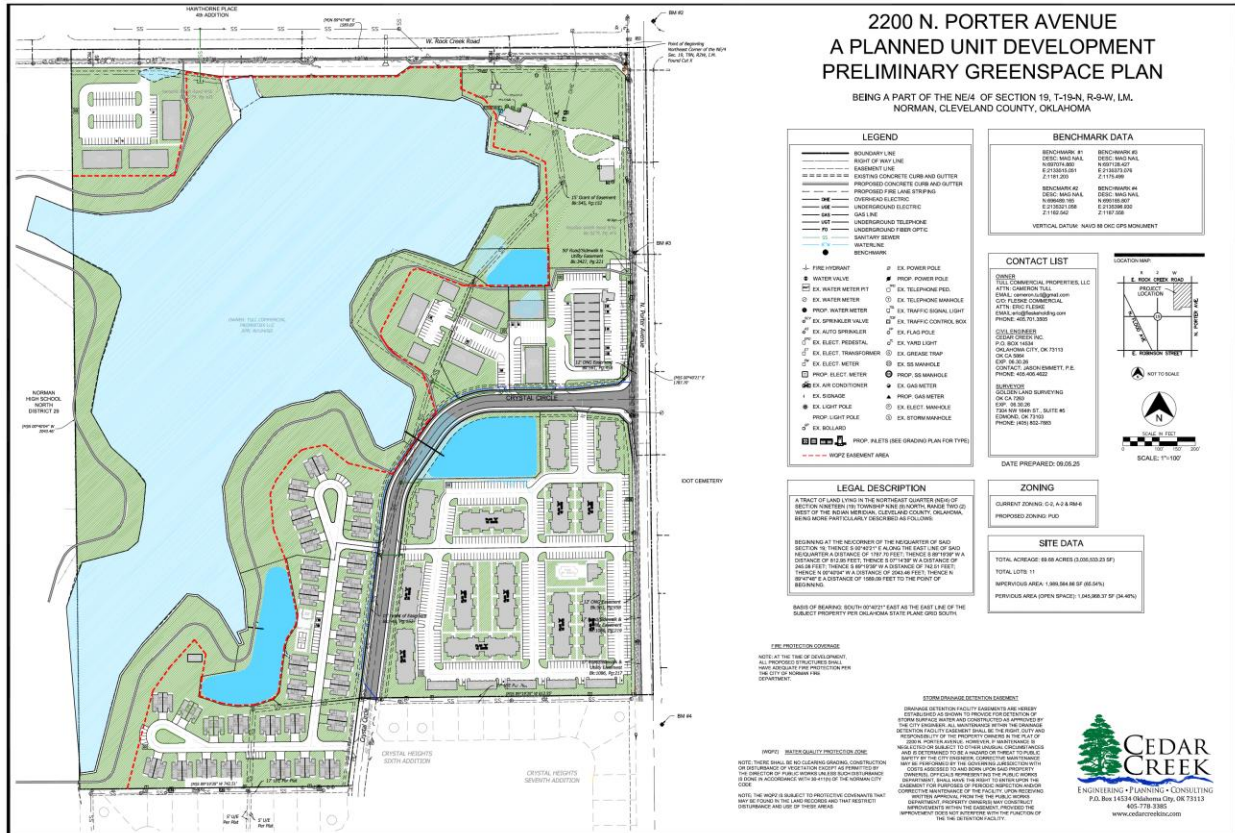


EXHIBIT F

Development Area Exhibit

