

MASTER PLAN FOR:

CRIMSON FLATS

A SIMPLE PLANNED UNIT DEVELOPMENT

LOCATED IN NORMAN, OKLAHOMA

OWNER & CO-APPLICANTS:

CITY OF NORMAN

MILESTONE PROPERTY DEVELOPMENT, LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Dated September 1, 2023

TABLE OF CONTENTS

- I. Background and Plans for Property**
- II. Property Classifications and Site Conditions**
 - A. Existing Land Use and Zoning
 - B. Elevation, Topography and Drainage
 - C. Utility Services
 - D. Fire Protection Services
 - E. Traffic Circulation and Access
- III. Development Plan and Phasing**
 - A. Permitted Uses
 - B. Area Regulations
 - 1. Setbacks
 - 2. Density
 - 3. Height
 - 4. Parking
 - 5. Dumpster and Trash Enclosures
 - C. Miscellaneous Regulations
 - 1. Site Development Plan Map
 - 2. Open Space
 - 3. Master Sign Plan
 - 4. Lighting
 - 5. Landscaping
 - 6. Fencing
 - 7. Phasing
 - 8. Exterior Materials

EXHIBITS

- A. Uses Allowed
- B. Site Development Plan
- C. Legal Description of the Property
- D. Green Space

I. Background and Plans for Property

Owner and Co-Applicant, the City of Norman (the “**Owner**” and, together with Milestone Property Development, LLC, the “**Co-applicants**”) seek to rezone a parcel located north of Imhoff Road and east of Oakhurst Avenue, fronting both of these streets, as more particularly described on the attached **Exhibit C** (collectively referred to herein as the “**Property**”). The Property consists of 4.99 acre MOL, and is undeveloped with no existing structures. The property will be platted as Block 1 Lots 1 and 2. The Owner acquired the property in May of 2023.

The Owner intends to develop the premises for affordable housing, and anticipates contracting with Milestone Property Development, LLC for said development. The property shall be developed in conformance with the Owner’s various development agreements, to accommodate uses as further described herein, and in conformance with the phasing set forth herein. If possible, the Owner plans to build structures that comply with Norman’s adopted Visitability Program and have a maximum HERS rating of 80.

II. Property Classifications and Site Conditions

A. Existing Land Use and Zoning

The Property is currently zoned PUD, Planned Unit Development for Crimson Creek East, which was approved by the Norman City Council on December 23, 2008 pursuant to Ordinance O-0809-1 along with a Preliminary Plat for the same property that has since expired. The existing land use designation under the Norman 2025 Land Use Plan is Medium Density Residential and no land use designation change will be sought for this project.

The property to the north is zoned R-1 Single-Family Residential. The property to the east is zoned C-O Commercial Office District. The property to the west, across Oakhurst Avenue is zoned PUD, Planned Unit Development (for residential development). Several parcels further east are zoned C-2 General Commercial. Another undeveloped property further east is zoned A-2 Rural Agricultural. Directly south is developed I-1 Light Industrial by Hitachi.

B. Elevation, Topography and Drainage

The Property generally slopes from east to west and is currently undeveloped. A retention/detention pond will be constructed to control additional stormwater runoff generated by this project. It will also serve as a site amenity. Any change to the elevation, topography or drainage shall comply with applicable regulations as well as the attached Site Development Plan.

C. Utility Services

The property will be served by City water and sewer.

D. 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. Any alterations made to the site will be reviewed and approved with a building permit prior to construction.

E. Traffic Circulation and Access

The site will be primarily accessed from Oakhurst Avenue, with a secondary entrance located off Imhoff Road.

III. DEVELOPMENT PLAN AND PHASING

The Property will be developed to include a total of seventy-five (75) units including one-, two-, and three-bedroom units. The one- and three-bedroom units will be housed in the two-story apartment buildings located in the southwest corner and along the eastern boundary of the property. The two-bedroom units will be developed as eleven one-story cottages (along the property perimeter directly abutting the single-family development to the north), grouped in threes and fours with adjoining walls. A standalone storm shelter is proposed for the residents of the complex, centrally located so as to be accessible to all units. Depending on the project's budget, the storm shelter may also be used as a Community Room for the residents of the Complex.

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

A. Permitted Uses:

The City of Norman intends to develop the Property with seventy-five (75) affordable housing units. The complete list of the allowable uses, and applicable use regulations, is attached as **Exhibit A**.

B. Area Regulations:

1. Setbacks

This SPUD shall establish a minimum setback of twenty-five foot (25') along all front, rear and side yards for all buildings.

2. Density

Two multi-story apartment building structures, a standalone storm shelter, and eleven (11) one-story cottages grouped with adjoining walls shall be located on the Property, as demonstrated on the attached Site Development Plan.

3. Height

This SPUD shall set height limits for this property. The two-bedroom units constructed along the north property boundary shall be limited to twenty feet (20') in height. No other structures on the Property may exceed thirty feet (30') in height. No additional buildings shall be constructed without amendment to the Site Development Plan.

4. Parking

On-site parking shall comply with the attached Site Development Plan and shall otherwise meet or exceed the requirements of Norman's ordinances, as applicable.

5. Dumpster and Trash Enclosures

Trash will be handled through at least three (3) on-site dumpster(s) as shown on the Site Development Plan, and which shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the principal structure. Placement of trash enclosures will be approved by the Utilities Department and placement on the Site Development Plan may be altered based on such approvals.

C. Miscellaneous Regulations

1. Site Development Plan

The Site Development Plan for the Property is attached to this SPUD as **Exhibit B** and hereby fully incorporated as an integral part of the SPUD. The property shall be developed as shown thereon, except as otherwise allowed by the City of Norman ordinances. Accessory structures shall comply with applicable regulations set forth herein, or otherwise applicable through the City of Norman ordinances, as amended from time to time. An amendment to the Site Development Plan shall be required in order to construct any accessory structure not demonstrated thereon.

2. Open Space

The common area shown on the west side of the property is considered as the common open space for this project. The common open space is approximately 43% for this site. As demonstrated on the attached Site Development Plan, a large community outdoor space with a playground, gardening areas and green space shall be included in the center of the Property.

3. Master Sign Plan

Signage may be placed and utilized, as shown on the Site Development Plan on the Southeast and Northwest Corners in addition to a possible wall sign and ground sign. Otherwise, the signage for the Property shall comply with City of Norman ordinances respecting office uses.

4. Lighting

Exterior lighting shall comply with applicable City of Norman Commercial Outdoor Lighting Standards, as amended from time to time. Any new exterior lighting installed will be full cut-off fixtures.

5. Landscaping

Landscaping shall be provided as set forth herein, and as otherwise required by City of Norman ordinances, as amended from time to time.

6. Fencing

A six-foot stockade fence will be installed between this Property and the single-family development to the north. Any fence installed on Property must comply with applicable City of Norman ordinances and regulations, as amended from time to time.

7. Phasing

The Owner and Milestone Property Development, LLC intend to develop the Property in one phase. In the case that construction must be split into multiple phases due to unforeseen circumstances, the Planning and Community Development Department must be provided detailed information regarding the alternative plan for phasing.

8. Exterior Materials

Exterior materials of any building to be constructed on the Property must be no less than sixty percent (60%) brick or stone, and the remainder shall be comprised of cement-type boards. The Owner may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A
Uses Allowed

- 1) General purpose farm or garden;
- 2) Home occupation;
- 3) Attached single-family dwellings, provided that such uses comply with applicable City of Norman requirements;
- 4) Apartment buildings;
- 5) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot and insofar as they are included on the Site Plan

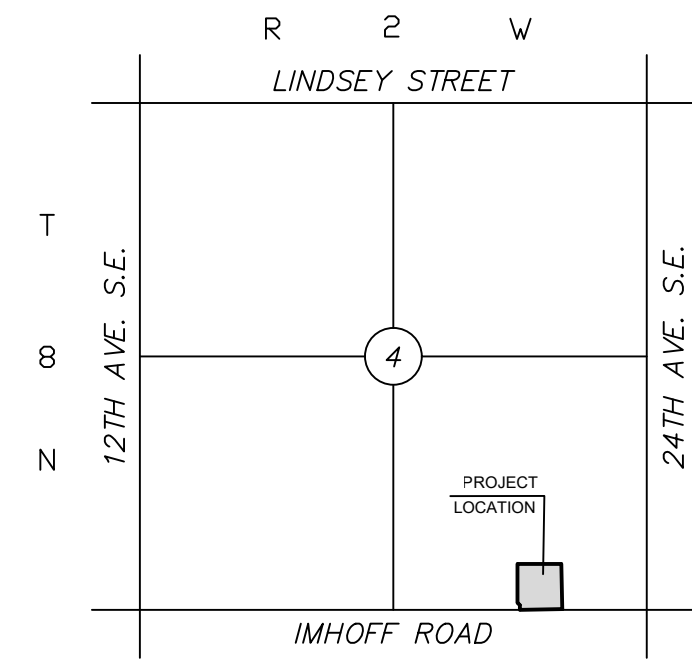
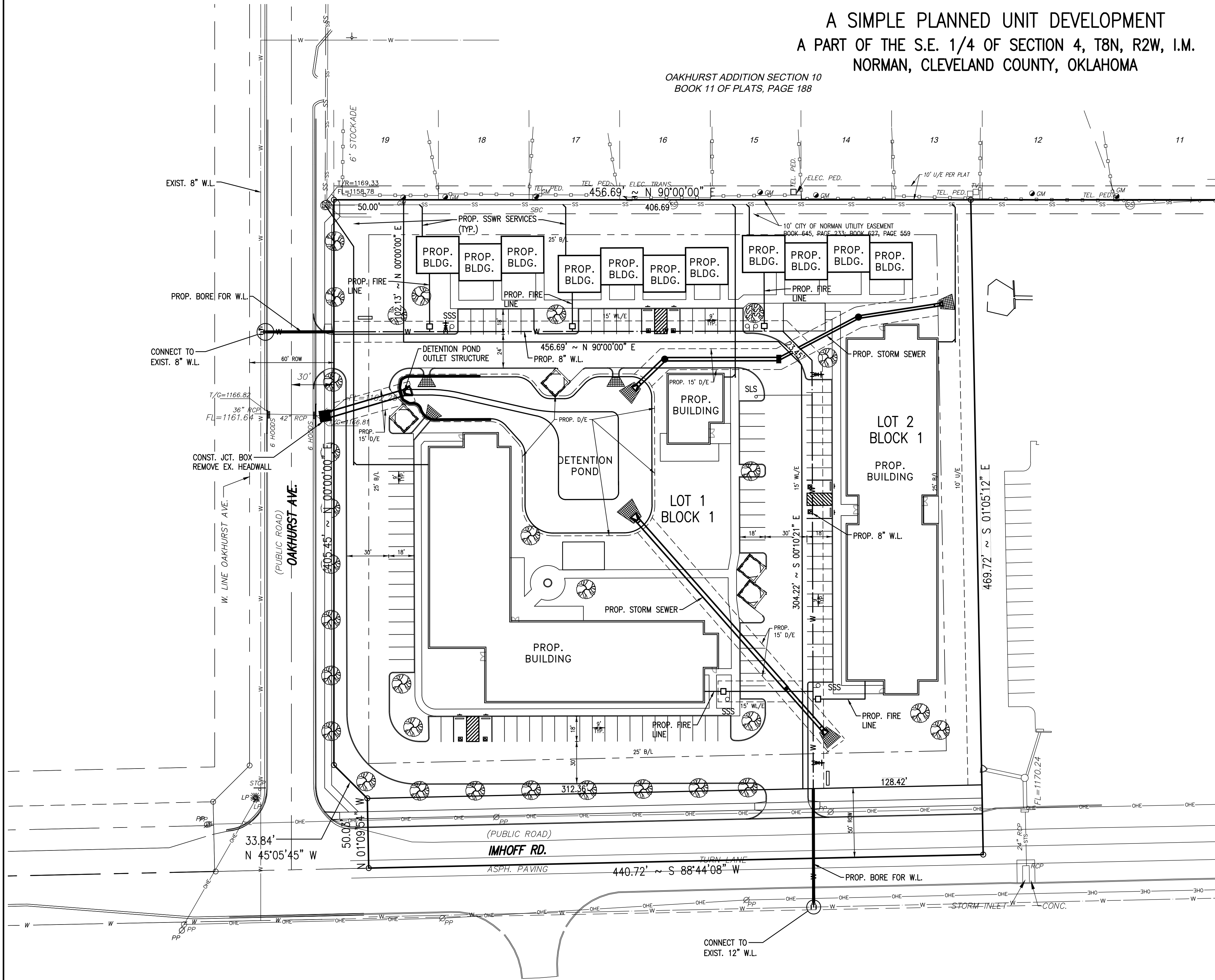
EXHIBIT B
Site Development Plan

Preliminary Site Development Plan
CRIMSON FLATS

A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188

Exhibit B



SCALE: 1" = 40'

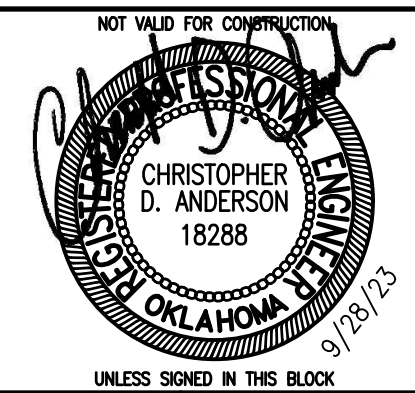
NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY SEWER LINES ARE PRIVATE AND WILL BE 8" DIA., UNLESS NOTED OTHERWISE.
3. ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTE.
4. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
5. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT. WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'.
6. FIRE LANE STRIPING: "NO PARKING FIRE LANE" MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF NORMAN. FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE NORMAN FIRE MARSHALL.
- 7) BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE VAULT WILL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF CRIMSON FLATS; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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



CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 915 P.O. Box 232 Norman, Oklahoma 73069 Phone: 405-232-7715 Fax: 405-232-7639 Website: www.smcok.com		Date
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025	By	Date
No.	Revision	Date
1	Revised per Staff comments	08/30/23

PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 40'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Site
Development Plan

W:\WORK\6555.00 - CITY OF NORMAN - CRIMSON FLATS\6555.PLD SITE PLAN.DWG
Plotted by: Corey Griffin @ 10/4/2023 8:58 AM

EXHIBIT C

Legal Description of the Property

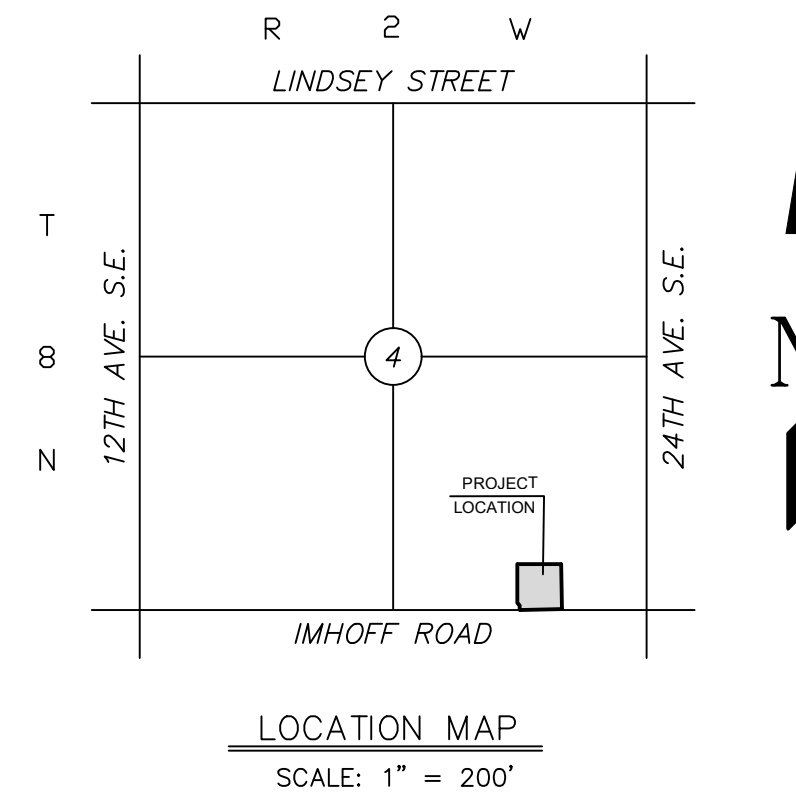
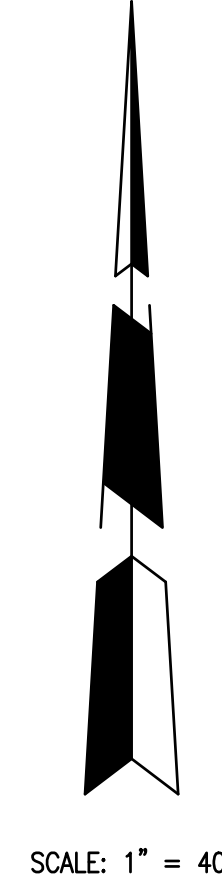
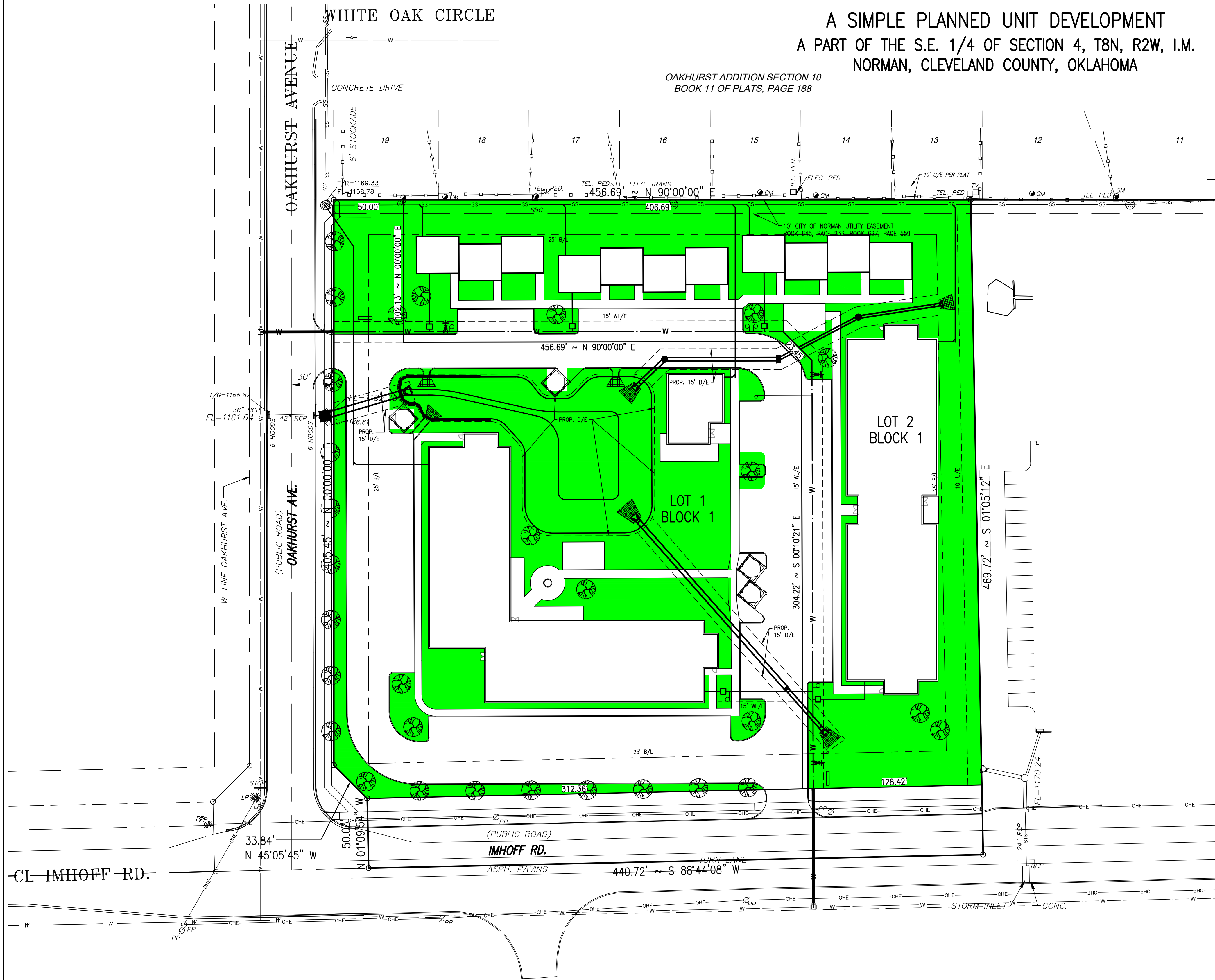
A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:
Beginning at a point on the South line of said Southeast Quarter (SE/4), 1321.76 feet North 88°50'06" East of the Southwest Corner of said Southeast Quarter (SE/4), said point of beginning, being on the East line of Oakhurst Avenue;
Thence North 01°09'54" West a distance of 50.00 feet;
Thence North 45°05'45" West a distance of 33.84 feet;
Thence North 00°00'00" East a distance of 402.54 feet to the Southwest corner of Lot 19, Block 30 of Oakhurst Addition Section 10;
Thence South 90°00'00" East. on the South line of Oakhurst Addition Section 10, a distance of 676.69 feet;
Thence South 01°05'28" East a distance of 463.08 feet to the South line of said Southeast Quarter (SE/4);
Thence South 88°50'06" West on said South line a distance of 660.65 feet to the point of beginning.
LESS AND EXCEPT the East 220.00 feet of the following described tract:
A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:
Beginning at a point on the South line of said Southeast Quarter (SE/4), 1321.76 feet North 88°50'06" East of the Southwest Corner of said Southeast Quarter (SE/4), said point of beginning, being on the East line of Oakhurst Avenue;
Thence North 01°09'54" West a distance of 50.00 feet;
Thence North 45°05'45" West a distance of 33.84 feet;
Thence North 00°00'00" East a distance of 402.54 feet to the Southwest corner of Lot 19, Block 30 of Oakhurst Addition Section 10;
Thence South 90°00'00" East on the South line of Oakhurst Addition Section 10, a distance of 676.69 feet;
Thence South 01°05'28" East a distance of 463.08 feet to the South line of said Southeast Quarter (SE/4);
Thence South 88°50'06" West on said South line a distance of 660.65 feet to the point of beginning.

Greenspace Exhibit
CRIMSON FLATS

Exhibit D

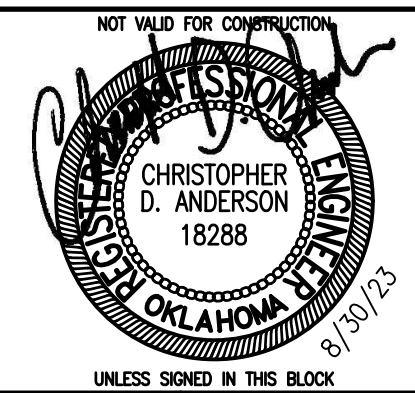
A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



TOTAL GREENSPACE = 1.90 AC.±

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



CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

SMC
Consulting Engineers, P.C.
1000 West 10th Street
Norman, Oklahoma 73069
PH: 405-232-7715 Fax: 405-232-7639
Website: www.smcok.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025

No.	Revision	Date

PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 4"
DRAWN BY: ———
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Greenspace Exhibit

SHEET NO.
1

10/16/2023/02/00 - CITY OF NORMAN - CRIMSON FLATS/6555 GREENSPACE EXHIBIT/D
Prepared by: Corey Griffin © 10/16/2023 8:58 AM