

The Retreat at Norman

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*LCD Acquisitions, LLC***

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

Submitted September 1, 2026
Revised October 2, 2026

**PREPARED BY:
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136 Thompson Drive
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TABLE OF CONTENTS

- I. INTRODUCTION
- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
 - A. Location
 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Uses Permitted
 - B. Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Allowable Uses
- D. Preliminary Plat
- E. Green Space Exhibit

I. INTRODUCTION

LCD Acquisitions, LLC (the “**Applicant**”) intends to rezone and preliminary plat the property located at 3060 Classen Boulevard, Norman, Oklahoma, as more particularly described on **Exhibit A** (the “**Property**”), to a Planned Unit Development (“**PUD**”) in order to develop a multifamily residential community. The Property contains approximately twenty (20) acres, and a preliminary conceptual site development plan (the “**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 located at 3060 Classen Boulevard, which is generally situated south of State Highway 9 between 12th Avenue SE and the BNSF Railroad, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural District. The Property consists of unimproved land with the exception of existing structures on the southern edge of the Property.

The surrounding properties to the south are zoned PUD, Planned Unit Development, and CO, Suburban Office Commercial District. The properties to the north are zoned A-2, Rural Agricultural District, and across State Highway 9, are zoned RM-6: Medium Density Apartment. The properties to the east are zoned C-2, General Commercial District. The property to the west is zoned I-1, Light Industrial District.

C. Elevation and Topography

The Property is generally flat, containing elevations between 1163ft and 1150ft.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances.

E. Utility Services

All necessary utilities for this project are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, 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 Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in general compliance with the Site Development Plan, attached hereto as **Exhibit B**, 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. 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 into a multifamily residential development containing approximately 190 units with accompanying uses. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Development Criteria:

1. Building Height

Any building on the Property shall be allowed to reach a maximum height of three (3) stories, excluding any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

2. Area Regulations

The Property shall comply with the setbacks shown on the Site Development Plan. There shall be a twenty-five foot (25') setback along 12th Avenue SE. There shall be a five foot (5') side yard setback, and there shall be a twenty foot (20') rear yard setback.

3. Exterior Materials

The exterior of the building may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, fiber cement, masonry, metal accents, and any combination thereof.

4. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations. Trash dumpsters and/or trash compactors will be located as depicted on the Site Development Plan or in locations as may be approved by City sanitation services.

5. Signage

The Property may feature two (2) entrance ground signs identifying the residential development. The entrance ground signs shall have a maximum area allowable of 110 square feet per side per sign and shall be located at each entrance to the Property. The entrance ground signs shall have a maximum height of eight (8) feet. In addition to the entrance signage, the Property shall be allowed to contain various directional and wayfinding signage throughout the site, such as signage directing and identifying the following: bicycle parking, scooter parking, leasing office, delivery/pick up locations, future tenant parking, amenity signage, and other similar signage as may be necessary. All signage discussed herein may be backlit or otherwise illuminated with LED or similar lighting. All signage shall be placed in appropriate locations to not interfere with applicable traffic sight triangles. All other signs on the Property will comply with the medium density residential sign standards of the City of Norman Sign Regulations, as amended from time to time.

6. Open Space

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 will contain approximately six (6) acres of green space comprising approximately 35% of the total area of the Property.

7. Parking

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

8. Exterior Lighting

All exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

9. Landscaping and Fencing

Landscaping shall be provided and maintained in conformity to Section 36- 551, Landscaping Requirements for Off-Street Parking Facilities, of the City of Norman's Zoning Ordinance, as may be amended from time to time. Fencing shall not be required on the Property but may be installed around the perimeter of the Property. Fencing placement and height shall comply with applicable City ordinances, as amended from time to time.

10. Phasing

It is initially anticipated the Property will be developed in a single phase. However, the timing and number of phases will be determined by market demand and absorption rates and shall comply with Norman City Code 36-509, PUD, Planned Unit Developments, as may be amended from time to time.

EXHIBIT A

Legal Description of the Property

A tract of land being in the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at a point 1974.79 feet North 00°15'19" East of the southwest corner of the Southwest Quarter (SW/4) of said Section Nine (9);

THENCE North 00°15'19" East a distance of 279.51 feet;

THENCE North 62°24'49" East a distance of 857.69 feet;

THENCE North 89°22'58" East a distance of 579.74 feet;

THENCE South 27°44'11" East a distance of 672.50 feet;

THENCE North 62°30'41" East a distance of 401.67 feet;

THENCE South 27°35'11" East a distance of 28.00 feet;

THENCE South 62°30'41" West a distance of 501.59 feet;

THENCE South 89°23'29" West a distance of 1578.53 feet to the POINT OR PLACE OF BEGINNING, subject to right-of-way easements as mentioned and described in a RECIPROCAL DEED IN PARTITION recorded in Book 464 of Deeds at Page 171.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in part of the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said parcel of land being described by metes and bounds as follows:

BEGINNING at a point on the east present right of way line of 12th Avenue SE a distance of 527.35 feet South 00°13'03" West of and 33.00 feet South 89°46'57" East of the northwest corner of said Southwest Quarter (SW/4);

THENCE South 06°51'02" East a distance of 57.45 feet;

THENCE South 06°39'12" East a distance of 83.01 feet;

THENCE South 89°21'13" West a distance of 17.00 feet to a point said east present right of way line;

THENCE North 00°13'03" East along said east present right of way line a distance of 139.68 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 872,567 square feet or 20.0314 acres, and a net area, less streets rights of way of 862,511 square feet or 19.8005 acres, more or less.

EXHIBIT B

Preliminary Site Development Plan Full Size Documents Submitted to City Staff

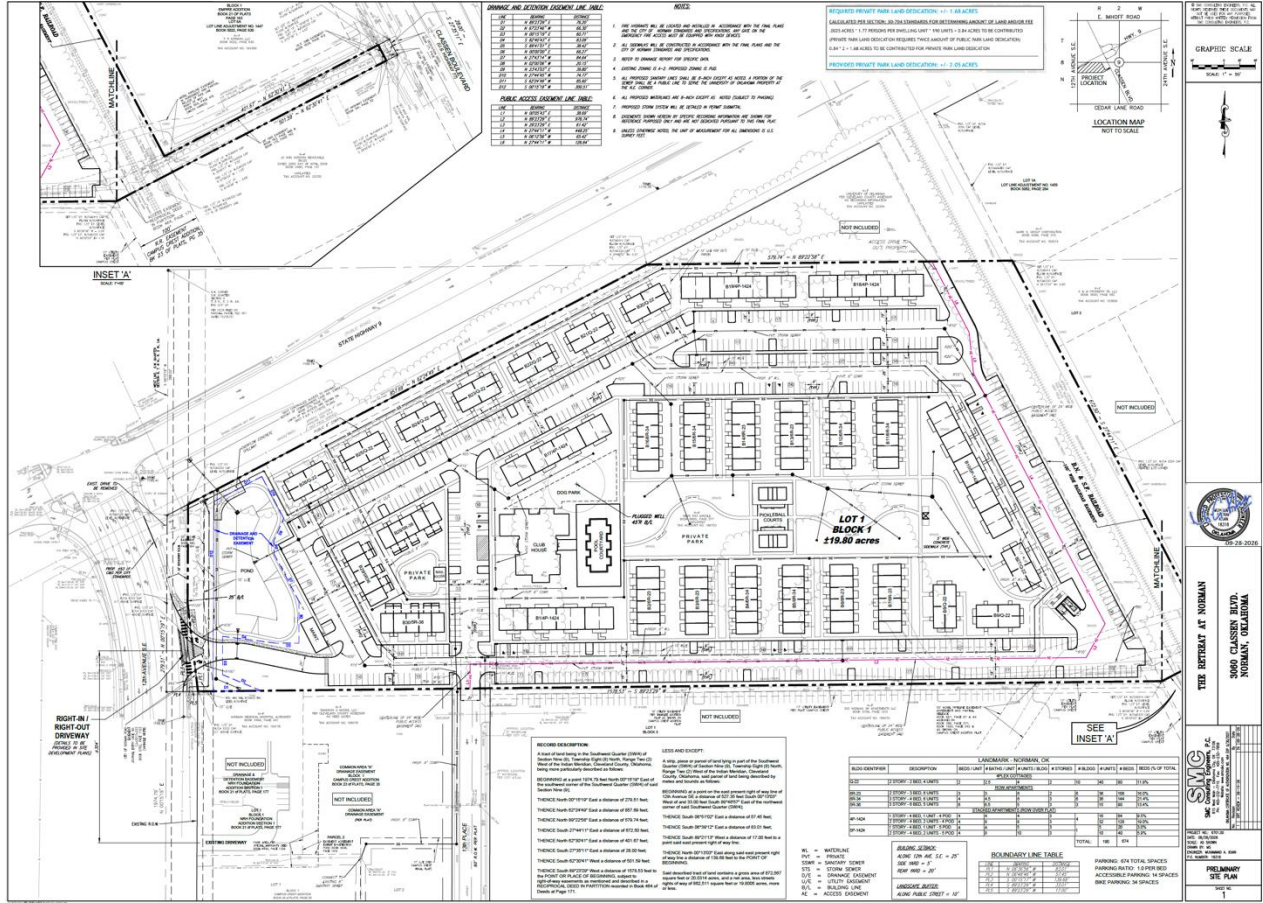
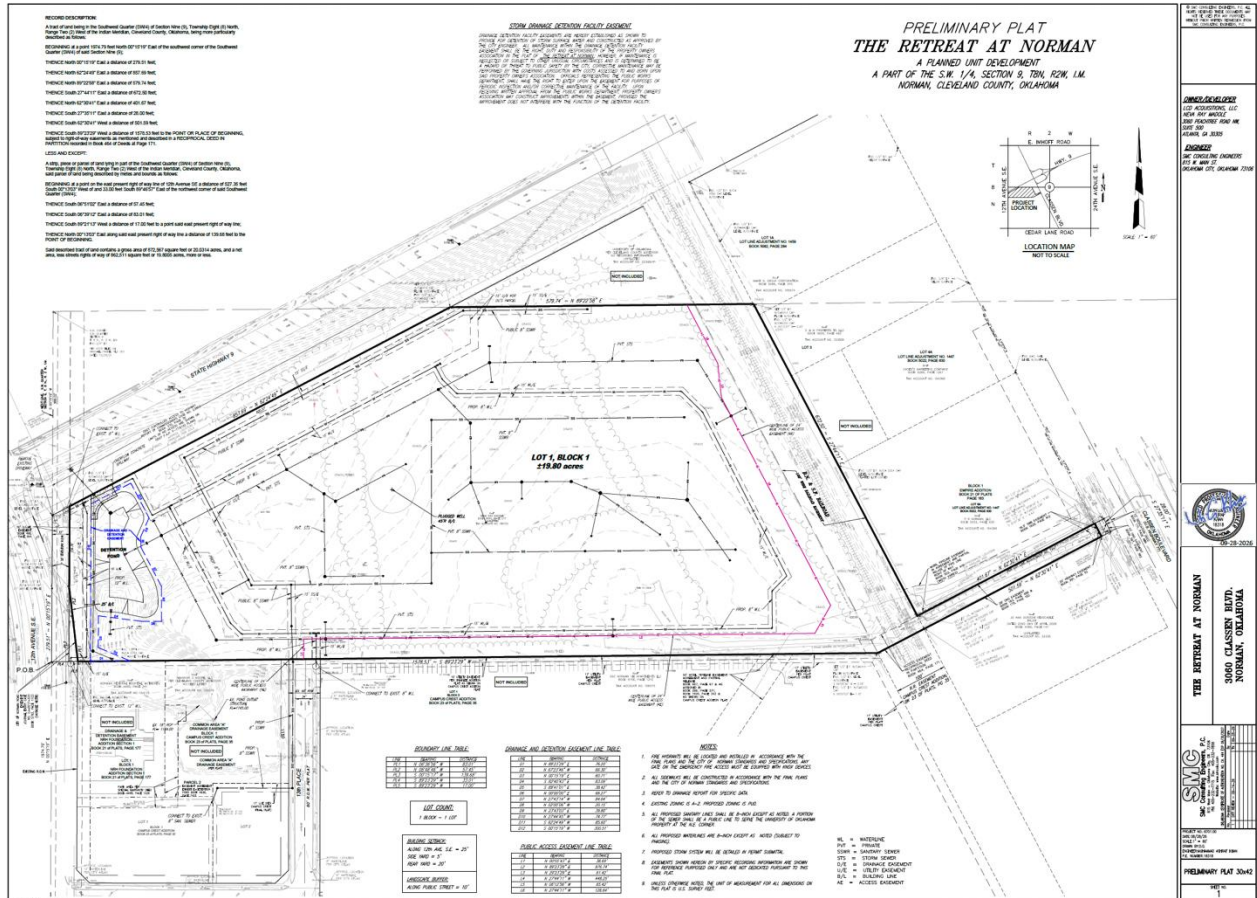


EXHIBIT C

Allowable Uses

- Apartment buildings
- Accessory buildings related to the maintenance and operation of the Property
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, outdoor grill areas, and similar recreational amenities for the residents of the development

Preliminary Plat
Full Size Documents Submitted to City Staff



Green Space Exhibit
Full Size Documents Submitted to City Staff

