

REDLANDS

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*PREMIUM LAND, LLC***

**APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
NORMAN 2025**

Submitted October 3, 2022
Revised November 3, 2022

PREPARED BY:

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I. INTRODUCTION

Premium Land, LLC (the “**Applicant**”) intends 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 single-family, multifamily, and commercial uses within the Property. The Applicant also seeks to amend the property’s NORMAN 2025 Designation to Mixed-Use in order to facilitate this development. The Property contains approximately 79.88 acres and a preliminary conceptual site 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 along W. Indian Hills Road between 48th Avenue NW and 36th Avenue NW, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property currently contains R-1, Single Family Dwelling and CO, Suburban Office Commercial zonings. Additionally, the Property currently has NORMAN 2025 designations of Low Density Residential and Office. The Property is undeveloped. There are plugged oil wells on site and development around the wells will meet State and local regulations.

C. Elevation and Topography

The Property is generally flat with gradual elevation change from the West to the East.

D. Drainage

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

E. Utility Services

All necessary utilities for this project for project (including water, sewer, gas, telecommunications, and electric) 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, 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 and Preliminary Plat.

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 22.420(7) 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 on 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 single-family, multifamily, and commercial uses. As indicated on the Preliminary Site Development Plan, the Property is divided up into four (4) Tracts for purposes of allowable uses and area regulations. Tract 1 is intended to resemble spirit of the allowances of Norman's C-2, General Commercial District. Tract 2 is intended to resemble the spirit of the allowances of Norman's R-3, Multi-Family Dwelling District. Tract 3 is intended to resemble the spirit of the allowances of Norman's R-2, Two-Family Dwelling District. Finally, Tract 4 is intended to resemble the spirit of the allowances of Norman's R-1, Single-Family Dwelling District. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

1. Tract 1 – Commercial

Front Yard: There shall be a minimum ten (10) foot building setback from the South property line of Tract 1. Across the entire South property line of Tract 1, except for access points and associated driveways, a minimum ten (10) foot landscape strip shall be installed, which may not be encroached upon by parking. One eight (8) foot tall shade (canopy) tree per each twenty (20) feet of lot frontage along Indian Hills Rd. and one (1) three (3)-gallon shrub per five (5) feet of building frontage along Indian Hills Rd. shall be installed and maintained within this landscape strip. Clustering of these required plantings may be allowed. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same lot.

Side Yard: There shall be a minimum ten (10) foot building setback from the East and West property lines of Tract 1.

Rear Yard: There shall be a minimum ten (10) foot building setback from the North property line of Tract 1.

Height: There shall be no height limit for any building or structure in Tract 1 of the Property.

2. Tract 2 – Multi-Family Dwelling

Number of Units: Tract 2 of the Property shall consist of apartment houses which may contain a maximum of 400 units.

Front Yard: There shall be a minimum twenty-five (25) foot building setback from the North property line of Tract 2.

Side Yard: There shall be a minimum twenty-five (25) foot building setback from the East and West property lines of Tract 2.

Rear Yard: There shall be a minimum five (5) foot building setback from the South property line of Tract 2.

Height: No buildings shall exceed three stories in height in Tract 2 of the Property. Any accessory building exceeding twelve (12) feet in height shall have the required side and rear yard setbacks increased by one (1) foot for each additional foot of height above twelve (12). Provided, however, that no accessory building shall exceed the height of the principal apartment buildings to which it is accessory.

Building Coverage: Main and accessory buildings shall not cover more than forty percent (40%) of Tract 2.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five percent (65%) of Tract 2.

3. Tract 3 – Two-Family Dwelling

Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Side Yard: The minimum width of the side yard shall be five (5) feet.

Rear Yard: There shall be a rear yard of not less than twenty (20) feet; one-story unattached buildings of accessory use shall set back one (1) foot from the utility easement or alley line and garage apartments shall be set back ten (11) feet from the rear lot line.

Height: No building shall exceed two stories in height. A two and one-half or three-story building may be constructed if the side yards are increased an additional five (5) feet. Any accessory building shall not exceed a wall height of ten (10) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above ten (10) feet. Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

Lot Width: There shall be a minimum lot width of fifty (50) feet at the building line for single family and two-family dwellings within Tract 2, and such lot shall abut on a street not less than thirty-five (35) feet.

Building Coverage: Main and accessory buildings shall not cover more than forty percent (40%) of the lot area; accessory buildings shall not cover more than twenty percent (20%) of the rear yard.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five percent (65%) of a lot. Paving for parking, and other impervious surfaces, shall not cover more than fifty percent (50%) of the front yard. Total impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet.

4. **Tract 4 – Single Family Dwelling**

Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Side Yard: The minimum width of the side yard shall be five (5) feet. On any corner lot a main building shall set back from the right-of-way line of the intersecting street a distance of fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case. Accessory buildings shall be set back from the right-of-way line of the intersecting street ten (10) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case. In no case shall a garage which faces a street be located closer than twenty (20) feet to that street property line.

Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet or twenty percent (20%) of the depth of the lot, whichever amount is smaller; unattached one-story buildings of accessory use shall set back one (1) foot from the utility easement or alley line. The lots located in the area that is currently planned as lots 1-11, Block 5 on the Preliminary Site Development Plan and Preliminary Plat shall have a minimum twenty-five (25) foot rear yard building setback.

Height: No building shall exceed two stories in height. A three-story building may be constructed if the side yards are increased an additional five (5) feet. Any accessory building shall not exceed a wall height of ten (10) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above ten (10) feet. Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

Lot Width: There shall be a minimum lot width of fifty (50) feet at the building line for interior lots and a minimum lot width of sixty (60) feet at the building line for corner lots. All lots shall abut on a street for a distance of not less than thirty-five (35) feet.

Building Coverage: Coverage allowed under this provision shall be no more than forty percent (40%) of the total lot area.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five percent (65%) of a lot. Paving for parking and other impervious surfaces, shall not cover more than fifty percent (50%) of the required twenty-five (25) foot front yard. Total impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet.

C. Additional Development Criteria:

1. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

2. Sanitation

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

3. Signage

All signs shall comply with the sign standards of the City of Norman Sign Code, and as thereafter amended, as applicable to the underlying use for each Tract.

4. Traffic access and circulation

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

5. Open Space

The areas initially planned as open space are depicted on the attached Preliminary Open Space Plan. The Preliminary Open Space Plan contemplates approximately 21% of the Property will be used as open space; however, the total open space actually developed within the Property may be less than the amount shown on the Preliminary Open Space Plan. Notwithstanding the foregoing, the minimum amount of open space developed on the Property shall be ten percent (10%) of the Property and the amount of Parkland dedication shall be a minimum of 2.66 acres.

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

Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the underlying uses of each Tract.

8. Parkland

The Applicant is dedicating 2.66 acres of parkland in the Northeast corner of the Property, which is the same location as a previously approved plan allowing for connection to adjacent parkland to the East.

9. Phasing

It is anticipated that the development of the Property will occur in multiple phases. It is expected that the initial phase of development will be Tract 4. A Preliminary Phasing Plan is attached showing a conceptual sequencing of development. Notwithstanding the foregoing, the actual timing, sequence, and number of future phases will be determined by market demand and absorption rates.

10. Sidewalks

All sidewalks will be constructed in accordance with final development plans and the City of Norman's applicable standards and specifications. A 10' sidewalk will be constructed adjacent to Indian Hills Road.

11. Lighting

All exterior lighting in Tract 1 – Commercial and Tract 2 – Multi-Family Dwelling shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

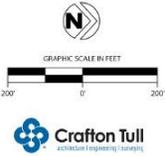
EXHIBIT A

Legal Description of the Property

The East half (E/4) of the Southwest Quarter (SW/4), of Section Thirty-four (34), Township Ten North (T-10-N), Range Three West (R-3-W) of the Indian Meridian, Cleveland County, Oklahoma.

Said tract being 79.88± acres.

EXHIBIT B
Preliminary Site Development Plan
Full Size Documents Submitted to City Staff



PRELIMINARY SITE DEVELOPMENT PLAN
REDLANDS
 INDIAN HILLS RD
 NORMAN, OK
 November, 2022

EXHIBIT C
Allowable Uses

Allowable Uses:

Tract 1 – Commercial Uses

- 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.
- 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.

Tract 2 – Multi-Family Uses

- Two-family dwelling (duplex), or a single-family dwelling and a garage apartment
- Apartment house
- Detached one family dwelling

- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to an annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years, and as thereafter amended
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

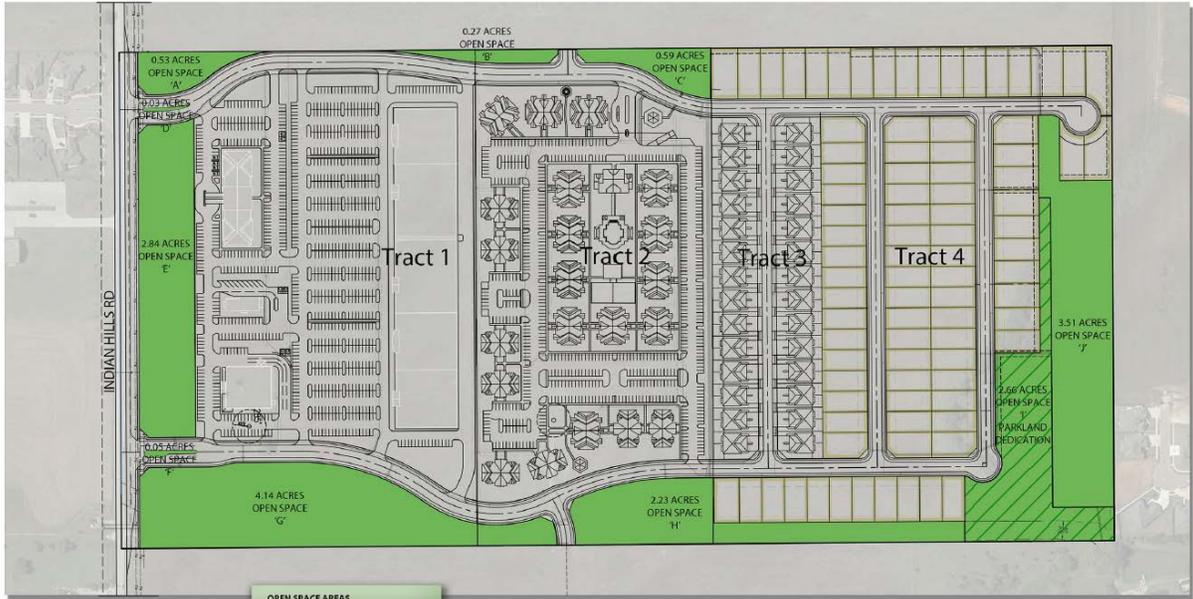
Tract 3 – Two-Family Uses

- One Single Family dwelling
- One Two-family dwelling (duplex)
- One Single Family dwelling and a garage apartment
- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to an annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years, and as thereafter amended
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

Tract 4 – Single Family Uses

- Detached one family dwelling
- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to an annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years, and as thereafter amended
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

EXHIBIT E
Preliminary Open Space Plan
Full Size Documents Submitted to City Staff



OPEN SPACE AREAS	
AREA A:	0.53 ACRES
AREA B:	0.27 ACRES
AREA C:	0.59 ACRES
AREA D:	0.03 ACRES
AREA E:	2.84 ACRES
AREA F:	0.05 ACRES
AREA G:	4.14 ACRES
AREA H:	2.23 ACRES
AREA I:	2.66 ACRES
AREA J:	3.51 ACRES
TOTAL:	16.85 ACRES
PERCENT OF OVERALL ACREAGE: 21%	

OPEN SPACE PLAN
REDLANDS

INDIAN HILLS RD
 NORMAN, OK

October, 2022

