

LIBERTY POINT

A PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

WIGGIN PROPERTIES, LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted November 1, 2023

Revised January 18, 2024

PREPARED BY:

RIEGER LAW GROUP PLLC

136 Thompson Drive
Norman, Oklahoma 73069

TABLE OF CONTENTS

- I. INTRODUCTION
 - Background and Intent

- 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. Area Regulations
 - C. Parking
 - D. Dumpster and Trash Enclosures
 - E. Miscellaneous Development Criteria

EXHIBITS

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

I. INTRODUCTION

Wiggin Properties, LLC (the “**Applicant**”) seeks to rezone a property currently located in Ward 5 of the City of Norman. More particularly, the site is located East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the Property may develop over time. Through the use of this Planned Unit Development (“**PUD**”), the Property may be developed as a mixed-use development including a resort destination and office/commercial uses. The resort will include RV camp sites, glamping tents, and cabins, as well as expansive open space and traditional amenities, as further laid out within this PUD.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road. A location map is included on the attached Preliminary Site Development Plan and Preliminary Plat.

B. Existing Land Use and Zoning

The Property is currently zoned I-1, Light Industrial District and the current NORMAN 2025 land use designation is Mixed-Use and Low Density Residential.

The Property is located North of Post Oak Road which is the southern border of the City of Norman. The Links development is to the North of the Property and is zoned PUD, with a 2025 designation of Medium Residential. The property to the East is zoned PUD, with Mixed-Use 2025 designations. The properties to the West of the Property are zoned I-1, Light Industrial, A-2, Rural Agricultural, R-1, Single Family Dwelling, and C-2, General Commercial; and these properties have a 2025 designation of Industrial and Commercial.

C. Elevation and Topography

The Property is currently unimproved raw land. The Property generally slopes towards to the center of the Property, as more particularly discussed in the preliminary drainage report provided to City Staff as part of the Preliminary Plat application.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached site plans.

E. Utility Services

The necessary utility services for this project are already located in relative proximity to the Property or shall be extended to the Property, as necessary. The Applicant will extend a 12” waterline to the Southeast corner of the Property, within the City’s right-of-way along Post Oak Road, prior to opening the Resort. The Applicant and abutting property owner to the East will work together to determine a mutually acceptable sewer easement to be conveyed on the final plats of their respective parcels.

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 adopted City codes.

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 is planned to accommodate a mixed-use development including a resort destination and office/commercial uses. The resort will include RV camp sites, glamping tents, and cabins, as well as expansive open space amenities and natural buffers. The resort will also include traditional amenities, such as a swimming pool, clubhouse, restaurant, and bar, as further laid out within this PUD. To the extent possible, the Property shall be developed in substantial compliance with the preliminary site development plan, attached to this PUD, 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:

As contemplated herein, the Property will be allowed to develop over time as a mixed-use development, featuring uses aligned with the resort and commercial development. A complete list of the allowable uses is attached as **Exhibit D**.

B. Area Regulations:

1. Setback off of US Highway 77:

All Lots within the Property that front Classen Blvd. shall have a minimum twenty-five (25') foot building setback from the property line fronting Classen Blvd.

2. Setback off of North Property Line:

All Lots within the Property that abut the neighboring property located to the North of the Property shall have a minimum ten (10') foot building setback from the North property line. Additionally, there shall be a minimum ten (10') foot building setback from the private drive running along the North property line

3. Setback off of South Property Line:

All Lots within the Property that abut the neighboring property located to the South of the Property, including Post Oak Road, shall have a minimum ten (10') foot building setback from the South property line.

4. Setback off of East Property Line:

There shall be a minimum one hundred fifty (150') foot building setback from the Easternmost boundary of the Property. This 150' setback is made up of a one hundred (100') foot utility easement and an additional fifty (50') foot natural wooded buffer area. No buildings, parking lots, or dumpsters will be allowed within the 150' natural buffer setback. Additionally, there shall be a minimum two hundred (200') foot setback from the Easternmost boundary of the Property for any recreational cabins.

5. Setback off of Interior Streets:

All Lots within the Property that abut any interior platted public streets, which are 24th Avenue SE, Liberty Point Drive, and Liberty Circle, shall have a minimum twenty-five (25') foot building setback from the property line fronting said interior street.

6. Setback off of Utility Easements:

If a utility easement or other public easement is not located within the building setbacks enumerated above on a Lot within the Property, all permanent buildings and vertical habitable structures shall be setback a minimum of one (1') foot from said easement located on the Lot. Paving and RV parking shall be allowed over drainage, utility, and other public easements.

7. No Other Setbacks:

Except for the building setbacks enumerated above, there shall be no other required setbacks for the Lots located within the Property to allow for a flexible development of the Property over time.

8. Height:

There shall be no height restriction for the commercial uses within the Property.

9. Minimum Lot Frontage:

The minimum lot frontage along a public road shall be thirty-four (34') feet.

C. Parking:

Parking will meet or exceed the requirements of Norman's ordinances. All RV parking pads shall be asphalt or concrete, and not gravel. Small defined areas of crushed granite, or similar stone, may be used for personal vehicular parking at each RV site.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building.

E. Miscellaneous Development Criteria

1. Site Plan

The Preliminary Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Property shall be substantially constructed as presented thereon, subject to final design development and the changes allowed Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time.

2. Open Space/Landscaping

Open space and landscaping shall be located throughout the Property as shown on the attached Green Space Exhibit, attached as Exhibit E. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements. Landscaping shall be provided in conformity with the City of Norman ordinances, as amended

from time to time. Final landscaping types, quantities, and locations may change during final design and construction. The expected percentage of Open Space within the Property is approximately 57.39 acres or 38% of the Property.

3. Signage

Signage for all Lots shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. The Property shall be allowed to utilize the maximum number of curb cuts along Classen Blvd that are permissible in accordance with ODOT approval.

5. Lighting

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

6. Fencing

Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible but is 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. The Property may, but is not required to, install perimeter fencing along all or portion of the Property.

7. Phasing

It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the resort along the eastern portion of the Property. The timing and number of future phases will be determined by market demand and absorption rates.

8. Exterior Materials

Exterior materials of the building to be constructed on the Property may be brick, wood, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The

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

EXHIBIT A

Legal Description of the Property

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LYING EAST OF THE US HIGHWAY NO. 77 EAST RIGHT OF WAY AND SOUTH OF A LINE DESCRIBED AS BEING PARALLEL TO AND 2599.24 FEET SOUTH OF THE NORTH SECTION LINE OF SAID NE/4; ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S 00°00'24" W, ON THE EAST LINE OF THE NE/4 OF SAID SECTION 16 FOR A DISTANCE OF 2599.24 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SOUTH LAKE INDUSTRIAL PARK ADDITION; THENCE S 00°00'24" W ON THE EAST LINE OF SAID NE/4 FOR A DISTANCE OF 41.65 FEET TO THE SOUTHEAST CORNER OF SAID NE/4; THENCE S 89°18'32" W ON THE SOUTH LINE OF SAID NE/4 FOR A DISTANCE OF 614.49 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77; THENCE N 27°35'11" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 44.60 FEET TO A POINT ON THE SOUTH LINE OF SOUTH LAKE INDUSTRIAL PARK ADDITION; THENCE N 89°08'24" E ON SAID SOUTH LINE FOR A DISTANCE OF 635.17 FEET TO THE POINT OF BEGINNING;

AND,

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LYING EAST AND NORTH OF THE US HIGHWAY NO. 77 RIGHT OF WAY; ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S 00°00'24" W ON THE EAST LINE OF THE SE/4 FOR A DISTANCE OF 1004.18 FEET; THENCE S 62°24'49" W FOR A DISTANCE OF 77.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77; THENCE N 27°35'11" W, ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 300.00 FEET; THENCE N 28°32'28" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 300.04 FEET; THENCE N 27°35'11" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 567.94 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4; THENCE N 89°18'32" E ON SAID NORTH LINE FOR A DISTANCE OF 614.49 FEET TO THE POINT OF BEGINNING;

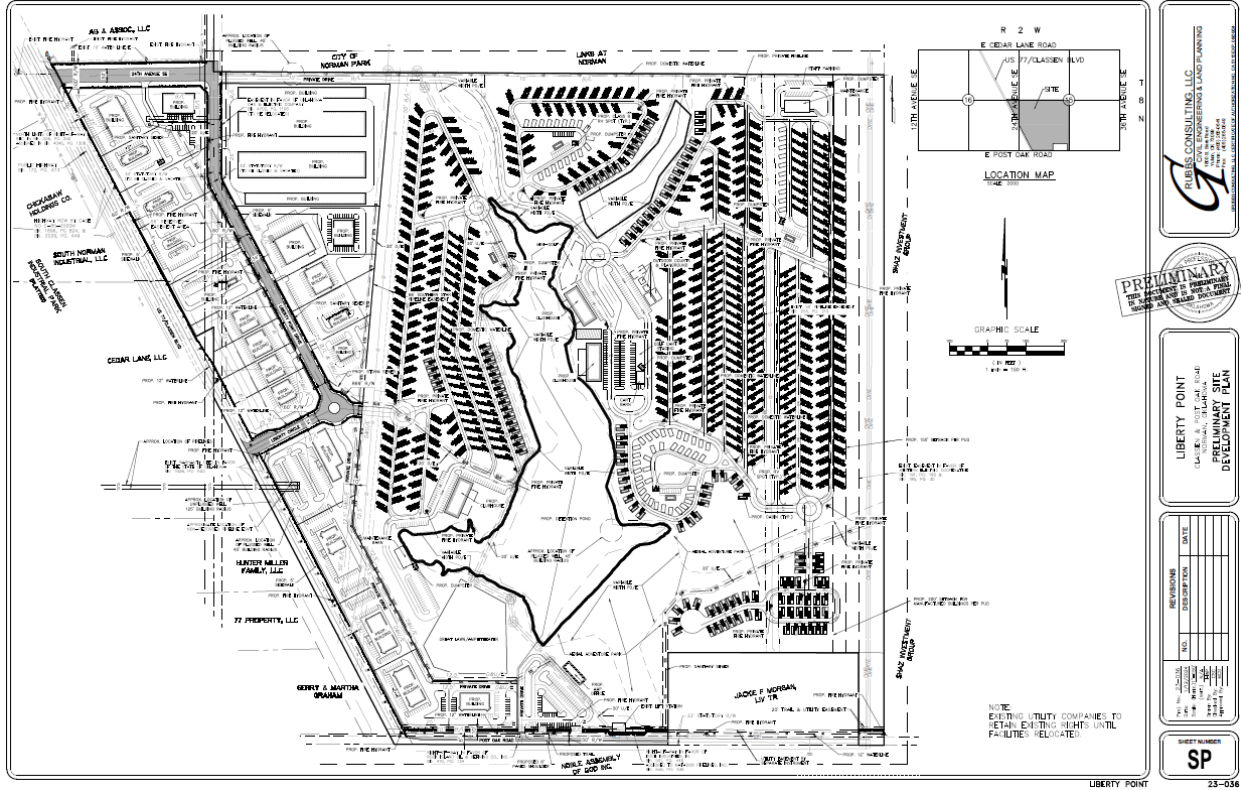
AND,

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE N 89°53'33" W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 100.00 FEET; THENCE N

00'00'07 E AND PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 363.00 FEET; THENCE N 89°53'33 W AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 750.00 FEET; THENCE S 00'00'07 W AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 363.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE N 89'53'33 W ALONG SAID SOUTH LINE A DISTANCE OF 1076.44 FEET; THENCE N 27'30'23 W A DISTANCE OF 1538.58 FEET TO A POINT ON THE WEST LINE OF SAID SW/4; THENCE N 00°01'19 W ALONG SAID WEST LINE A DISTANCE OF 1278.03 FEET TO THE NORTHWEST CORNER OF SAID SW/4; THENCE S 89'44'29 E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 2637.64 FEET TO THE NORTHEAST CORNER OF SAID SW/4; THENCE S 00'00'07 W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 2634.38 FEET TO THE POINT OF BEGINNING.

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



PRELIMINARY
 THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT A FINAL DEVELOPMENT PLAN.

LIBERTY POINT
 CHUCK & SUE ANN ROAD
 PLANNED UNIT DEVELOPMENT PLAN

NO.	DATE	REVISIONS

SP

LIBERTY POINT 23-036

EXHIBIT C
Preliminary Plat
Full Size Documents Submitted to City Staff

Image 3 of 3

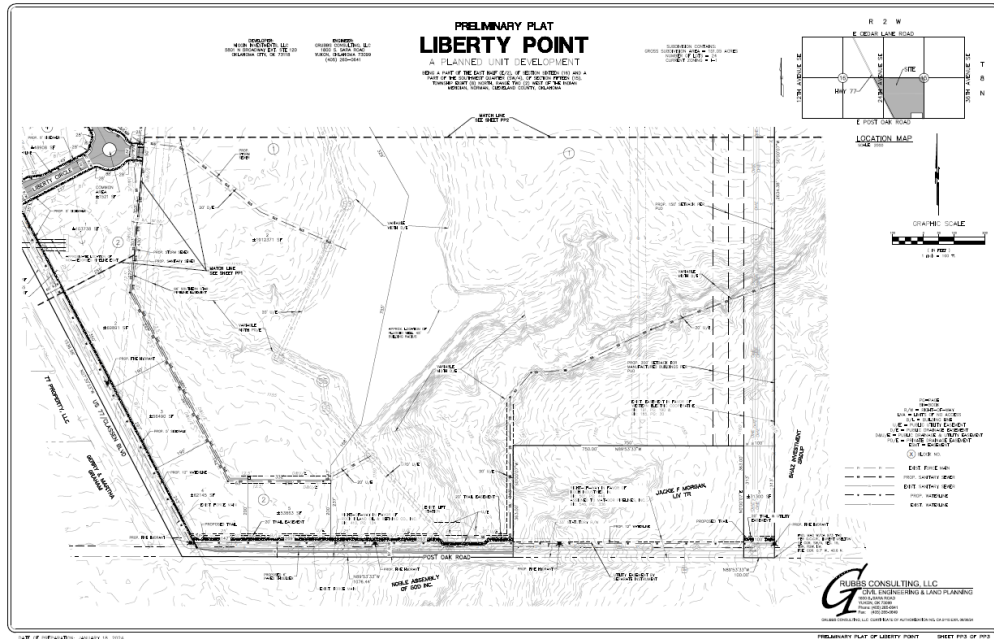


EXHIBIT D
Allowable Uses

- RV, Cabin, Glamping, and Camping Resort. For clarity purposes, in no event shall the Property be utilized for a mobile home park allowing continuous nonrecreational residential domiciles. Recreational cabins, RVs, camping, and other types of recreational lodging are permitted within the resort.
- Clubhouse with restaurant, bar, swimming pool, and similar amenities commonly associated with resort destinations, such as, but not limited to, business center, marketplace, walking trails, dog park, and fitness center.
- Adventure Park.
- Live Outdoor Entertainment.
- Outdoor Amphitheater
- Dog Park
- Mini-Golf
- Meeting Rooms
- Fitness Center
- Pickleball Courts and Similar Athletic Facilities/Courts
- 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.
- 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.
- Shopping Center.
- T-Shirt Printing
- 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.
- Apartments/Multi-Family Residential Dwelling Units.

EXHIBIT E

GREEN SPACE EXHIBIT Full Size Documents Submitted to City Staff

