

**ARMSTRONG BANK CONSOLIDATION PROJECT
A PLANNED UNIT DEVELOPMENT**

NORMAN, OKLAHOMA

APPLICANT:

ARMSTRONG BANK



APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted June 1, 2023
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PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

Armstrong Bank (the “**Applicant**”) seeks to rezone a portion of property located in Ward 5 of the City of Norman. More particularly, the site is located South of East Cedar Lane, East of Classen Blvd., and West of 24th Ave SE, 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 featuring commercial, office, senior living, and multifamily uses as further laid out within this PUD.

This PUD will allow for a creative development of the Property, providing a compatible masterplan layout that will bring additional residential opportunities to the City of Norman in close proximity to the University of Oklahoma and entice private investment in the area. This proposal is compatible with the Property’s current NORMAN 2025 designation of Mixed-Use.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies South of East Cedar Lane, East of Classen Blvd., and West of 24th Ave SE. 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.

The Property is surrounded by various differing zoning categories and 2025 designations, which makes this site an ideal location for the proposed mixed-use development. The property to the North is zoned C-2, General Commercial and 2025 designated as Commercial. The Links development to the East of the Property is zoned PUD, with 2025 designation of Medium Residential. The properties to the Southeast and South are zoned I-1, Light Industrial, with Mixed-Use 2025 designations. The properties to the West of the Property are zoned I-1, Light Industrial, A-2, Rural Agricultural, and C-2, General Commercial; however, all of these properties have a 2025 designation of Industrial.

C. Elevation and Topography

The Property is currently unimproved raw land. The Property generally slopes from the Northeast to the Southwest, 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. The Applicant shall extend such utility services to the Property, 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 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, featuring commercial, office, senior living, and multifamily uses. 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 commercial, office, senior living, and multifamily uses. A complete list of the allowable uses is attached as **Exhibit D**.

B. Area Regulations:

1. Setback off of Classen Blvd:

All Lots within the Property that front Classen Blvd. shall have a minimum ten (10') 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.

3. Setback off of 24th Ave. SE:

All Lots within the Property that front 24th Ave. SE shall have a minimum ten (10') foot building setback from the property line fronting 24th Ave. SE.

4. Setback off of South Property Line:

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

5. Setback off of Interior Streets:

All Lots within the Property that abut any interior platted street shall have a minimum ten (10') 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 buildings and vertical habitable structures shall be setback a minimum of one (1') foot from said easement located on the Lot. Paving shall be allowed over drainage and utility easements.

7. No Interior Lot Setbacks:

Except for the building setbacks enumerated herein, there shall be no other required setbacks, side yards, rear yards, or front yards for the Lots located within the Property to allow for a flexible development of the Property over time.

8. Density:

The Preliminary Site Development Plan proposes approximately 100 dwelling units for senior living and approximately 300 dwelling units of multifamily, 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.

9. Height:

The senior living and multifamily uses within the Property shall be allowed to reach a maximum height of six (6) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls. There shall be no height restriction for the commercial and office uses within the Property.

C. Parking:

Parking will meet or exceed the requirements of Norman's ordinances.

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 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 by the City of Norman's PUD Ordinance.

2. Open Space

Open space and green space areas are located throughout the Property. The Property shall contain a minimum of 34.8% open/impervious space throughout the development, 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. There shall be no maximum impervious coverage restriction on each Lot within the Property. 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.

3. Signage

Signage for all Lots with an office or retail use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all Lots with a multi-family residential use shall

comply with the City of Norman's applicable medium density residential signage restrictions, 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. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

- a. **Development Entrance Signs** – Up to four signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side, each sign having no more than two (2) sides.
- b. **Directional Signs** – Up to ten Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 150 square feet per side.
- c. **Illumination** – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, as amended from time to time.
- d. **Sight Triangle Protection** – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
- e. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.

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.

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. Landscaping

Landscaping shall be provided in conformity to the City of Norman ordinances, as amended from time to time.

7. 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.

8. Phasing

It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the Applicant's bank site as shown on the site development plan. The timing and number of future phases will be determined by market demand and absorption rates.

9. Exterior Materials

Exterior materials of the building to be constructed on the Property may be brick, 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

A tract of land situate within the Northeast Quarter (NE/4) of Section Sixteen (16), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast Corner of said NE/4; thence N 00°00'54" W along the East line of said NE/4 (being the basis of bearing for this description) a distance of 371.87 feet to the Northeast corner of SOUTH LAKE INDUSTRIAL PARK ADDITION, a plat filed in the office of the Cleveland County Clerk, in Book 15 of Plats, Page 116, same being the POINT OF BEGINNING; thence

S 89°06'09" W along the North line of said plat a distance of 805.91 feet to a point on the current (2022) Easterly Right of Way line of State Highway 77, being marked by a 3/8" iron pin found in place; thence

N 27°37'26" W a distance of 218.04 feet to a point marked by a 3/8" iron pin found in place; thence

N 28°26'32" W a distance of 700.07 feet to a point marked by a 3/8" iron pin found in place; thence

N 27°37'26" W a distance of 500.00 feet to a point marked by a 3/8" iron pin found in place; thence

N 25°42'53" W a distance of 205.41 feet; thence

N 25°42'53" W a distance of 93.87 feet to a point marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place; thence

N 89°08'14" E a distance of 140.35 feet to a point on the line of Lot 1 Block 1 ST. JAMES CENTRE SECTION 1, a plat filed in the office of the Cleveland County Clerk, in Book 24 of Plats, Page 53, being marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place; thence along said line the following three (3) courses:

1. S 01°12'49" E a distance of 85.00 feet; thence
2. N 89°08'14" E a distance of 1117.53 feet; thence
3. N 00°00'14" E a distance of 85.01 feet; thence

N 89°08'14" E a distance of 342.10 feet to a point on the East line of said NE/4, said point marked by a 120D nail found in place; thence

S 00°00'54" E along said line a distance of 1532.90 feet to the POINT OF BEGINNING.

Said tract contains 1,760,469 Sq Ft or 40.41 Acres, more or less.

The above legal description was written by Denver Winchester, PLS 1952, on March 24, 2022.

EXHIBIT B

Site Development Plan

Full Size Documents Submitted to City Staff

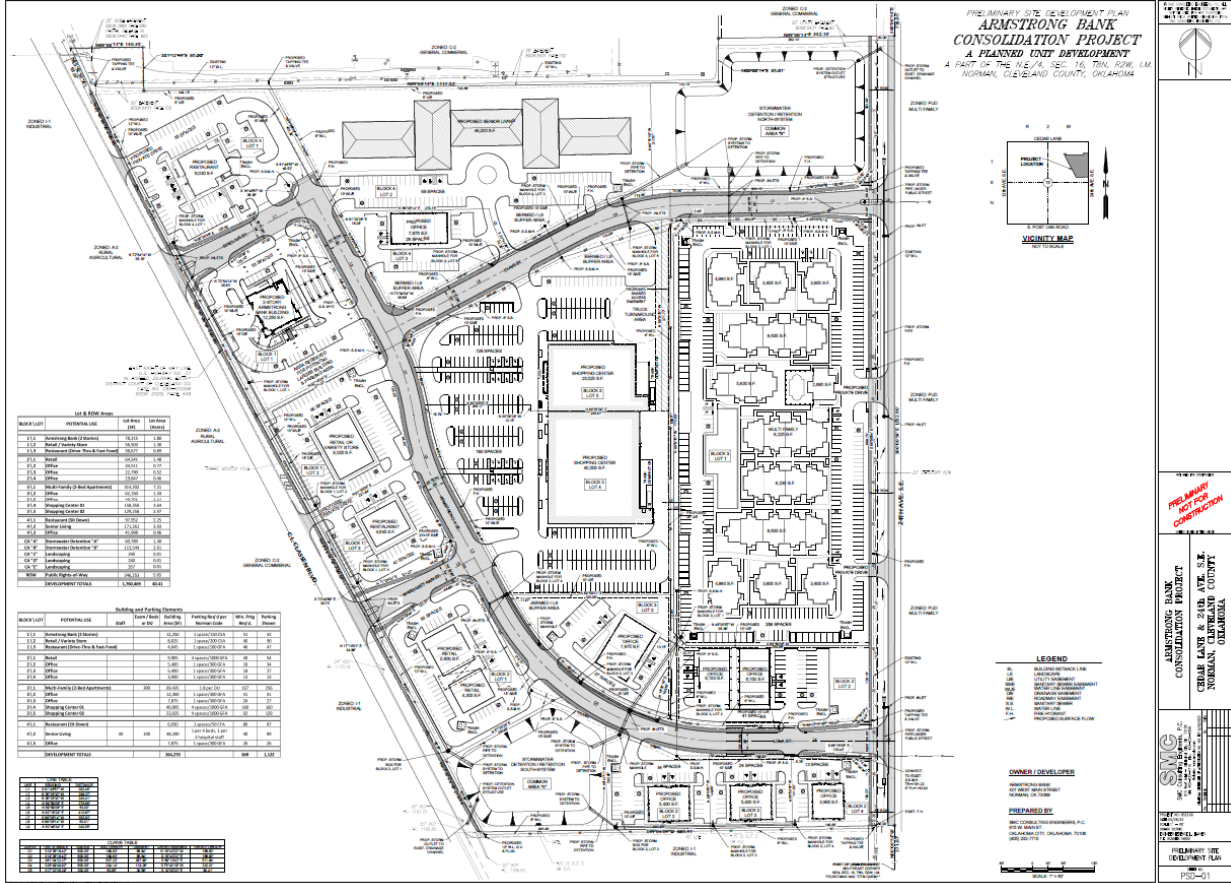


EXHIBIT C

Preliminary Plat

Full Size Documents Submitted to City Staff

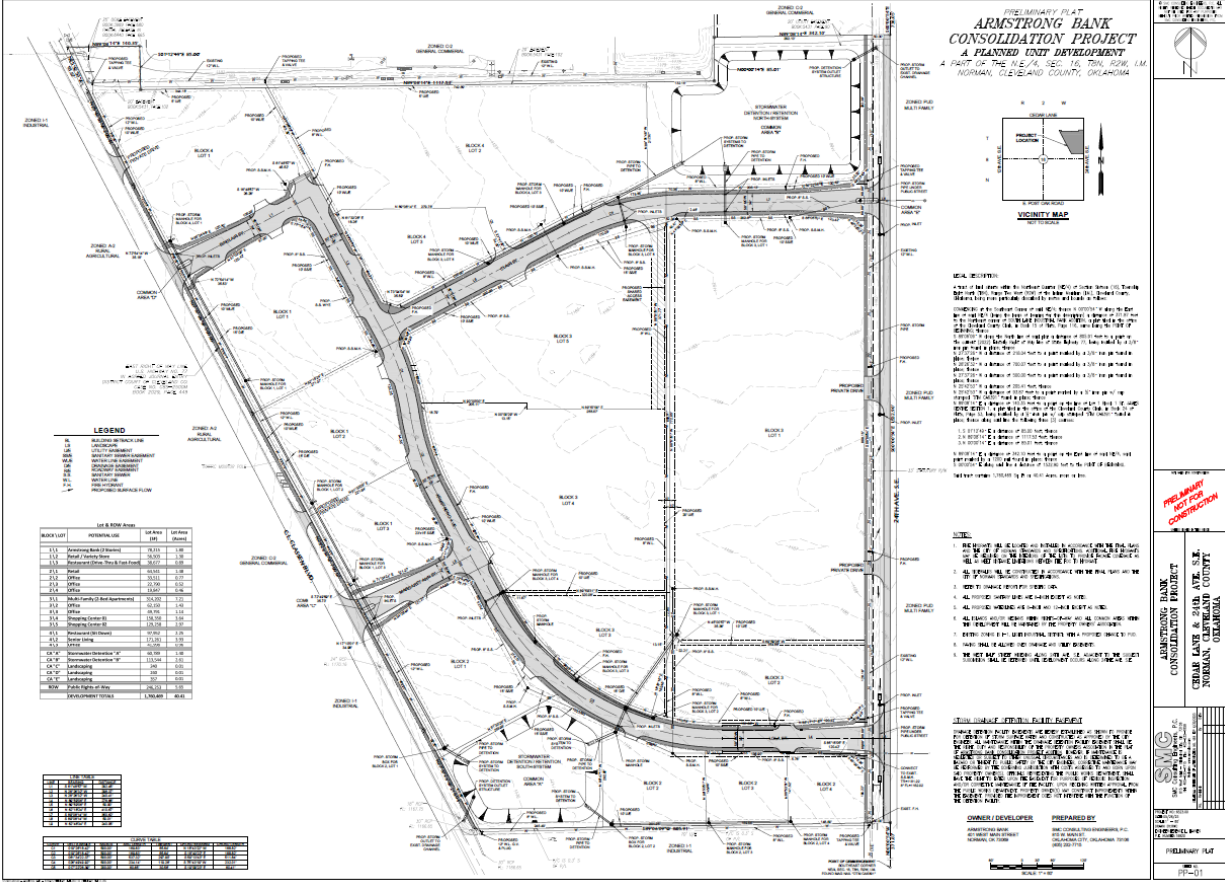


EXHIBIT D
Preliminary Open Space Plan
Full Size Documents Submitted to City Staff

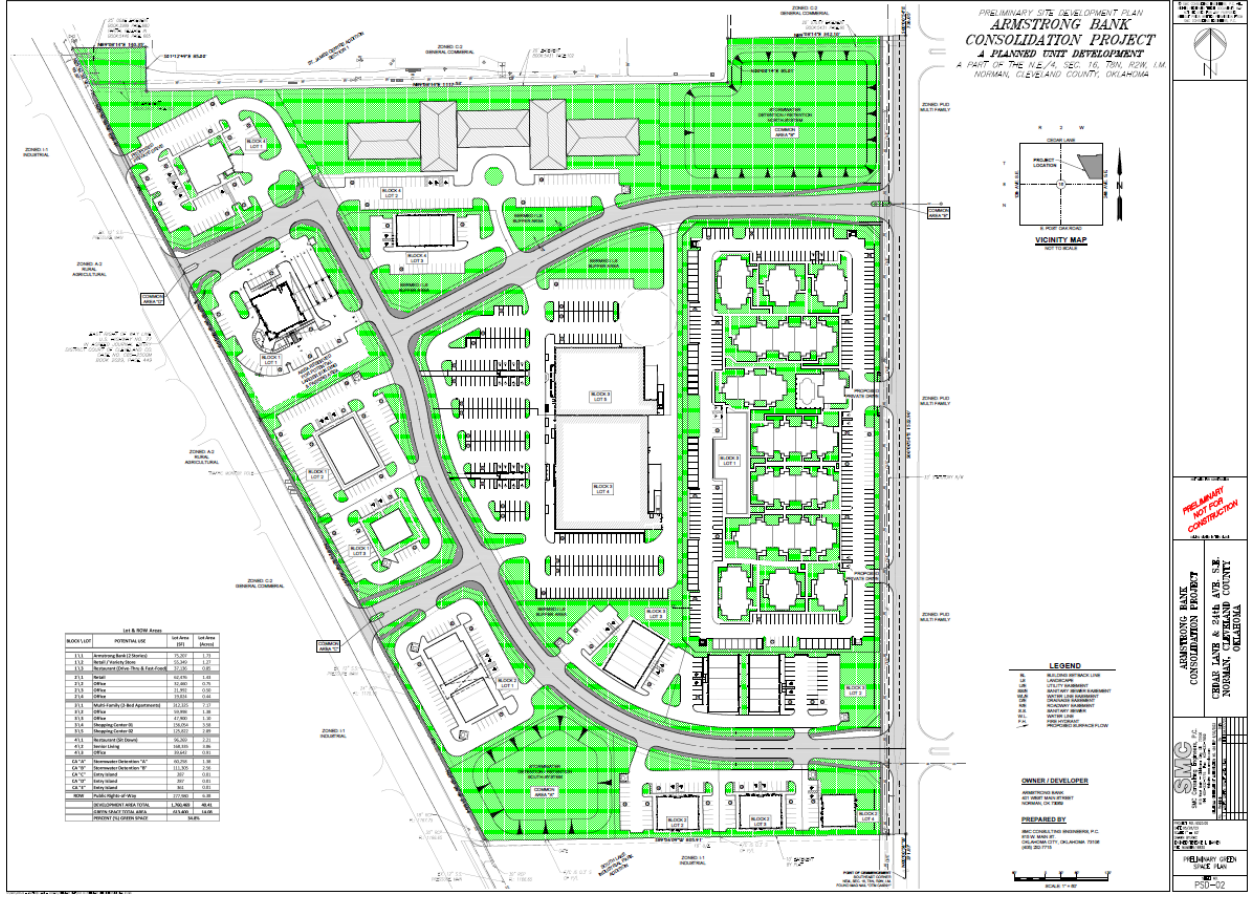


EXHIBIT E
Allowable Uses

- 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.
- 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
- Senior Living.
- 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.