

# 310 E. BOYD

## SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

*TRINITAS DEVELOPMENT LLC*

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted: September 3, 2024

Revised: October 4, 2024

PREPARED BY:

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136 Thompson Drive  
Norman, Oklahoma 73069

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## **I. INTRODUCTION**

Trinitas Development LLC (the “**Applicant**”) intends to rezone the property located at 310 E. Boyd St., as more particularly described on **Exhibit A** (the “**Property**”) to a Simple Planned Unit Development (“**SPUD**”) in order to facilitate the development of a multi-family residential apartment building.

## **II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS**

### **A. Location**

The Property is located at 310 E. Boyd St., which is situated South of East Boyd Street and West of the BNSF Railroad, as is more particularly shown on the attached exhibits.

### **B. Existing Land Use and Zoning**

The Property’s existing zoning is RM-6, Medium Density Apartment District, and the existing NORMAN 2025 Land Use Plan designation is High Density Residential.

### **C. Elevation and Topography**

The Property is almost entirely paved through its current use as a multifamily apartment complex. The topography of the Property is relatively flat with little elevation change throughout the development.

### **D. Drainage**

The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations.

### **E. Utility Services**

The necessary utility services for this project (including water, sewer, gas, telecommunications, and electric) are already located on or near 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**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. Sidewalks will be constructed along E. Boyd Street, in accordance with applicable City of Norman standards. The main entrance to the project will be from the existing alley, which shall be improved as shown on the Preliminary Site Development Plan.

**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 36-510 of the City of Norman’s SPUD 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 as a nine (9) story multifamily residential complex. The current conceptual site plan is designed to accommodate approximately 250 units. The Property will be developed with a combination of unit types ranging from one-bedroom units to five-bedroom units. The Property will also feature a leasing office, outdoor courtyards, and various amenities. A complete list of allowable uses on the Property is attached as **Exhibit C**.

**B. Development Criteria:**

**1. Building Height**

The Property shall be allowed to reach a maximum height of nine (9) stories, exclusive of 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 Preliminary Site Development Plan. The minimum building setback shall be ten (10’) feet from any property line, except that the minimum building setback along the alley to the west of the Property shall be fifteen (15’) feet.

**3. Exterior Materials**

The exterior of the main building may be constructed of brick, glass, stone, synthetic stone, high impact quality stucco or EIFS, 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, as may be amended from time to time. The Property will be allowed to utilize roll-out dumpsters that are contained in an interior trash room within the parking garage and pick-up of the dumpsters shall be from the alley.

**5. Signage**

The Property may feature one (1) entrance ground and/or monument signs generally in the area shown on the Preliminary Site Development Plan. The entrance ground and/or monument sign identifying the building may be a maximum of 60 square feet per side. In addition to the entrance signage, the Property may utilize up to three building/wall signs. Each building/wall sign may be a maximum of 60 square feet. 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. The ground entrance signage may be electronic. Banners, flag signs, or other similar decorative signage may be displayed on the Property from time to time, such as grand opening signage, pre-leasing, or holiday signage. All signage shall be placed in appropriate locations to not interfere with applicable traffic sight triangles. All other signs not specifically discussed herein shall comply with the medium density residential sign standards of the City of Norman Sign Regulations. In the event that the ground floor contains an allowable commercial or retail use, said use shall be permitted to utilize signage that complies with the commercial sign standards of the City of Norman Sign Regulations.

**6. Traffic access and circulation**

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

**7. Open Space**

Open space shall be utilized on the Property in the locations and manners depicted on the attached Preliminary Open Space Exhibit, attached hereto as **Exhibit D**. The impervious area for the Property shall not exceed 85%. The Applicant will also endeavor to utilize low impact development techniques (“**LIDs**”) and best management practices (“**BMPs**”) in the development of the Property to further assist in drainage management on site. The locations and types of LIDs and BMPs will be determined during site development.

**8. Parking**

The Property shall have two (2) levels of podium parking, as shown in the parking layout on the Preliminary Site Development Plan. The Property may, but is not obligated to, feature multiple EV charging stations. Further, the Property shall comply with Norman's applicable parking ordinances Section 36-548 and Section 36-550, as amended from time to time, provided that all parking spaces within the Property may be eighteen feet (18') by nine feet (9') or eight and one-half feet (8'½") by nineteen feet (19'). Additionally, compact spaces of seven and one-half feet (7' 1/2") by fifteen feet (15') may be included, as long as the compact spaces do not exceed 5% of the total parking count.

**9. Landscaping and Fencing**

Landscaping shall be provided and maintained on the Property in locations generally depicted on the Preliminary Site Development Plan. Fencing shall not be required on the Property but may be installed running along the east edge of the Property blocking access to the railroad track which runs parallel to the Property.

**10. Lighting**

The Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

**EXHIBIT A**

Legal Description of the Property

All of Block One (1) of The Second State University Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.





## **EXHIBIT C**

### Allowable Uses

#### **Allowable Uses:**

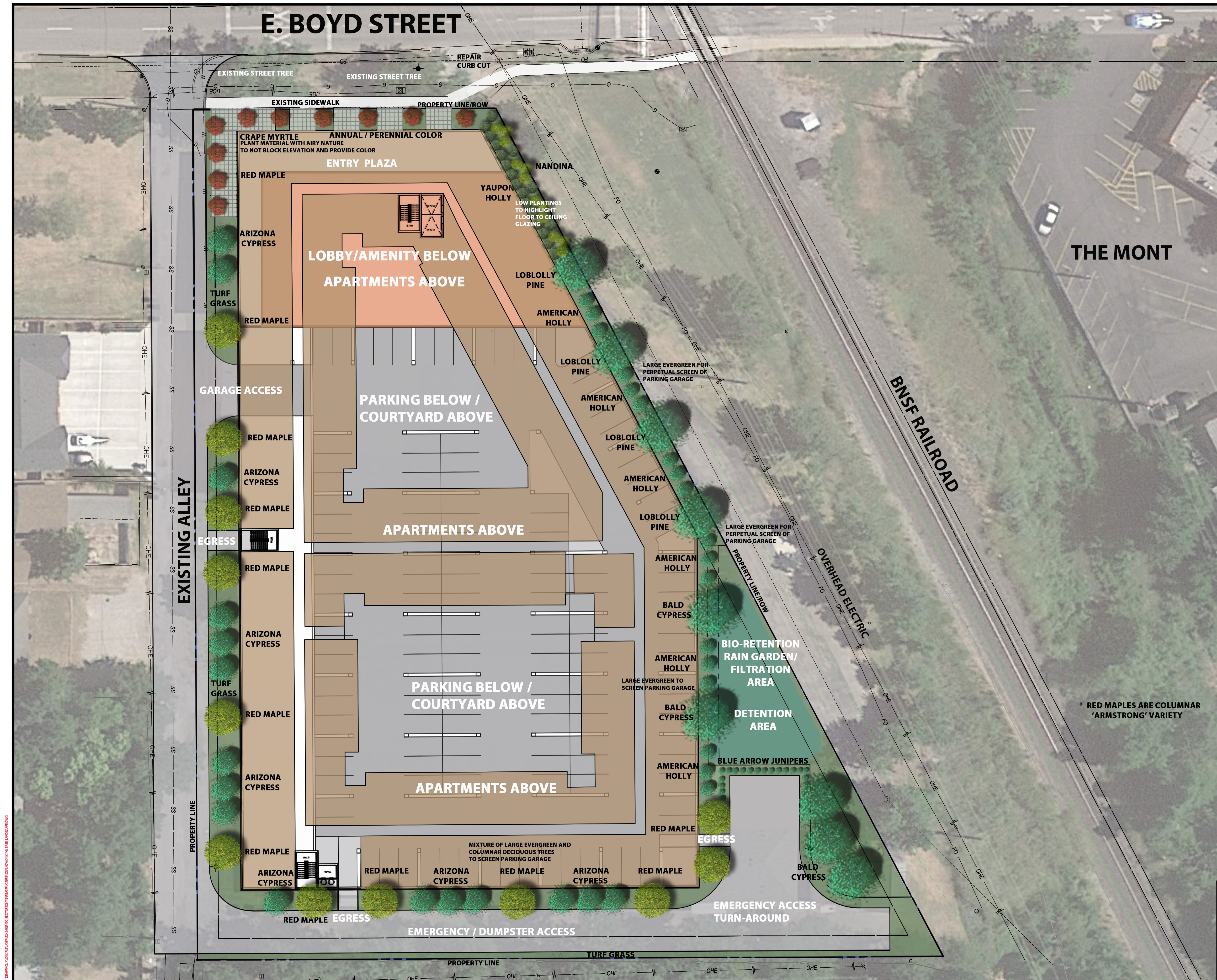
- Multi-family residential dwelling units
- Ground floors may contain, but are not obligated to contain, office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures.
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar private recreational amenities for the residents of the development.

# E. BOYD STREET

# E. BOYD STREET RESIDENTIAL

NORMAN, OK

SEPTEMBER, 2024



THE MONT

BNSF RAILROAD

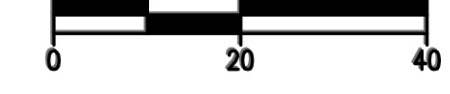
OVERHEAD ELECTRIC

## CONCEPTUAL LANDSCAPE PLAN

\* RED MAPLES ARE COLUMNAR 'ARMSTRONG' VARIETY

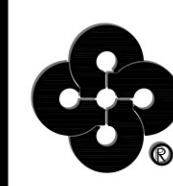
SCALE: 1" = 20'

GRAPHIC SCALE IN FEET



CONCEPTUAL SITE PLAN  
BOYD STREET RESIDENTIAL

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099  
**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276 |  
www.craftontull.com



SHEET NO.: 5 OF 5  
DATE: 09/03/2024  
PROJECT NO.: 24605100

DRAWING: LANDSCAPE ARCHITECTURE; PROJECT: BOYD STREET RESIDENTIAL; DATE: 09/03/2024; SCALE: 1" = 20'