

PINE CREEK

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*IDEAL HOMES***

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

Submitted May 3, 2021
Revised June 3, 2021

PREPARED BY:

**RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069**

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I. INTRODUCTION

Ideal Homes (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 79.77 acres, located in Ward 6 of the City of Norman. The site is generally located North of East Tecumseh Road, East of North Porter Avenue, and West of 12th Avenue NE. The property is more particularly described on the attached **Exhibit A** (the “**Property**”). The Property is currently zoned A-2, Rural Agricultural.

The Applicant seeks to rezone the Property to this Planned Unit Development (“PUD”) in order to put forth the parameters for which the development of the Property may be phased over time. The Applicant seeks to develop the Property into a single-family residential neighborhood in accordance with the terms and conditions contained herein. The proposed development of the Property will bring new homes to the community and will feature various amenities, such as water features and walking paths, for the residents.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located North of East Tecumseh Road, East of North Porter Avenue, and West of 12th Avenue NE.

B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural, and it has a NORMAN 2025 designation of Low Density Residential. There are floodplain and stream planning corridor designations on portions of the Property as well.

The property to the North is zoned A-2, Rural Agricultural. The properties to the West are zoned A-2, Rural Agricultural and PUD, Planned Unit Development. The properties to the South are generally zoned Planned Unit Development, and R-1, Single Family Dwelling. The properties to the East are zoned PUD, Planned Unit Development, and RE, Residential Estates.

Generally, the surrounding NORMAN 2025 designations are Low Density Residential, with one Very Low Density Residential designation located to the Northeast and one Commercial designation located to the Southwest. There are floodplain and stream planning corridor designations located to the North, South, and West of the Property as well.

C. Elevation and Topography

The Property consists of generally unimproved land, with the exception of oil and gas improvements on the site. The Property generally slopes towards the creek located within the interior of the Property and drains from the South to the North.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application.

E. Utility Services

The necessary utility services for this project are already located in close 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 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.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a single-family residential development. The Property shall be developed in general compliance with the Preliminary Site Development Plan, attached hereto. 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 allowable uses for the Property shall be those uses that are allowed in the City of Norman's R-1, Single-Family Dwelling zoning district. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

The lots within the Property shall comply with the following regulations:

Front Yard: The minimum depth of the front yard setback shall be fourteen (14') feet provided that all garages shall have a minimum twenty (20') foot front

yard setback. The lot width at the front setback line does not have to be fifty (50') feet.

Side Yard: The minimum depth of the side yard setback shall be five (5') feet provided that roof overhangs shall be allowed to encroach upon the side yard setback.

Rear Yard: The minimum depth of the rear yard setback shall be ten (10') feet.

Density and Lot Size: The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area. The minimum lot size shall be six thousand (6,000) square feet. It is currently anticipated that 96 single family dwelling units will be developed within the Property, as approximately shown on the Preliminary Site Development Plan.

Height: The maximum building height shall be two stories, provided that a three-story building may be constructed if the side yards are increased an additional five (5') feet.

C. Parking:

Parking will meet or exceed the requirements of Section 431.5 of the City of Norman's Zoning Ordinance for Off-Street Parking.

D. Roll Off Dumpster

Roll off dumpsters shall be allowed for temporary construction purposes on the Property.

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 generally constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's PUD Ordinance.

2. Open Space/Common Area

Open space and green space areas are located throughout the Property, as shown on the Green Space Exhibit, attached hereto as **Exhibit D**. The Property anticipates approximately 49.75 acres of Green Space. Common

Areas within the Property may contain amenities, such as but not limited to walking trail, benches, piers, decks, community clubhouse, and swimming pools. If applicable, the Applicant shall obtain floodplain permits for any improvements/structures located within the floodplain.

3. Signage

The signage for the development, as well as each individual lot in the Property, shall comply with Norman's applicable signage restrictions, contained in Chapter 18 of the City of Norman's Sign Code, for low density residential properties, including, but not limited to, the allowance for a subdivision identification sign at the entrance of the development.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. The Property shall comply with the applicable City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Sidewalks will be required adjacent to all public streets within the Property. Vehicular maneuvering for parking purposes shall be permitted within the streets and/or rights-of-way, as some common area amenities may feature parallel, angled, or similar parking spaces.

5. Landscaping

Landscaping shall be provided in conformity to Section 431.8 of the City of Norman's Zoning Ordinance.

6. Phasing

It is anticipated that the Property will be developed in multiple phases. The initial development phase of the Property is preliminarily expected to begin approximately eighteen (18) months from approval of this PUD. The Applicant desires to begin subsequent development phases approximately once every three (3) years after completion of the initial phase. Notwithstanding the foregoing, the actual timing and number of future phases will be determined by various factors outside of the Applicant's control, including but not limited to market demand and absorption rates.

EXHIBIT A

Legal Description of the Property
Full Size Documents Submitted to City Staff

Being a tract of land lying in the Southwest Quarter (S.W. 1/4 of Section Eight (8), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Southeast corner of said S.W. 1/4:

THENCE South 89°55'25" West along the South line of said S.W. 1/4 a distance of 1310.21 feet;
THENCE North 00°20'54" West a distance of 2632.79 feet to a point on the North line of said S.W. 1/4;

THENCE North 89°53'42" East along said North line a distance of 1318.00 feet to the Northeast corner of said S.W. 1/4;

THENCE South 00°10'43" East along said East line a distance of 2633.42 feet to the POINT OF BEGINNING.

Said tract contains 79.43 acres, more or less.

EXHIBIT B

Preliminary Site Development Plan

Full Size Documents Submitted to City Staff

LEGAL DESCRIPTION

Block a tract of land lying in the Southwest Quarter (SW 1/4) of Section Eight (8), Township Nine North (9N), Range Ten West (10W) of the state of Oklahoma (S.W. 1/4, Section 8, T9N, R10W, I.M.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

(Beginning at the Southwest corner of said S.W. 1/4)

THENCE South 89°52'27" West along the South line of said S.W. 1/4 a distance of 1315.75 feet;

THENCE South 89°52'27" West a distance of 2631.50 feet to a point on the North line of said S.W. 1/4;

THENCE South 0°15'42" East along said North line a distance of 1318.00 feet to the Northwest corner of said S.W. 1/4;

THENCE South 0°15'42" East along said East line a distance of 2633.42 feet to the POINT OF BEGINNING.

Small tract outside 78.45 acres, more or less.

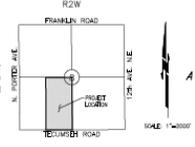
- NOTES:**
1. THIS PROJECT WILL BE GRABBED AND ACQUIRED BY ACCORDANCE WITH THE STATE PLANS AND THE CITY OF NORMAN ZONING AND SUBDIVISION ORDINANCES. THIS PROJECT MAY BE REVIEWED IN THE OFFICE OF THE CITY ENGINEER CONCERNING ANY ASSESSMENT OF PUBLIC UTILITY SERVICES SUBJECT TO THE CITY OF NORMAN.
 2. ALL UTILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN ZONING AND SUBDIVISION ORDINANCES.
 3. FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL DRAINAGE CANALS SHALL BE 3 FEET DEEP AND 3 FEET WIDE.
 4. EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
 5. ALL PROPOSED SANITARY LINES AND MANHOLE LOCATIONS AS NOTED.
 6. ALL PROPOSED WATERLINES AND MANHOLE LOCATIONS AS NOTED (SUBJECT TO APPROVAL).
 7. ALL UTILITIES AND SERVICES WITHIN STREET RIGHT-OF-WAY AND ALL CONCRETE PAVEMENT WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ACCORDING TO THE CITY OF NORMAN.

STORM DRAINAGE DETENTION FACILITY REQUIREMENT

DRAINAGE DETENTION FACILITY REQUIREMENTS ARE BASED ON THE CITY OF NORMAN ZONING AND SUBDIVISION ORDINANCES. ALL DRAINAGE DETENTION FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORMAN ZONING AND SUBDIVISION ORDINANCES. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL DRAINAGE DETENTION FACILITY REQUIREMENTS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL DRAINAGE DETENTION FACILITY REQUIREMENTS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL DRAINAGE DETENTION FACILITY REQUIREMENTS.

IMPACT BEST MANAGEMENT PRACTICES (BMP)

THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL BMP REQUIREMENTS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL BMP REQUIREMENTS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL BMP REQUIREMENTS.



PRELIMINARY PLAT
PINE CREEK ADDITION
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE E. 1/2 OF THE S.W. 1/4, SECTION 8, T9N, R20W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA
 RESIDENTIAL LOTS = 96
 OPEN SPACE AREA = 49.75 AC±

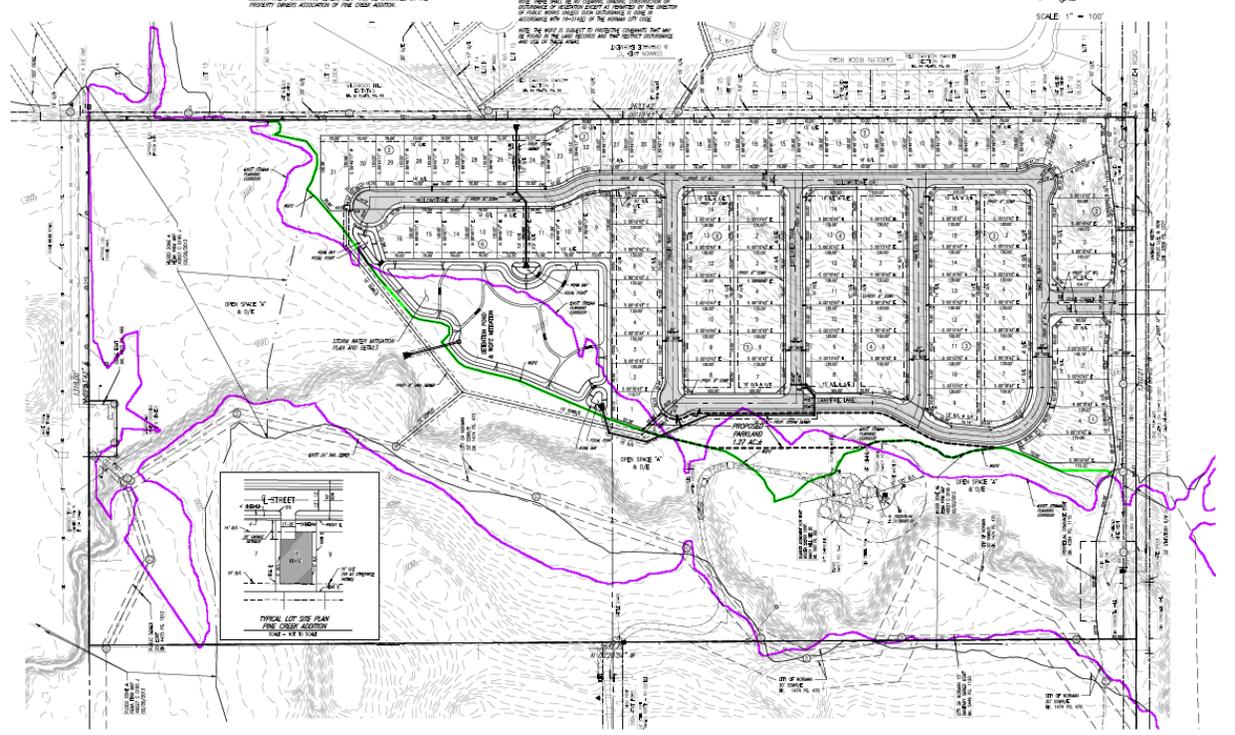
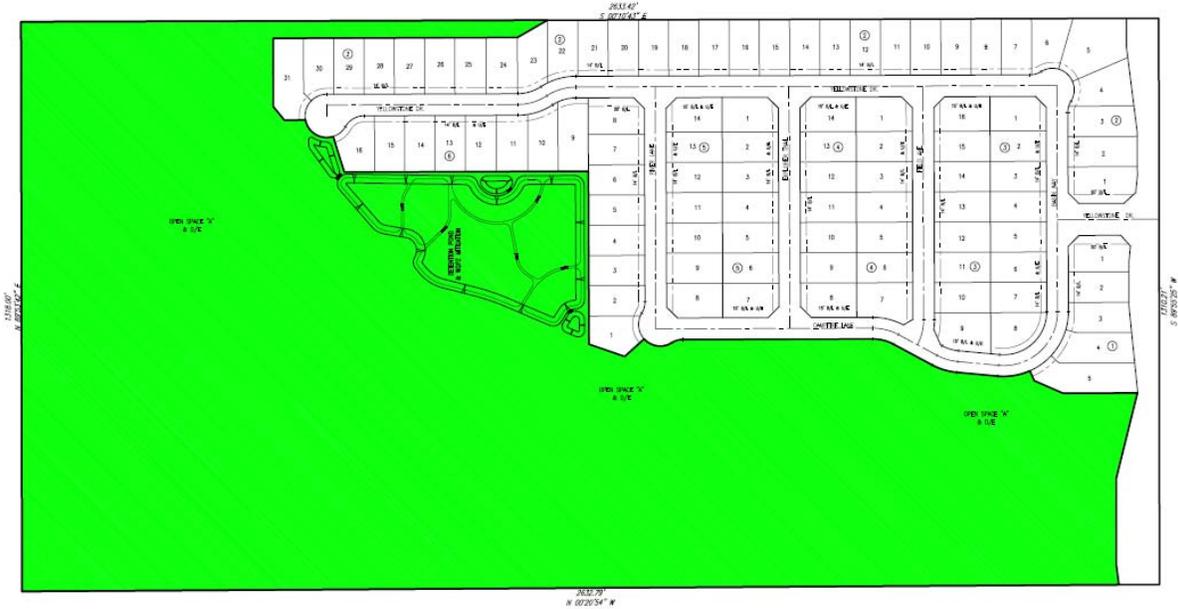


EXHIBIT C
Allowable Uses

- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits; and
- Temporary Parking Lot.

EXHIBIT D
Green Space Exhibit
Full Size Documents Submitted to City Staff

GREENSPACE EXHIBIT
PINE CREEK ADDITION
A PART OF THE E. 1/2 of THE S.W. 1/4, SECTION 8, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



OPEN SPACE AREA = 49.75 AC.±

