

# **RED CANYON RANCH EAST**

A Planned Unit Development  
Norman, Oklahoma

*A PROJECT BY RED ROCK LAND FUND, LLC*  
1320 N. Porter  
Norman, OK 73071

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT  
NORMAN 2025 LAND USE AMENDMENT  
PRELIMINARY PLAT

July 1, 2022  
Revised August 9, 2022

PREPARED BY:

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## **I. INTRODUCTION**

The Red Canyon Ranch neighborhood is an existing Planned Unit Development (“PUD”) generally at the NW corner of 12<sup>th</sup> Ave. NE and E. Tecumseh Road. This application is a revision to the existing PUD for the property more particularly described on **Exhibit A** (the “Property”). The Property contains approximately 12.41 acres. This submittal seeks to rezone the Property in order to allow for the extension of the Red Canyon Ranch neighborhood with approximately 28 additional residential lots. This PUD seeks to mirror the allowances for the rest of the applicant’s Red Canyon Ranch residential development.

## **II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS**

### **A. Location**

The Property is located at the NW corner of 12<sup>th</sup> Avenue N.E. and Tecumseh Road.

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

The Property is currently zoned as a previously approved PUD. The Red Canyon Ranch neighborhood is partially built out and continues to develop under prior PUD guidelines.

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

The site consists of sloping terrain generally draining to the east. As previously noted in the existing Red Canyon Ranch PUD, severe terrain within the neighborhood has influenced the development and justified modification of building setbacks to reduce grading. The end result is substantial additional open space and scenic views for the residents and passing public within the addition. No portion of the site is in the 100-year flood plain.

### **D. Drainage**

A Drainage Impact Analysis has previously been submitted that illustrated the detention requirements and the solutions planned. The previously submitted reports will be updated as necessary to reflect the proposed revisions to the Site Development Plan for the Property.

### **E. Utility Services**

The necessary utility services for this project are already located on or near the Property.

#### **F. Fire Protection Services**

Fire protection services shall be provided in accordance with all applicable City of Norman regulations for such services.

#### **G. Traffic Circulation and Access**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

### **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

#### **A. Uses Permitted; Single-Family Community**

The Site Development Plan for the Property is attached hereto as **Exhibit B**, and a Typical Lot Site Plan showing a typical development of a single lot within the Property is attached as **Exhibit C**. 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. The Property will consist of approximately 28 residential lots, which may contain Multigenerational Suites in accordance with the terms of this PUD. A typical layout of a Multigenerational Suite is attached as **Exhibit D**. A complete list of the allowable uses for the Property is attached as **Exhibit F**.

#### **B. Area Regulations**

Each individual residential lot shall comply with the following setbacks and regulations:

- a. **Front Yard:** 10-foot front yard building setback line, with a 19-foot front yard setback for garage structures. This is intended to allow for the capability of living areas of the house to come forward and greet the streetscape ahead of the garage facades.
- b. **Side Yard:** 5-foot side yard building setback line.
- c. **Rear Yard:** 10-foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. **Lot Sizes:** Lots to be at least approximately 6,000 gross square feet in area with dimensions being generally 60 feet wide and 100 feet deep, which lot dimensions can be widely varied throughout the Addition.

#### **C. Housing Construction**

All aspects of all exterior improvements made to any improvement in the Red Canyon Ranch Addition must first be approved in writing by the Architectural Control Committee prior to commencement of construction.

The requirements set forth below are not exhaustive or exacting as to the requirements that may be set forth by the Architectural Control Committee, which may be modified, amended, revised or contain much more extensive, restrictive, and descriptive architectural provisions in the private covenants governing the Addition:

Homes in the PUD will be standard construction, single family, detached homes. Houses will be of standard wood frame construction. Houses may be one or two stories. Garages may be one, two, or three vehicle capacity.

The minimum square foot area requirements for structures in Red Canyon Ranch shall be 1,150 square feet. This minimum figure is for living space and is exclusive of garages, covered porches, patios, and breezeways.

All the roofs shall be completed using shingles with a minimum weight of 210 pounds per square. The roofs must have a minimum pitch slope of 4 on 12. All other roofs, along with all aspects of all exterior improvements made to any property in the Addition, must be approved by the Architectural Control Committee in writing prior to commencement of construction.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which will blend together with the masonry.

The residential dwellings shall be allowed to feature Multigenerational Suites within and as a part of the single-family dwelling construction, so long as such suites do not exceed 400 SF. The multigenerational suites may provide features including mini-kitchens with cooking facilities in order to provide some degree of independent living for its occupants. The multigenerational suite may have a separate exterior entry, however the suite is required to be connected and accessible to the remainder of the single-family dwelling. The multigenerational suite may NOT have separate utility meters from the remainder of the house, may NOT have a separate garage or separate parking, and may not have a separate mailing or street address. The multigenerational suite must utilize the same mailbox and street address as the remainder of the single-family dwelling. The total square footage of the primary home on the lot and the Multigenerational Suite, if utilized, shall be used to determine which coverage ratio shall be utilized for the lot. The

multigenerational suite may not be separately rented apart from the remainder of the single-family dwelling.

#### **D. Fencing**

A fence will be constructed along the perimeter of the PUD where there are residential lots abutting 12<sup>th</sup> Avenue N.E. and Tecumseh Road. Fencing may be constructed in other areas of the PUD as well in the discretion of the Developer. Construction material may be a combination of masonry, metal/iron, and wood. Construction of the fence may be phased along with the development of the PUD as the lots are built out.

#### **E. Amenities Located in the Red Canyon Ranch Addition**

- a. Walking trail(s), which may be constructed of hard pavement and/or other suitable materials.
- b. Open space will be provided minimum of 10% of gross area.
- c. Park land will be within the PUD, and may be provided as private park land.

#### **F. Sales Trailer**

A temporary trailer will be allowed for use by sales representatives. The facility will have a temporary parking area for customers. The trailer will be removed after the last lot is sold, or sooner if desired by the developer.

#### **G. Open space and green space**

Open space areas are located throughout the Red Canyon Ranch Addition and form an extensive feature of the neighborhood. Open space totals over approximately 10% of the Property. A depiction of the proposed open space is attached as **Exhibit E**.

The Property will utilize existing walkways, trails, park/picnic areas, playgrounds, splashpads, and natural green space areas located within the Red Canyon Ranch Addition.

Adequate Park land for the Property currently exists as private park land within the Red Canyon Ranch Addition, and so long as such private park land is in excess of the amount that would have been required of public park land, then there will be no public requirement of park land or fee in lieu of.

All lighting over any common area will be shielded from adjacent single-family homes and will have poles of maximum height of 20 feet. Decorative street lights will be allowed within the PUD, in the common areas, and along the streets of the PUD.

Due to the extensive open space being afforded to common areas for the shared experience of the residents, building coverage ratios, determined by the total square feet of the home's building footprint on the lot, may be as follows:

- a. For lots with homes of up to 1,500 s.f.: 75% coverage
- b. For lots with homes of up to 2,000 s.f.: 79% coverage
- c. For lots with homes of up to 2,500 s.f.: 83% coverage

#### **H. Traffic access/circulation/parking and sidewalks**

The Property will use the existing public streets and shall extend said streets to serve all residential lots contemplated herein. No private gates are planned. Landscape buffers will accommodate all City of Norman traffic department sight triangle requirements. All internal streets will have adequate circulation provided for the fire department and City Waste Management Services.

All private sidewalks will be at least four feet (4') wide and provide adequate access (normal/handicapped) to the buildings along with all project amenities. A five-foot wide City sidewalk will be provided along 12<sup>th</sup> Avenue N.E. and Tecumseh Road, constructed to City of Norman Standards.

Any trails within the Addition shall be excluded from any requirements to meet ADA guidelines as many of them are planned to follow the natural landscape and feature the natural beauty of the terrain and land.

#### **I. Development Phasing**

The project may be developed in phases to begin as soon as the market demand will support. Market demand will be the determining factor in the number of units constructed. Phasing may be modified at the discretion of Developer. Roll off dumpsters shall be allowed for temporary construction purposes on the Property.

#### **J. Property Owner Association**

A mandated POA will be created to maintain all common elements including the right-of-way along 12<sup>th</sup> Avenue NE and Tecumseh Road, the intended pathways and all private open areas and improvements.

## **EXHIBIT A**

### **Legal Description**

A tract of land lying in the Southeast Quarter (S.E. ¼) of Section Eight (8), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southeast Corner of said S.E. ¼:

THENCE North 00°00'16" East, along the East line of said Southeast Quarter, a distance of 115.00 feet to the POINT OF BEGINNING;

THENCE North 89°52'13" West a distance of 65.00 feet to a point, said point being the intersection of the Northerly Right of Way line of Tecumseh Road (as set out in GRANT OF EASEMENT, recorded in Book 3381, Page 345) and the Westerly Right of Way line of 12th Ave. N.E.;

THENCE along said northerly Right of Way line the following four (4) courses;

- 1) South 45°00'50" West a distance of 35.35 feet;
- 2) South 89°57'08" West a distance of 95.03 feet;
- 3) South 88°18'22" West a distance of 500.22 feet;
- 4) North 86°23'57" West a distance of 156.03 feet to the Southeast corner of Lot 9, Block 3 of the filed final plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Plats, Page 113);

THENCE along the property line of said final plat the following three (3) courses;

- 1) THENCE North 08°12'35" West a distance of 245.15 feet;
- 2) THENCE North 10°21'01" West a distance of 252.63 feet;
- 3) THENCE North 14°40'56" West a distance of 108.16 feet to a point, said point being the Southwest corner of the filed final plat of RED CANYON RANCH ADDITION SECTION 6 (as filed in Book 25 of Plats, Page 6);

THENCE along the property line of said final plat the following four (4) courses:

- 1) South 89°59'41" East a distance of 743.05 feet to a point on a non-tangent curve;
- 2) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 09°07'27" East a distance of 39.59 feet) with an arc length of 39.76 feet;
- 3) North 00°00'43" East a distance of 22.29 feet;
- 4) South 89°59'17" East a distance of 199.27 feet to a point on the East line of said S.E. ¼;

THENCE South 00°00'16" West along said East line a distance of 627.14 feet to the POINT OF BEGINNING.

***Said tract contains 12.41 acres, more or less.***



## Site Development Plan

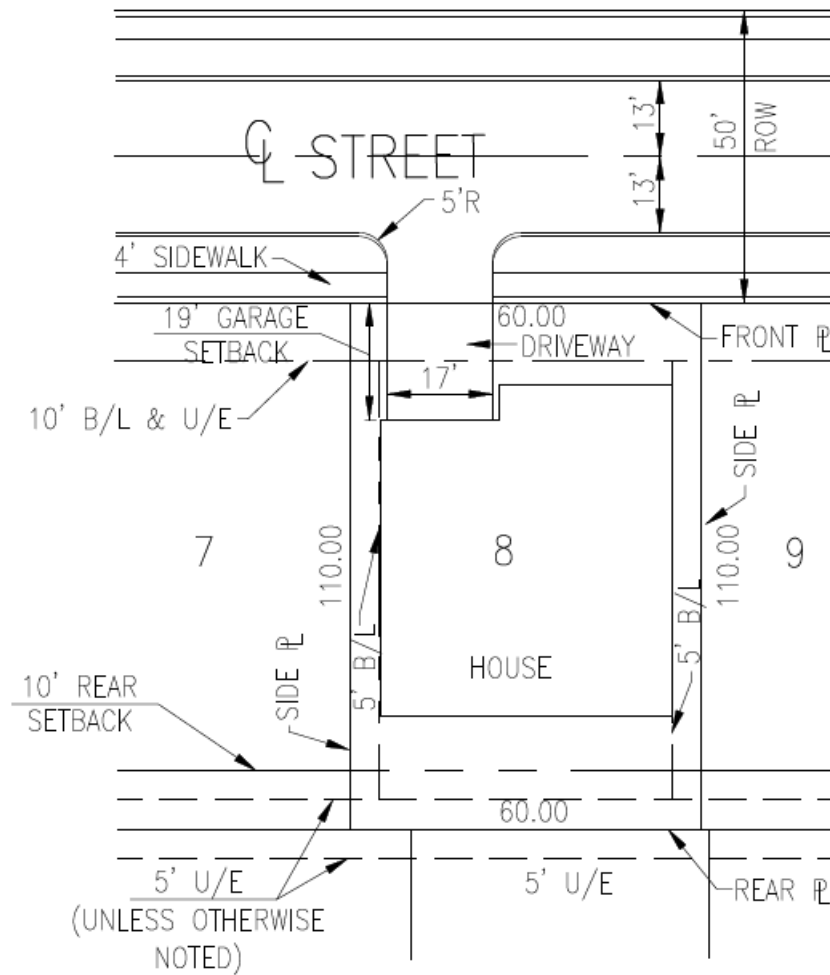


**EXHIBIT C**

## Typical Lot Site Plan

EXHIBIT "C"  
TYPICAL LOT SITE PLAN  
RED CANYON RANCH EAST

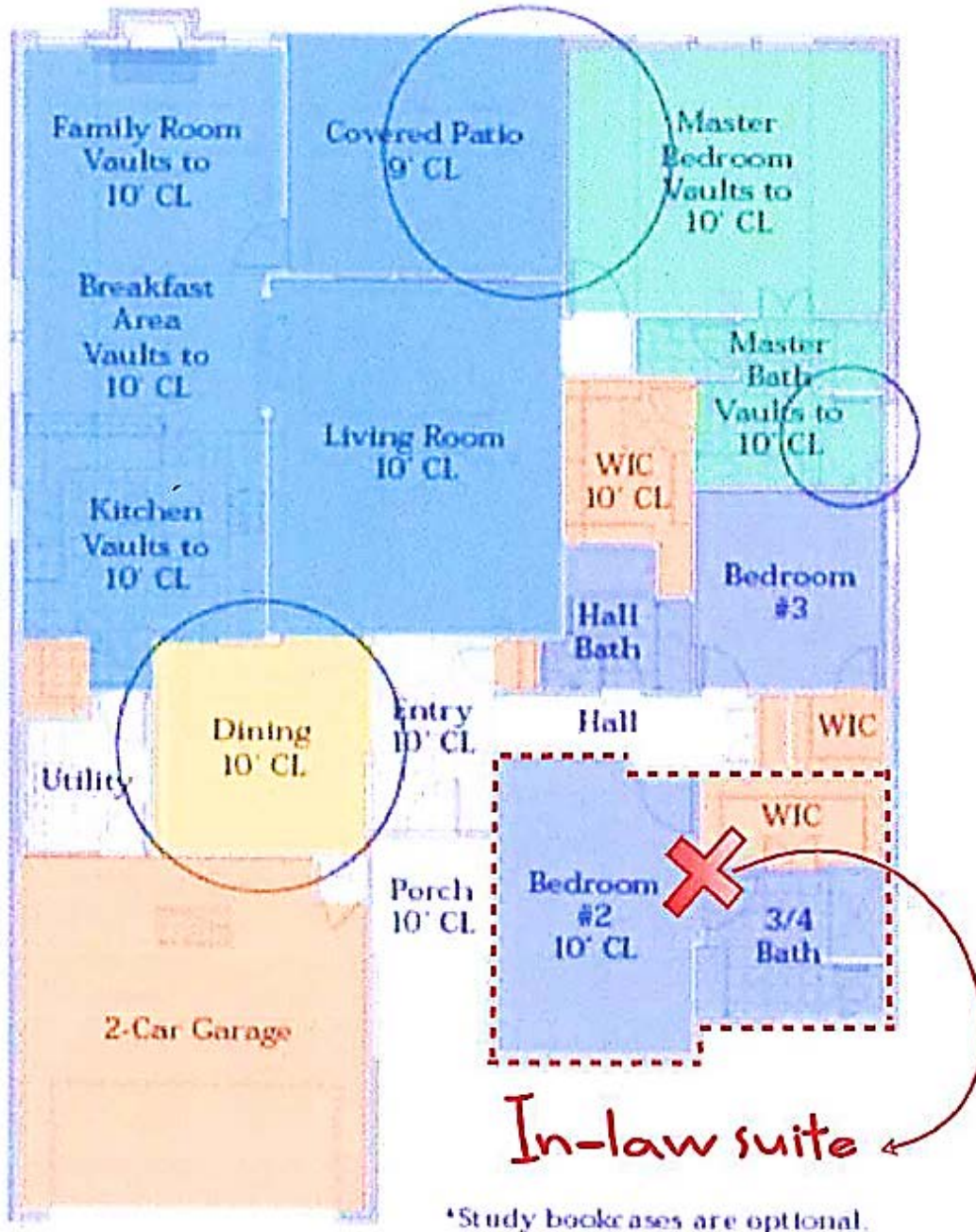
NOT TO SCALE



## EXHIBIT D

Typical Layout of Multigenerational Suites  
(referred to as In-law Suite below)

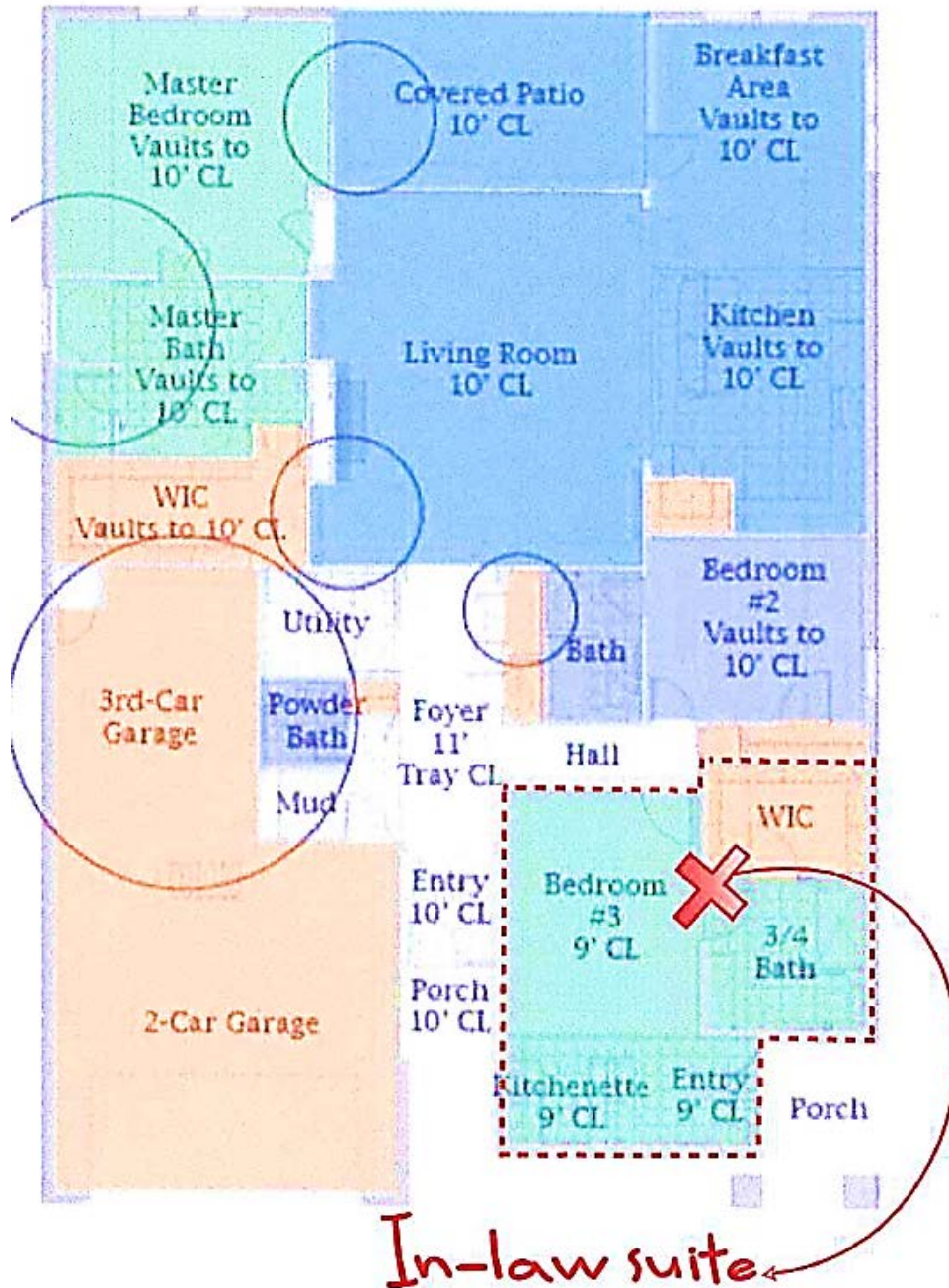
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## EXHIBIT D

Typical Layout of Multigenerational Suites  
(referred to as In-law Suite below)

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## Greenspace Exhibit

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EXHIBIT "E"  
GREENSPACE EXHIBIT  
RED CANYON RANCH EAST

NOT TO SCALE

GREENSPACE ~ 3.31 ac.±



## **EXHIBIT F**

### Allowable Uses

- Detached single family dwellings;
- Multigenerational Suites;
- 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 Lots.