

COBBLESTONE CREEK
SENIOR COMMUNITY
NORMAN, OKLAHOMA

APPLICANT:
JUNIPER SAGE AT COBBLESTONE CREEK, LLC

APPLICATION FOR:

AMENDED PLANNED UNIT DEVELOPMENT

Submitted September 9, 2019
October 5, 2019 Revision
July 29, 2026 Amendment
August 6, 2026 Amendment

PREPARED BY:

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I. INTRODUCTION

Sage at Cobblestone Creek (the “Property”) is an existing senior living multifamily complex. The site is bordered on the west by 12th Ave. SE, on the north by existing homes on Sawgrass Dr., on the east by Augusta Drive and on the south by Cobblestone Creek Dr. The three-story community currently features 168 senior independent living residences, amenities, and associated parking spaces.

Juniper Sage at Cobblestone Creek LLC (the “Owner”), the owner of the Property, wishes to amend the existing PUD (O-1920-22) (the “PUD”) to add an additional use allowing for multifamily housing for all ages, not just seniors. The Owner does not request any alterations to the Property.

II. PROPERTY DESCRIPTION / GENERAL SITE CONDITIONS

A. Location

The subject "Property" lies in Ward 7 on the east side of 12th Ave. SE and north side of Cobblestone Creek Drive, just NE of the intersection of those two public streets in Norman, Oklahoma.

B. Existing Land Use and Zoning

The majority of the subject Property is currently Norman 2025 Planned under the High-Density Residential designation and currently zoned PUD to allow for multifamily senior living. To the south of the Property is Cobblestone Creek Section IV Addition on the south side of Cobblestone Creek Drive. To the west is 12th Ave. SE and then the Eagle Cliff South Addition consisting of single-family homes. To the north is Cobblestone Creek Section III Addition with single family homes along Sawgrass Drive. To the east is additional unplatted land and the Cobblestone Creek Golf Course, hole numbers 1-3, as well as the Open Space AA of Cobblestone Creek Section IV.

C. Elevation and Topography

The site is relatively low slope with minimal topographic variation. No part of the Property is in any FEMA 100-year flood plain, and no part of the Property is in any Water Quality Protection Zone.

D. Drainage

Due to the Property being in the lower reach of the larger drainage basin, a fee in lieu of detention payment was paid at the time of final plat in 2020.

E. Utility Services

The Property is currently in operation as an age-restricted multifamily development and all existing utilities services will remain the same. The existing utilities services are compatible with the requested use.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner as required by adopted codes.

G. Traffic Circulation and Access

Primary vehicular access to the site is accessible via 12th Ave. SE. Secondary access to the site is accessible via two access points along Augusta Drive public right of way connecting Cobblestone Creek Drive to Sawgrass Drive.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property was initially developed to accommodate multifamily uses, specializing in senior living but this site is also suitable for general multifamily use. The Exhibits attached hereto, and as submitted by the Property civil engineer, SMC Consulting Engineers, P.C., are incorporated herein by reference and further depict the development.

A. Multifamily Residential District

The existing improvements in the PUD are shown on the attached Site Development Plan, **EXHIBIT A** hereto.

1. Uses; Design

The purpose for this Amendment to the PUD is to allow for multifamily dwelling without an age restriction on residency. The remaining and previously approved development regulations remain unchanged, as detailed below:

- a. Density: The Property is developed with 168 residential units. No additional units are proposed.
- b. Height: Structures may not exceed three stories of habitable building levels, plus additional heights for roof elements and structures, stair towers, mechanical units, building rooftop equipment, chimneys, communications equipment, and other non-habitable building elements. Roof-top HVAC units will be largely screened from view from single family residential properties in nearby Cobblestone Creek Addition lots. All structures on the Property have been built, as shown the Site Development Plan. No additional buildings are proposed.
- c. Impervious Area: the total amount of impervious area, including all building footprints and impervious hard-paved areas, does not cover more than 75% of the Property and will remain unchanged. Currently, green space makes up 30.8% of the Site. See Exhibits A and C.

- d. Accessory Buildings and Uses: Accessory buildings and uses include, but are not limited to, clubhouse, common gathering areas for residents, resident kitchen, coffee bar, library, media room, game room, meeting room, fitness room, wellness studio, pickleball court, dog park, resort style pool, maintenance and equipment rooms, exterior courtyards, parking and service areas, etc. (note: all of the listed uses may or may not be developed, pending final design). Accessory buildings must be accounted for without exceeding the maximum impervious coverage on the site.
- e. Site Design: The site design of the Property will remain the same as currently shown on the Site Development Plan. No additional buildings are proposed.
- f. Exterior Materials: The exterior materials in existence will remain the same. The Project utilized high-quality brick, stone, and hardy board as approved in the 2019 PUD.
- g. Fencing: The project shall contain wrought iron or similar material fencing along Cobblestone Creek Dr., Augusta Dr., and 12th Ave. SE as shown on the Site Development Plan. This fencing shall not exceed eight (8) feet. The northern border of the Property shall contain a masonry wall as shown on the Site Development Plan.

2. Parking

Parking is accommodated with common area surface parking facilities within the site. The Applicant has provided substantial parking at a ratio of 1.2 parking spaces per unit, which amounts to 202 parking spaces, as shown on the Site Development Plan. The existing parking facilities will remain unchanged.

3. Dumpster and Trash Enclosures

The dumpster and trash enclosures will remain the same, as shown on the Site Development Plan.

B. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The existing development was developed in accordance with the approved site plan. Applicant does not request any change to the same.

2. Open Space

The open space at the Property will remain the same as shown in the plans attached hereto as Exhibits A and C.

3. Signage

The existing signage will remain the same as shown in the plan attached hereto as Exhibit B.

4. Traffic access/circulation/parking and sidewalks

The existing access/circulation/parking and sidewalks will remain the same, as shown on the Site Development Plan.

5. Lighting

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

6. Landscaping

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

7. Parkland

The Norman Board of Parks Commissioners recommended fee in lieu of public parkland that was paid in 2020.

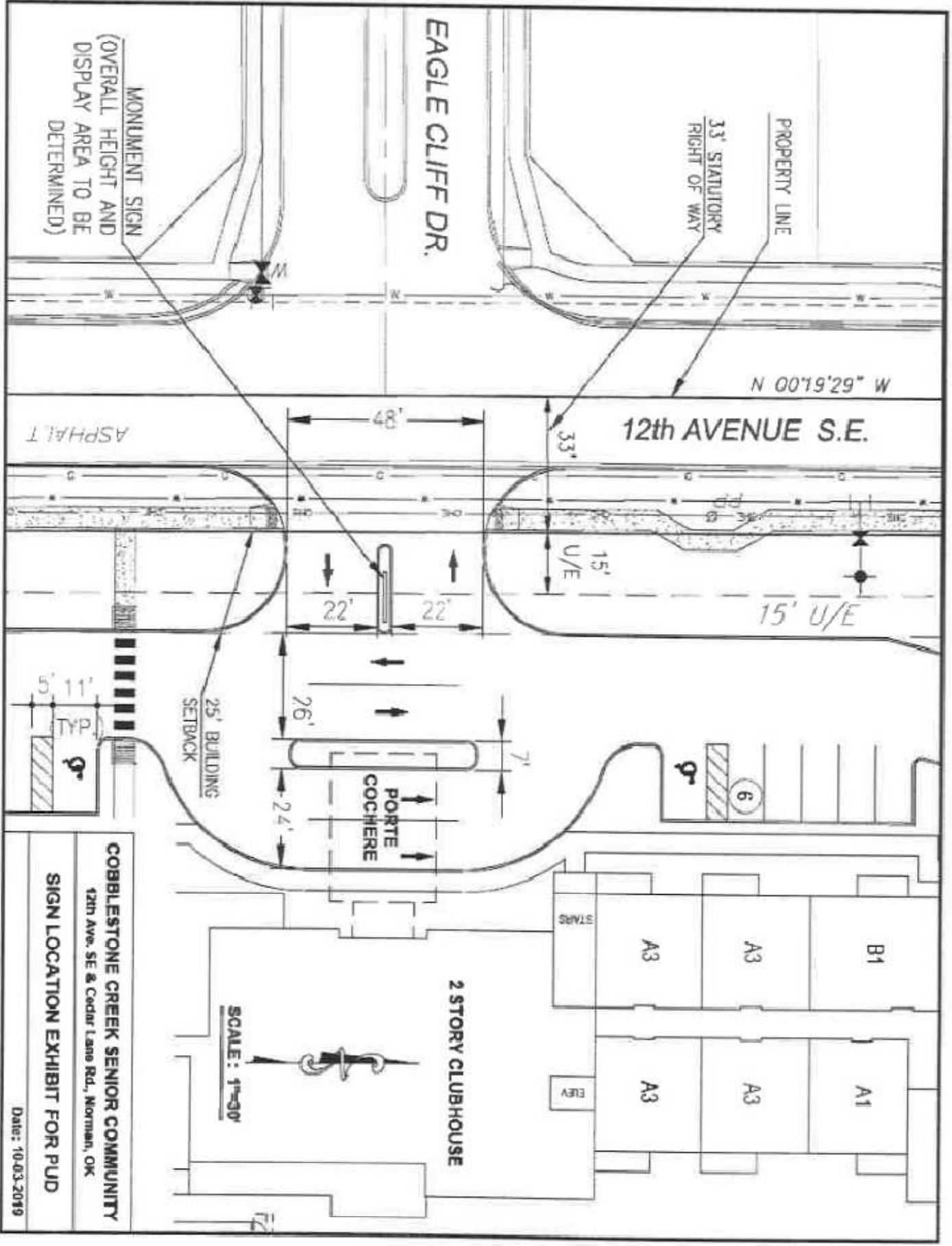
EXHIBIT A

Site Development Plan



EXHIBIT B

Entry Signage Location



COBBLESTONE CREEK SENIOR COMMUNITY
12th Ave. SE & Cedar Lane Rd., Norman, OK

SIGN LOCATION EXHIBIT FOR PUD

Date: 10-03-2019

EXHIBIT C

Green Space Plan

