

THE VILLAGES

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*LENNAR HOMES OF OKLAHOMA, LLC***

**APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
2025 AMENDMENT**

Submitted April 4, 2022
Revised May 6, 2022

PREPARED BY:

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

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I. INTRODUCTION

This Planned Unit Development (“PUD”) seeks to rezone a tract of property, containing approximately 16.32 acres, located in Ward 1 of the City of Norman. The Applicant seeks to develop the site into a single-family residential community. The homes to be built within the development will be detached homes. The property is located North of E. Imhoff Road and West of Oakhurst Avenue. The property is more particularly described on the attached **Exhibit A** (the “Property”). The Property is currently zoned as a Planned Unit Development (O-1112-20) that allows for a mixed-use development featuring multi-family apartments and commercial office uses. Accordingly, the NORMAN 2025 Land Use Plan Designation is Mixed-Use. The Property is not currently platted.

The Applicant seeks to rezone the Property to this PUD in order to put forth the parameters for which the development of the Property as a single-family residential community will be phased over time as market absorption permits. This proposal will remove the existing allowances for multi-family apartments and commercial office uses. Additionally, the Applicant will plat the Property in order to facilitate this proposed development.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is located in Ward 1, North of E. Imhoff Road and West of Oakhurst Avenue.

B. Existing Land Use and Zoning

The Property is currently zoned as a PUD that contemplates a mixed-use development with multi-family apartment units and commercial office uses. The Property’s current NORMAN 2025 Land Use Plan Designation is Mixed Use. This request seeks to amend the Property’s NORMAN 2025 Land Use Plan Designation to Low Density Residential. The properties to the North and Northeast of the Property are zoned R-1, Single Family Dwelling, with a NORMAN 2025 Land Use Plan Designation of Low Density Residential. The property to the East is zoned PUD for multi-family use, with a NORMAN 2025 Land Use Plan Designation of Medium Residential. The Property surrounds an office park that is zoned CO, Suburban Office Commercial, with a NORMAN 2025 Land Use Plan Designation of Office. The property located South of E. Imhoff Road is zoned I-1, Light Industrial, with a NORMAN 2025 Land Use Plan Designation of Industrial. The property to the West is zoned A-2, Rural Agricultural, with a NORMAN 2025 Land Use Plan Designation of Low Density Residential. A small tract to the Southwest of the Property is zoned I-1, Light Industrial, but has a NORMAN 2025 Land Use Plan Designation of Low Density Residential.

C. Elevation and Topography

The Property is undeveloped. The elevations range from approximately 1172 feet to 1150 feet with the highest elevations located near the Southeast corner of the Property and the lowest natural elevations located near the North property line.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. It is currently anticipated that drainage controls for the development will be located in the Northeast corner of the Property, subject to review and approval by City Staff in accordance with the application ordinances.

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 Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a detached single-family residential development. The Property shall be developed in compliance with the Site Development Plan, attached hereto, subject to final revisions or adjustments allowed by the City's PUD ordinance, as discussed below. 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. The proposed development will feature 109 platted single-family residential lots.

A. Uses Permitted:

The allowable uses for the Property shall mirror 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 ten (10') feet provided that all garages shall have a minimum nineteen (19') foot front yard setback to allow for a parking space in the driveway. In the event a Lot has street frontage on multiple sides, the front yard setback shall only apply along the frontage designated on the Site Development Plan as the 10' front yard setback and the remaining frontage may be treated as said Lot's side yard.

Side Yard: The minimum depth of the side yard setback shall be five (5') feet provided that roof, gutter, window, patio, patio coverings, and similar improvement overhangs shall be allowed to encroach upon the side yard setback, up to a maximum of two (2') feet.

Rear Yard: The minimum depth of the rear yard setback shall be ten (10') feet, with the allowance for unenclosed patios, sheds, and similar common residential accessory improvements (i.e., gazebos, storm shelters, etc.) to be five (5') feet from the rear property line.

Lot Coverage & Height: 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. Houses will not exceed thirty-five (35') feet or two (2) stories in height. An accessory building shall not exceed a wall height of ten (10') feet.

Lot Size: The minimum lot width for this PUD shall be thirty (30') feet at the front building line and twenty-five (25') feet along street frontage. The minimum lot area shall be a minimum of three thousand (3,000) square feet. No more than one (1) main dwelling shall be constructed on any one lot.

C. Miscellaneous Development Criteria

1. Site Development Plan

The Site Development Plan for the Property, **Exhibit B-1** attached hereto, and Typical Lot Layouts, **Exhibit B-2** attached hereto, are 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, as may be amended from time to time.

2. Open Space/Common Area

Open space and green space areas are located throughout the Property, as shown on the Open Space Exhibit attached hereto as **Exhibit D**. A minimum of 10% of the Property shall be designated as Open Space.

3. Signage

The entrance to the Property may contain entryway signage and associated walls, fences, and decorative features, in order to identify the addition. The signage may be lighted and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. The maximum square footage shall comply with the provisions of the City of Norman Signage Code that are applicable to R-1, Single Family Dwelling district.

4. Traffic Access/Circulation and Sidewalks

Access to the Property shall be in the manner shown on the Site Development Plan. Sidewalks will be installed within the development as shown on the attached Site Development Plan, in compliance with the City's standards.

5. Landscaping/Parkland

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements for development of single-family residential lots. The Applicant requests fee in lieu of parkland donation due to the proximity of various parks in the surrounding area.

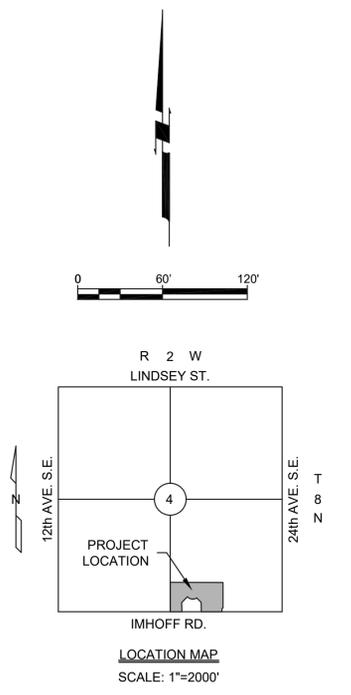
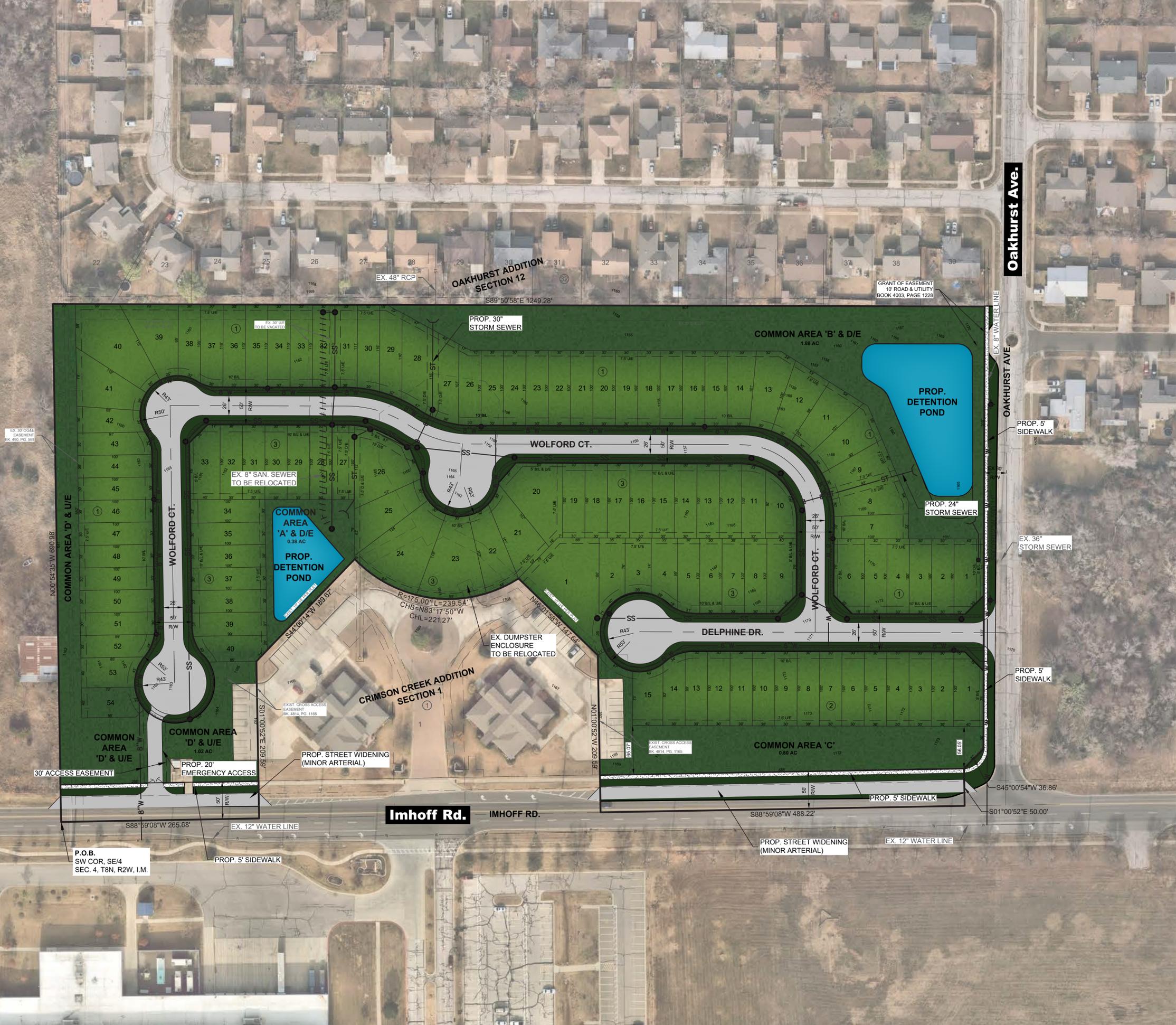
6. Roll Off Dumpsters

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

EXHIBIT A

Legal Description of the Property

A part of the Southeast Quarter (SE/4) of Section FOUR (4), Township EIGHT (8) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said Southeast Quarter (SE/4); thence North 01°03'37" West on the West line of said Southeast Quarter (SE/4) a distance of 690.98 feet to the Southwest corner of Lot 22, Block 32 of Oakhurst Addition Section 12; thence South 90°00'00" East on the South line of Oakhurst Addition Section 12 a distance of 1249.28 feet to the West line of Oakhurst Avenue; thence South 00°00'00" West a distance of 590.11 feet; thence South 44°51'52" West a distance of 36.86 feet; thence South 01°09'54" East a distance of 50.00 feet to the South line of said Southeast Quarter (SE/4); thence South 88°50'06" West on said South line a distance of 1211.76 feet to the Point of Beginning, less and except: Lot ONE (1), in Block ONE (1), of CRIMSON CREEK ADDITION SECTION 1, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.



Imhoff Rd & Oakhurst Ave

The Villages

Site Development Plan

109 Lots

16.3205 acres

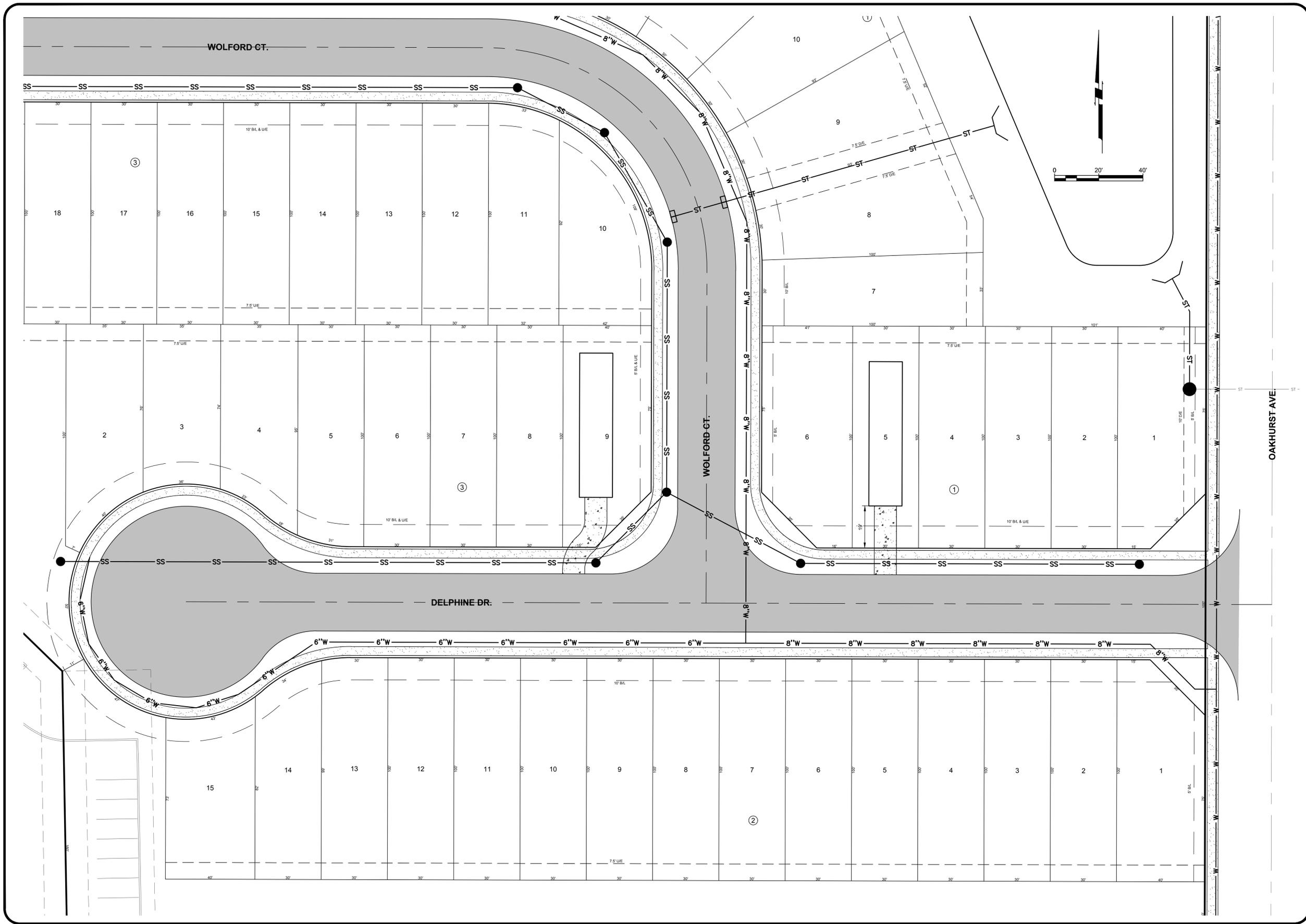
Exhibit B-1



Johnson & Associates, Inc.
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078

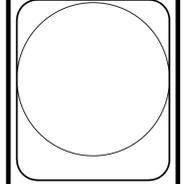
ENGINEERS SURVEYORS PLANNERS
 5/6/2022

Conceptual site plan showing feasible option permitted under proposed rezoning



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NO.	REVISIONS DESCRIPTION	DATE



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX: (405) 235-8076 www.jaac.com
 Certificate of Authorization #1464 Exp. Date: 03-31-2023
 • ENGINEERS • SURVEYORS • PLANNERS •



THE VILLAGES
 CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA
 TYPICAL LOT LAYOUT
 EXHIBIT B-2

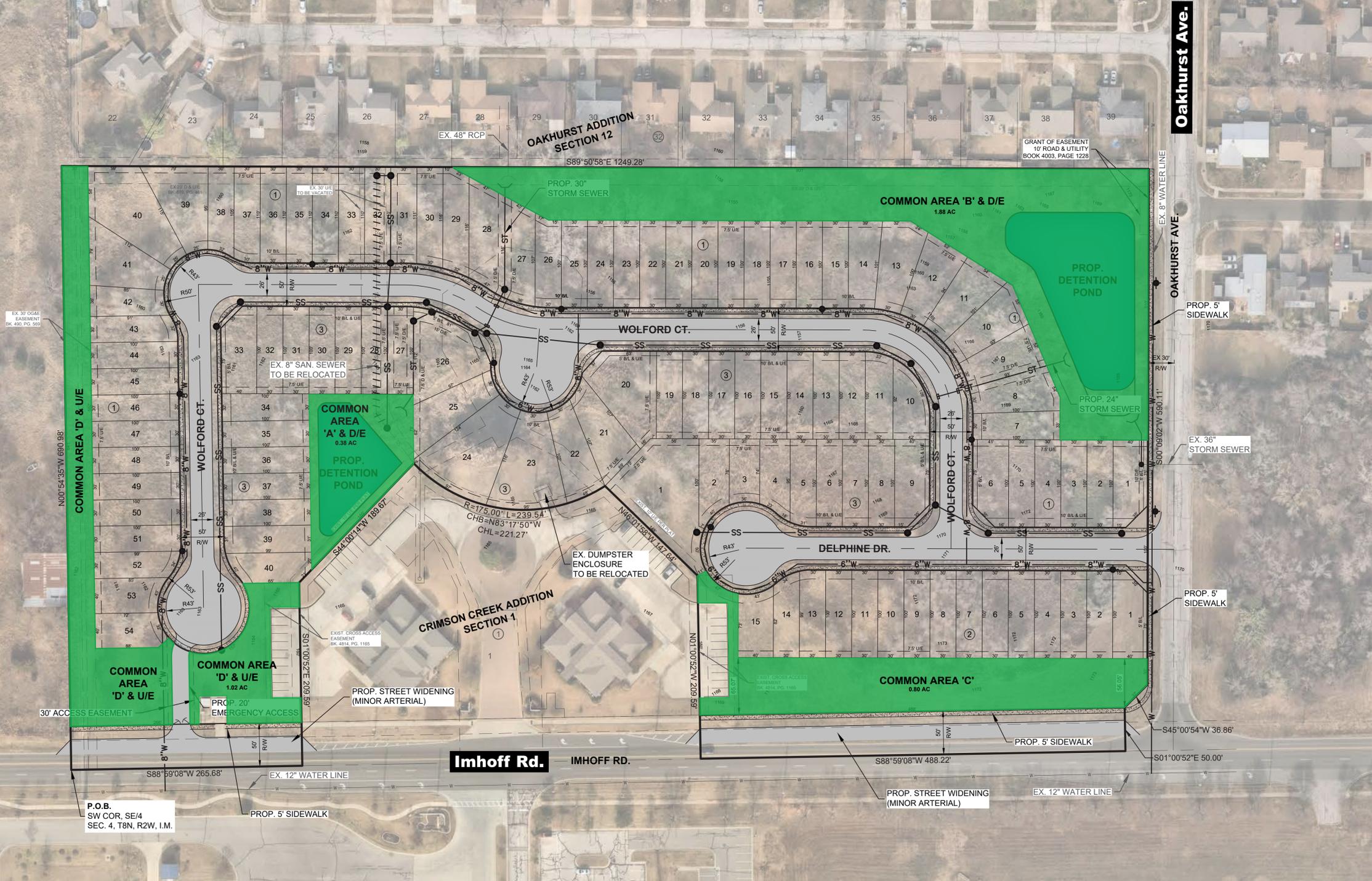
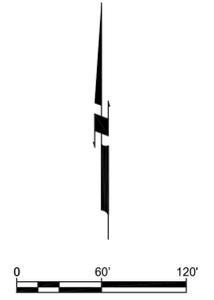
Proj. No.:
 Date: 05-03-22
 Scale: 1"= 20'
 Checked By:
 Approved By:

SHEET NUMBER
EX1

THE VILLAGES

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 Lots.
- Short-Term Rentals



Imhoff Rd & Oakhurst Ave

The Villages

Open Space Exhibit
 Total Open Space: +/- 3.86 acres

Preliminary Plat: 16.3205 acres
 (23.7% Open Space)

Exhibit D

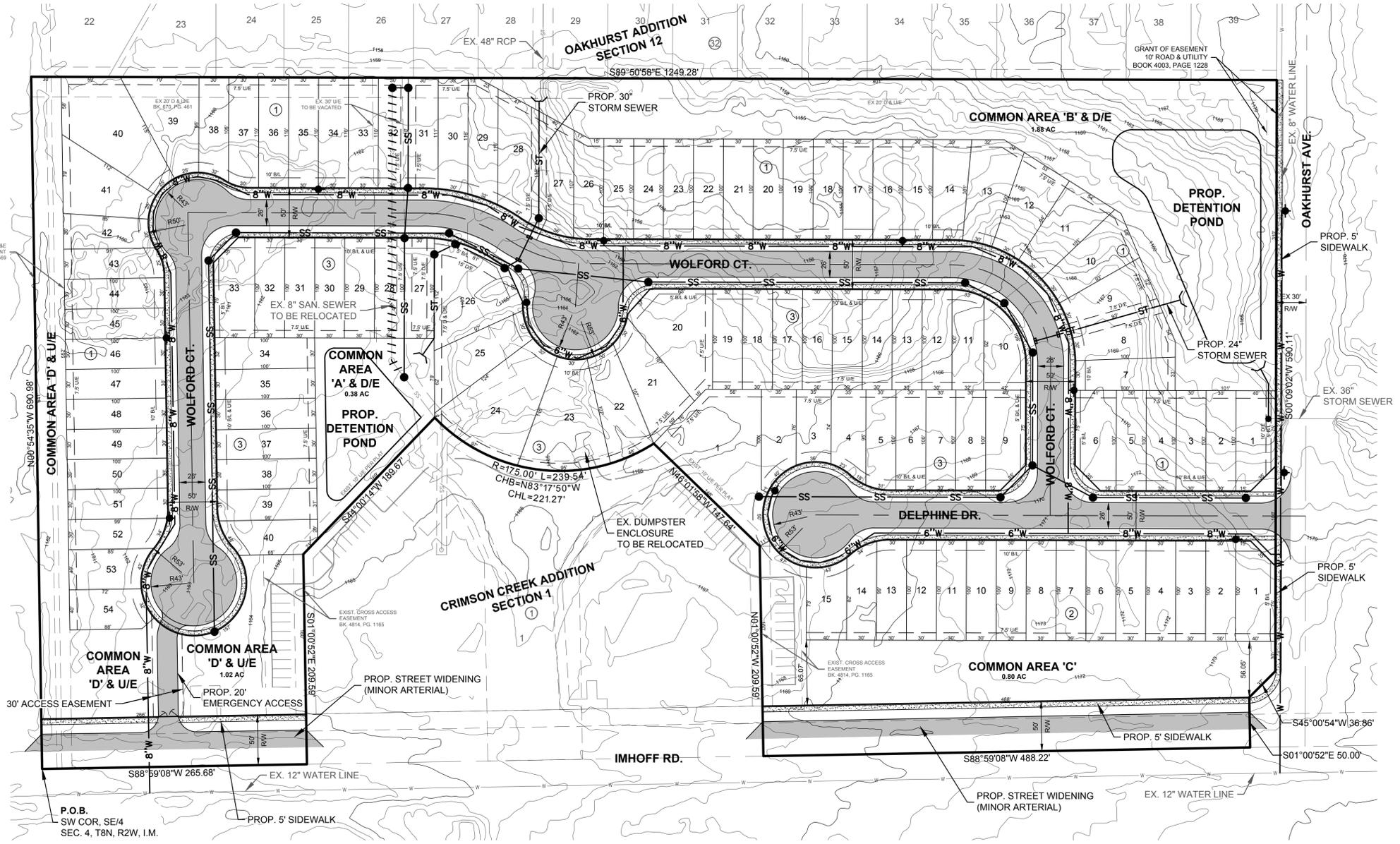
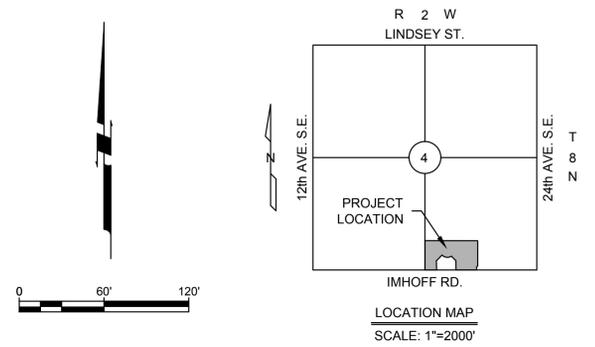


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ENGINEERS SURVEYORS PLANNERS
 5/6/2022

PRELIMINARY PLAT of THE VILLAGES

A PLANNED UNIT DEVELOPMENT
BEING A PART OF SE/4, SEC. 4, T8N, R2W, I.M.
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the southwest corner of said Southeast Quarter (SE/4);

THENCE North 01°03'37" West on the west line of said Southeast Quarter (SE/4) a distance of 690.98 feet to the southwest corner of Lot 22, Block 32 of OAKHURST ADDITION SECTION 12;

THENCE South 90°00'00" East on the south line of OAKHURST ADDITION SECTION 12 a distance of 1249.28 feet to the west line of Oakhurst Avenue;

THENCE South 00°00'00" West a distance of 590.11 feet;

THENCE South 44°51'52" West a distance of 36.86 feet;

THENCE South 01°09'54" East a distance of 50.00 feet to the south line of said Southeast Quarter (SE/4);

THENCE South 88°50'06" West on said south line a distance of 1211.76 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Lot One (1), in Block One (1) of CRIMSON CREEK ADDITION SECTION 1, to Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 21 of Plats, Page 53.

Said described tract of land contains a gross area of 710,923 square feet or 16.3205 acres and a net area, less streets rights of way, of 672,679 square feet or 15.4426 acres, more or less.

- Notes:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the property owners association within THE VILLAGES.
 - Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the city engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owners association in the plat of THE VILLAGES; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the city, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said property owners association. Officials representing the public works department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the public works department, property owners association may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

OWNER / DEVELOPER
LENNAR HOMES
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IRVING, TX 75063

ENGINEER
JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
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TOTAL ACRES = 16.3205 AC
TOTAL UNITS = 109
TOTAL COMMON AREA = 4.0815 AC
TOTAL % COMMON AREA = 25%

PRELIMINARY PLAT
of
THE VILLAGES



- UTILITY LEGEND**
- W — EXISTING WATER LINE
 - SS — EXISTING SANITARY SEWER LINE
 - W — PROPOSED WATER LINE
 - SS — PROPOSED 8" SANITARY SEWER LINE
 - ST — PROPOSED STORM SEWER LINE
 - ◆ PROPOSED FIRE HYDRANT
- LEGEND:**
- P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - R/W = RIGHT OF WAY
 - STAT. R/W = STATUTORY RIGHT OF WAY
 - L.N.A. = LIMITS OF NO ACCESS
 - C.A. = COMMON AREA
 - B/L = BUILDING LIMIT LINE
 - U/E = UTILITY EASEMENT
 - D/E = DRAINAGE EASEMENT
 - D & U/E = DRAINAGE & UTILITY EASEMENT

