

# **RED SKY RANCH**

**A PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA**

**APPLICANT:  
*MCKOWN FAMILY LLC***

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

Submitted May 3, 2021  
Revised June 3, 2021

**PREPARED BY:**

**RIEGER LAW GROUP PLLC  
136 Thompson Drive  
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## **I. INTRODUCTION**

McKown Family LLC (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 6.92 acres, located in Ward 3 of the City of Norman. The site is generally located West of 48th Avenue NW, South of West Franklin Road, and North of West Tecumseh Road. 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 development the Property into three (3) single-family residential lots in accordance with the terms and conditions contained herein. The proposed development of the Property will bring new residential opportunities to the community.

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

### **A. Location**

The Property is generally located West of 48th Avenue NW, South of West Franklin Road, and North of West Tecumseh Road.

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

The Property is currently zoned A-2, Rural Agricultural, and it has a NORMAN 2025 designation of Very Low Density Residential.

The property to the North is zoned A-2, Rural Agricultural. The properties to the West are zoned A-2, Rural Agricultural. The properties to the South are zoned A-2, Rural Agricultural and A-1, General Agricultural. The properties to the East are zoned A-2, Rural Agricultural, and RE, Residential Estates.

Generally, the surrounding NORMAN 2025 designations are Very Low Density Residential, with Floodplain designation located to the West.

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

The Property consists of generally unimproved land. The Property generally slopes from the east to the west.

### **D. Drainage**

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

#### **D. Utility Services**

These lots will be served by Private Water Wells and Private Sanitary Sewer Septic Systems.

#### **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 three (3) single-family residential lots. 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 on 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 allow for single-family residential and compatible uses. 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 front yard setback shall be 50 feet.

**Side Yard:** The minimum side yard shall be 25 feet. Unattached one-story buildings of accessory use shall be located at least ten (10) feet from the side property line, or fifteen (15) feet if more than one-story, provided such structures are located within the rear half of the lot.

**Rear Yard:** There shall be a rear yard having a depth of at least thirty (30) feet. Unattached one-story buildings of accessory use shall be set back at least ten (10) feet from the rear property line, or fifteen (15) feet if more than one story, provided such structures are located within the rear half of the lot.

**Lot Width:** There shall be a minimum lot width of one hundred and fifty (150) feet at the building line.

**Intensity of Use:** For each dwelling or other permitted use allowed within the district, and buildings accessory thereto there shall be a lot area of not less than one and one half (1.5) acres.

**Limit on Buildings:** No more than one (1) main residential dwelling shall be constructed on any one lot.

### **C. 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**

A minimum of 10% of the Property shall be used as Open Space.

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

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. Red Sky Ranch Drive, as depicted on the Preliminary Site Development Plan, will be constructed to provide access to Lot 2, Block 1. Sidewalks will be installed along 48th Avenue N.W. Sidewalks are not required along Red Sky Ranch Drive.

**EXHIBIT A**  
Legal Description of the Property

**LEGAL DESCRIPTION  
RED SKY RANCH PROPERTY  
NORMAN, OKLAHOMA**

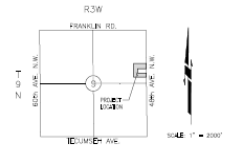
A tract of land being a part of the Northeast Quarter (N.E.  $\frac{1}{4}$ ) of Section 9, Township 9 North (T9N), Range 3 West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Southeast corner of the N.E.  $\frac{1}{4}$  of said Section 9;  
THENCE North 00°32'21" West along the East line of said N.E.  $\frac{1}{4}$  a distance of 313.33 feet to the **POINT OF BEGINNING**;

THENCE South 89°32'52" West a distance of 603.50 feet;  
THENCE North 00°32'19" West a distance of 653.85 feet;  
THENCE North 89°31'25" East a distance of 603.50 feet to a point on the East line of said N.E.  $\frac{1}{4}$ ;  
THENCE South 00°32'21" East along said East line a distance of 246.67 feet;  
THENCE North 89°47'56" West a distance of 433.55 feet;  
THENCE South 00°53'24" East a distance of 215.00 feet;  
THENCE South 89°47'56" East a distance of 432.24 feet to a point on the East line of said N.E.  $\frac{1}{4}$ ;  
THENCE South 00°32'21" East along said East line a distance of 192.45 feet to the **POINT OF BEGINNING**.

Said tract contains 6.92 acres, more or less.

PRELIMINARY SITE PLAN  
**RED SKY RANCH**  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 OF SECTION 9, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**EXHIBIT C**  
**Allowable Uses**

- Detached one family dwelling;
- Family day care home;
- General purpose farm or garden;
- Type 1 Mobile Home;
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building. One guest house may be utilized provided (a) it is clearly secondary to the larger main dwelling; (b) the structure is not rented or leased, nor used as a permanent dwelling; (c) is not a mobile home
- Short-term rentals.