

RED SKY RANCH SECTION 2

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*WEST FRANKLIN HOLDING COMPANY LLC***

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

Submitted May 1, 2023
Revised June 29, 2023
Revised July 7, 2023

PREPARED BY:

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Norman, Oklahoma 73069**

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I. INTRODUCTION

West Franklin Holding Company LLC (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 26.232 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 and PUD via Ordinance No. O-2021-47. Three lots were previously rezoned to PUD, via Ordinance No. O-2021-47, and included as part of Red Sky Ranch Section 1. Two of those lots were not final platted. As proposed, a street connection is routed through those two remaining lots to access the new Property proposal; therefore, they are being incorporated into this request.

The Applicant seeks to rezone the Property to this Planned Unit Development (“**PUD**”) in order to put forth the parameters for the phased development of the Property. The purpose of this PUD is to allow the Applicant to develop ten (10) 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. The existing barn and athletic complex will be allowed to remain and continue operating as it is currently until the final phase of development, as outlined below.

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 PUD, Ordinance No. O-2021-47, and it has a NORMAN 2025 designation of Very Low Density Residential. This property was designated as floodplain with the adoption of the NORMAN 2025; however, with the amendments to the FEMA Floodplain Maps, the floodplain designation was removed from the greater majority of the property. The western edge still carries floodplain but no development is proposed in this area. With this PUD request and removal of the floodplain, the area is no longer impacted by the twenty-acre minimum. As noted above this is a continuation of the previously adopted PUD for Red Sky Ranch, Section 1.

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 PUD, Planned Unit Development, 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 largely unimproved land and the athletic complex. The Property is generally flat and slopes slightly 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. A detention pond will be constructed to handle storm water runoff.

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 Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate ten (10) single-family residential lots. The Property shall be developed in general compliance with the Site Development Plan, attached hereto as **Exhibit B**. 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:

Generally, the Property will be allowed to develop with a principal single-family dwelling unit and compatible uses, such as an accessory dwelling unit (ADU), and barn/storage buildings, as well as an allowance for the existing athletic complex, until the final phase of development. A complete list of the allowable uses for the Property is attached as **Exhibit D**.

B. Area Regulations:

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

Setbacks:

Front Yard: The minimum front yard setback shall be twenty-five (25) feet.

Side Yard: The minimum side yard shall be ten (10) 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 buildable area outside of any flood zone or detention area.

Rear Yard: There shall be a rear yard having a depth of at least twenty (20) 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 buildable area. Notwithstanding the foregoing, no portion of the dwelling may be located within the floodplain.

All lots:

Intensity & Lot Size: There shall be a minimum lot width of one hundred and five (105) feet at the front building line of each platted lot. Each platted lot shall be a minimum of 1.45 acres.

No more than one (1) principal single-family dwelling unit shall be constructed on any one platted lot. No more than one (1) Accessory Dwelling Unit (ADU) shall be constructed on any one platted lot. Accessory Dwelling Units may have living accommodations to include a full kitchen. Each lot will be allowed to have one (1) principal single-family dwelling unit and one (1) ADU in accordance with the terms of this PUD. This shall not preclude owners from constructing accessory buildings such as: pool houses, barns or sheds so long as they are not used as residential dwelling units with full kitchens. The locations of accessory buildings are subject to modification during final development of each residential lot.

Each individual residential lot shall have a maximum of 65% impervious area.

C. Additional Development Criteria:

1. Site Plan

The 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 (36-509 (g)) of the City of Norman's PUD Ordinance.

2. Open Space

A minimum of 25% (6.77 acres) of the Property shall be used as open green space.

3. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. Red Sky Ranch Drive, as depicted on the Site Development Plan, will be constructed to provide access to the residential lots. Sidewalks are not required along Red Sky Ranch Drive.

4. Phasing of Development

As shown on the Site Development Plan, the existing athletic complex is allowed to continue operating in the same manner it currently operates until the final phase of development of the Property. It is expected that the initial phase of development is anticipated to be the platting of Lot 1. It is expected that the second phase will be a partial extension of Red Sky Ranch Drive for the platting of Lot 2. Phase 3 is expected to be the construction of the north south leg of Red Sky Ranch Drive for the platting of Lots 5, 6, 7, 8, 9, & 10. The final phase is anticipated to be the platting of Lots 3 & 4 with the removal of the athletic complex, as shown on the Site Development Plan. The actual sequencing and timing of development phases will be determined by market demand and absorption rates.

EXHIBIT A

Legal Description of the Property

**LEGAL DESCRIPTION
RED SKY RANCH 2 PROPERTY
NORMAN, OKLAHOMA**

A tract of land being a part of the Northeast Quarter (N.E. ¼) 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 said NE/4; THENCE South 89°32'52" West along the South line of said NE/4 a distance of 700.00 feet to the POINT OF BEGINNING, said point also being the Southwest corner of a tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399;

THENCE continuing South 89°32'52" West along said South line a distance of 860.13 feet; THENCE North 00°03'53" East a distance of 990.60 feet to a point on the South line of a tract being the N/2, N/2, S/2, of said NE/4, as recorded in Book 6170, Page 534; THENCE North 89°35'55" East along said South line a distance of 1549.69 feet to the Southeast corner of said N/2, N/2, S/2, NE/4; THENCE South 00°32'21" East along the East line of said NE/4 a distance of 268.41 feet; THENCE North 89°47'56" West a distance of 433.55 feet; THENCE South 00°53'24" East a distance of 412.41 feet to a point on the North line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, said point also being the Southwest corner of RED SKY RANCH PHASE 1, a platted subdivision to the City of Norman recorded in Plat Book 25, Page 184; THENCE South 89°32'52" West along the North line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, a distance of 269.01 feet to the Northwest corner thereof; THENCE South 00°32'21" East along the West line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, a distance of 313.33 feet to the POINT OF BEGINNING;

Said tract containing 1,142,653 square feet, or 26.232 acres, more or less.

EXHIBIT B

Site Development Plan Full Size Documents Submitted to City Staff

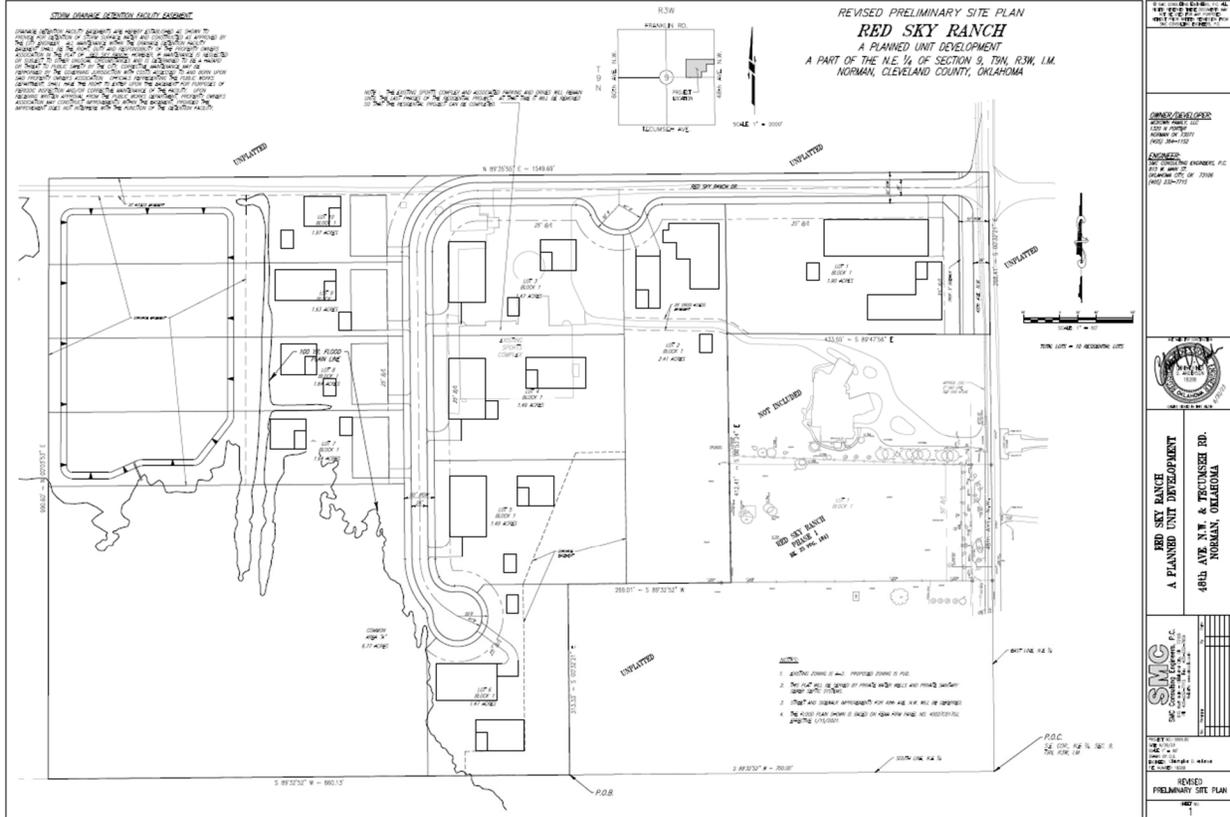


EXHIBIT C Open Space Plan

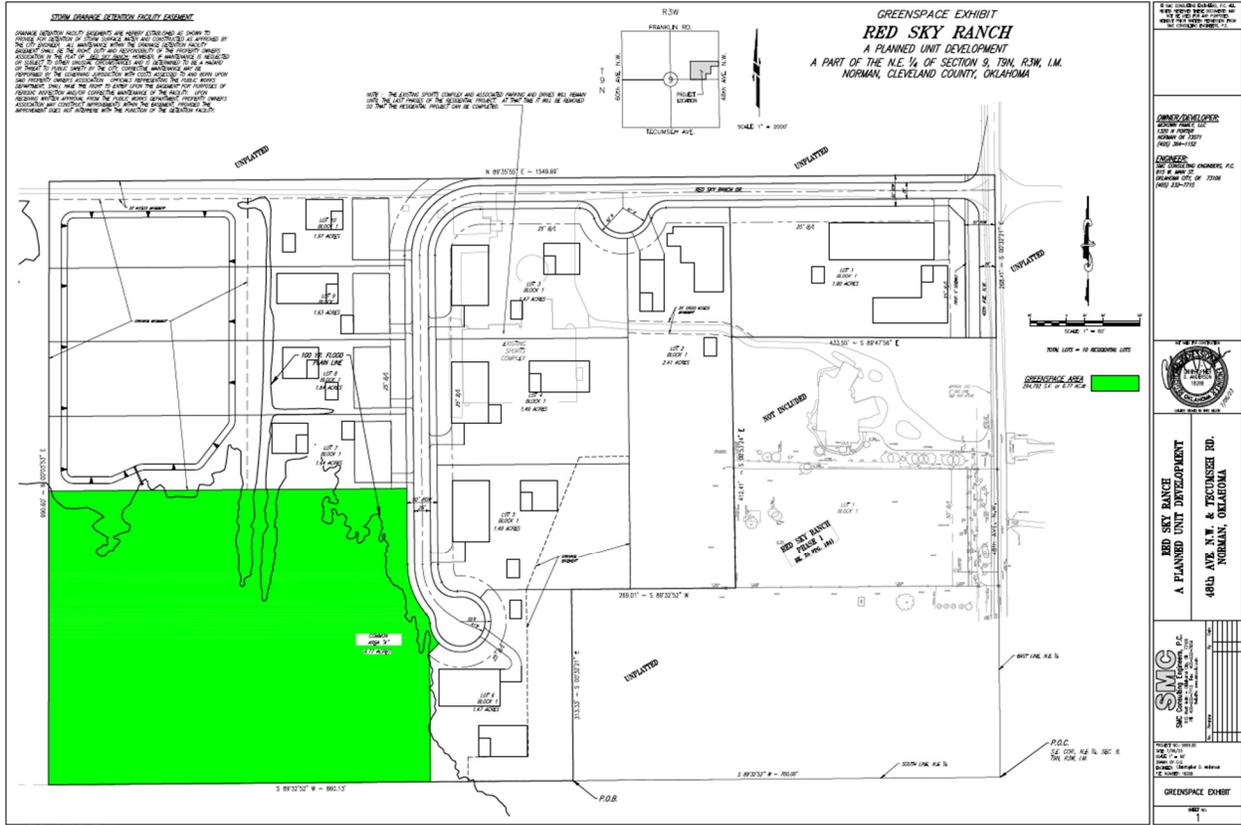


EXHIBIT D
Allowable Uses

Allowable Uses for the Final Platted Lots:

- Detached single-family principal dwelling unit;
- 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 and shall not contain a full kitchen.
- One accessory dwelling unit (ADU) may be developed on each lot within the Property provided (a) it is clearly secondary to the larger principal dwelling; (b) the structure is not rented or leased separate from the entire lot; (c) is not a mobile home;
 - The ADU may be used as a permanent residence and may contain its own attached garage, kitchen, and similar components to allow the occupant to maintain autonomy while allowing for creative housing opportunities, such as, by way of example, aging in place.
 - The ADU may be contained within a larger shop, barn, or warehouse, as designed by the owner
- Short-term rentals

Temporary Allowances for Lots 3 & 4 until Final Phase of Development and Final Plat of Lots 3 & 4:

- Athletic Complex, will be allowed to remain and continue operating as it is currently until the final phase of development
 - Current Use Includes:
 - Various Indoor and Outdoor Athletic Fields and Training Areas
 - Gym and Workout Facilities
- Guard/Night Watchman House

