

# AVADON TERRACE ADDITION

A SIMPLE PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA

APPLICANT:  
*HAMPTON HOMES / FRED THOMAS IV*

APPLICATION FOR:  
SIMPLE PLANNED UNIT DEVELOPMENT

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Revisions April 7, 2022

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## **I. INTRODUCTION**

This Simple Planned Unit Development seeks to rezone a tract of property, containing approximately 4.05 acres, located in Ward 8 of the City of Norman. The site will be a higher density single family home development with private internal amenities developed for the residents of the development. The property is located on the west side of Porter Avenue just under a half mile north of Robinson Street. It is surrounded on the north and west sides by Crystal Heights No. 2 Addition which was developed in the mid-1970's. The south side of the parcel is Lot 1, of the Masonic Addition. To allow for proper street alignment, the north 50 feet of Lot 1, Masonic Addition was purchased to be included in this development and utilized for the expansion of the Public Street, Sand Piper Lane. The property is more particularly described on the attached **Exhibit A** (the "Property"). The Property is currently zoned R-1, Single Family Residential, however the lots proposed for final platting do not meet the Property's existing single family lot size requirements, therefore, the Applicant seeks to rezone the Property to allow the increased density.

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

### **A. Location**

The property is located on the west side of Porter Avenue just under ½ mile north of Robinson Street.

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

The Property is currently zoned R-1, Single Family Dwelling District and the Property's NORMAN 2025 Land Use Plan Designation is Institutional. The properties to the North are designated RM-2, Low Density Apartment District with all additional urban developed properties surrounding the property being R-1, Single-Family Dwelling District.

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

The Property has a 12" water main located along North Porter Avenue and 8" sanitary sewer lines around the perimeter of the Crystal Heights No. 2 Addition. The Property slopes from the Southeast to the Northwest corner currently defined as Block A, Detention & Common Area.

### **D. Drainage**

As defined above, the topography falls at an average 1.0% slope to the Northwest corner. During development of Crystal Heights No.2 Addition, a storm sewer system was developed to collect storm sewer from this parcel to an underground system serving Crystal Heights Addition. The end of the pipe will be modified with a control box that will regulate the pre & post development flow conditions not to

exceed the capacity of the existing system by meeting or exceeding the reduction in pre-development flow conditions.

#### **E. Utility Services**

The necessary utility services for this development are existing or will be capable of being extended to provide full service.

#### **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. Required fire hydrants are existing or will be installed to meet City of Norman code requirements.

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

An additional 50' was obtained from Lot 1 of the Masonic Addition to allow alignment with Sandpiper Lane and the existing traffic light located at the intersection. The public road for this development will terminate with a cul-de-sac.

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

The Property is planned to accommodate a single-family residential development. The Property shall be developed in compliance with the Site Development Plan, attached hereto as Exhibit B. 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. Twenty-Four (24) single family residential lots are proposed in this development combined with two (2) community areas. Amenities developed on the two community lots may include community building and playgrounds established for the residents of Avadon Terrace Addition.

#### **A. Uses Permitted:**

The allowable uses for the Property shall be 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 fifteen (15') feet provided that all garages shall have a minimum twenty (20') foot front yard setback. The lot width at the front setback line will have a minimum fifty (50') feet, except at Cul-de-sacs which may be reduced to thirty-eight feet (38').

**Side Yard:** The minimum depth of the side yard setback shall be five (5') feet provided that roof and gutter overhangs shall be allowed to encroach upon the side yard setback, up to a maximum of 2 feet six inches (2' 6").

**Rear Yard:** The minimum depth of the rear yard setback shall be (19') feet, with the allowance for covered unenclosed patio structures to be ten (10) feet from the rear property line. Porches may be located anywhere along the rear of the structure but may not exceed sixteen (16') feet in width.

**Lot Coverage & Height:** The maximum lot coverage for all structures, as well as impervious area, shall be no more than seventy-five percent (75%) of the total lot area. It is anticipated that 24 single family dwelling units will be developed within the Property, as approximately shown on the Site Development Plan. Houses will not exceed two (2) stories in height.

**Accessory Buildings:** Unattached, one-story buildings of accessory use shall be set back five (5) feet from any side lot line, provided, however, that accessory buildings shall not be required to set back more than three (3) feet from the interior side lot line when all parts of said building are located not more than fifty (50) feet from the rear property line or rear utility easement line. Unattached one-story buildings of accessory use shall set back one (1) foot from the utility easement or alley line in the rear of the lot. Any accessory building shall not exceed a wall height of ten (10) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above ten (10) feet. Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

### **C. Miscellaneous Development Criteria**

#### **1. Site Plan**

The Site Development Plan for the Property is concurrently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's SPUD Ordinance.

#### **2. Open Space/Common Area**

10.86% (0.44 Acres) of the property, excluding residential yards and right of way is dedicated to open space and green space areas defined as Block A and Block B as shown on the Site Development Plan.

#### **3. Signage**

The entrance to the Property from Porter Avenue may contain entryway signage on the fence. The signage may be lighted and landscaped with appropriate vegetation as not to interfere with traffic sight lines. All signage will have a maximum area of 490 sq. ft.

**4. Traffic Access/Circulation and Sidewalks**

Access to the property is at Porter Avenue at the existing light for Sandpiper Lane. Sidewalks will be installed in compliance with the City's standards.

**5. Landscaping/Parkland**

Landscaping shall consist of no less than one (1) tree per residential lots. Large trees between the existing Masonic Lodge and the proposed entrance and development will be preserved if at all possible. Utilities will all be constructed on the north side of the road to not impact the root system of the existing tree line. Trees must be selected from the list provided in Appendix F of the City of Norman Zoning Ordinance and be at least 2" caliper (diameter measured 6" above ground level).

**6. Roll Off Dumpsters**

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

**EXHIBIT A**

Legal Description of the Property

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER (NE/C) OF LOT ONE (1), BLOCK ONE (1) OF MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH ALONG THE WEST 100 FOOT RIGHT OF WAY LINE OF NORTH PORTER AVENUE A DISTANCE OF 298.52 FEET TO THE SOUTH CORNER OF LOT 8, CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID CRYSTAL HEIGHTS #2 ADDITION A DISTANCE OF 440.00 FEET TO THE SOUTHEAST CORNER (SE/C) OF LOT 2 OF SAID CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF CRYSTAL HEIGHTS #2 ADDITION, BLOCK 3, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 321.46 FEET TO THE NORTHWEST CORNER (NW/C) OF SAID MASONIC ADDITION, LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID MASONIC ADDITION, LOT 1, A DISTANCE OF 559.25 FEET TO THE POINT OF BEGINNING,

AND

THE NORTH 50.00 FEET OF SAID MASONIC ADDITION, LOT 1.

SAID DESCRIBED TRACT CONTAINS A TOTAL OF 4.04 ACRES, MORE OR LESS.

[illegible]

COMING SOON  
AVADON TERRACE



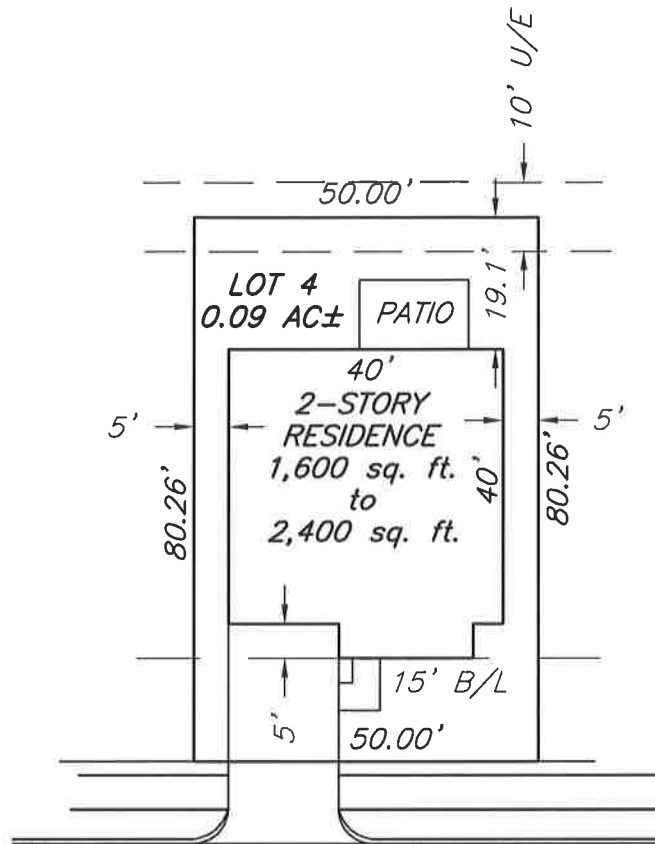
# MODERN LIVING

## CONTACT

**H**ampton Homes  
 "Trust Your Family With Ours"



**EXHIBIT B**  
Site Development Plan  
*Enlargement of Typical Lot Diagram*



TYPICAL LOT

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

- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits;
- Clubhouse and associated amenities; and
- Short-term Rentals