

TRAILWOODS ADDITION SECTION 12

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*IDEAL HOMES / SWEETGRASS PARTNERS, LLC***

**APPLICATION FOR:
PLANNED UNIT DEVELOPMENT**

Submitted August 2, 2021
Revised September 2, 2021

PREPARED BY:

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

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I. INTRODUCTION

This Planned Unit Development seeks to rezone a tract of property, containing approximately 10.84 acres, located in Ward 6 of the City of Norman. The site will be an expansion of the existing Trailwoods development. The property is located East of 12th Avenue NW and about half a mile North of W Rock Creek Road. The property is more particularly described on the attached **Exhibit A** (the “**Property**”). The Property is currently zoned R-1, Single Family Residential and has been final platted as Trailwoods West Addition. However, the lots in the final plat did not meet the Property’s existing single family lot size requirements. Therefore, the Applicant seeks to rezone the Property to continue the design of the prior sections of the Trailwoods Addition.

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 intent is to mirror the existing PUD for Trailwoods in order to develop the Property in a manner that is consistent with the design of the prior sections of the Trailwoods Addition.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located East of 12th Avenue NW and North of W. Rock Creek Road.

B. Existing Land Use and Zoning

The Property is currently zoned R-1, Single Family Residential and the Property’s NORMAN 2025 Land Use Plan Designation is Low Density Residential. The properties to the North and East of the Property are zoned PUD with a NORMAN 2025 Land Use Plan Designation of Low Density Residential. The properties to the South and West of the Property are zoned I-1; Light Industrial and I-2; Heavy Industrial, respectively. Both properties have a NORMAN 2025 Land Use Plan Designation of Industrial.

C. Elevation and Topography

The Property has been developed with streets and utilities. The Property slopes from the Northeast to the Southwest.

D. Drainage

Stormwater is conveyed to an existing off plat detention pond located South of the Property.

E. Utility Services

The necessary utility services for this development are existing.

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.

G. Traffic Circulation and Access

There is existing access to the Property, in the manner previously approved with the final plat for Trailwoods West Addition. Streets are existing.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a single-family residential development. The Property shall be developed in general compliance with the 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. 42 single family residential lots are anticipated in this development.

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 does not have to be fifty (50') feet.

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 fifteen (15') 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 currently anticipated that 42 single family dwelling units will be developed within the Property, as approximately shown on the Site Development Plan. Houses will not exceed three (3) stories in height.

C. Miscellaneous 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 22.420(7) of the City of Norman's PUD Ordinance.

2. Open Space/Common Area

Open space and green space areas are located throughout the Property, as shown on the Site Development Plan. Additionally, the neighborhood will be connected to Trailwoods as an extension thereof, in order to allow for shared use of the amenities and open spaces.

3. Signage

The entrance to the Property from 12th Ave. N.W. may contain entryway signage and associated walls, fences, and decorative features, similar in size and materials to the existing entryway signage for the Trailwoods Addition, 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.

4. Traffic Access/Circulation and Sidewalks

Access to the Property is existing. Sidewalks will be installed 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 previously paid park land fees with the Trailwoods West Addition plat.

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 tract of land lying in the Southwest Quarter (SW/4) of Section Eighteen (18), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian, Norman, Cleveland County Oklahoma and being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; THENCE North 00°02'10" East along the West line of said SW/4 a distance of 2058.59 feet to the POINT OF BEGINNING;

THENCE continuing North 00°02'10" East a distance of 573.73 feet to the Northwest corner of said SW/4; THENCE South 89°47'15" East along said North line a distance of 648.10 feet; THENCE South 00°22'57" West a distance of 204.29 feet; THENCE South 09°42'51" West a distance of 388.78 feet; THENCE South 00°15'01" East a distance of 338.40 feet; THENCE North 65°42'39" West a distance of 163.74 feet; THENCE North 08°08'11" West a distance of 30.54 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 50.00 feet (said curve subtended by a chord which bears North 53°01'11" West, a distance of 70.85 feet) and an arc length of 78.74 feet; THENCE North 56°25'08" West a distance of 387.47 feet; THENCE North 89°57'50" West a distance of 50.00 feet to the POINT OF BEGINNING.

Said tract contains 456,497 square feet, or 10.480 acres, more or less.

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.