

MONTORO RIDGE

Norman, Oklahoma

PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING AND
PRELIMINARY DEVELOPMENT
PLAN/PLAT

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PREPARED BY:

SMC Consulting Engineers, P.C.
815 W. Main
Oklahoma City, OK 73106

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I. INTRODUCTION

The Montoro Ridge project is proposed as a Planned Unit Development. The project is single-family units approximately 63.90 acres in size providing approximately half acre lots, natural amenity areas and water quality protection zone.

The applicant is requesting a rezoning of the Tecumseh Road property to Planned Unit Development (PUD) and is submitting a Rezoning Application/Preliminary Site Development plan and Preliminary Plat.

A PUD District will allow the necessary flexibility to create a distinctive large lot upscale community with a variety of single family building types, natural open space areas, and creative circulation patterns conforming to the natural existing topographical condition, allowing our use of the natural features of land, saturated with trees, ponds, and other natural elements.

II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS

A. Location

Montoro Ridge is located at SW corner of Tecumseh Road and 12th Avenue N.E. The site is bordered on the south by Shadowlake Addition; bordered on the west by The Vineyard Addition; bordered on the east by unplatted land and the Holy Ascension Antioch Orthodox Church; and bordered on the north by Red Canyon Ranch.

B. Existing Land Use and Zoning

The property is currently zoned R-1, RM-2, RM-6, C-1 A-2, & Parkland. The site is currently vacant and has no active uses. No buildings or structures exist on the property.

The property is surrounded by land within the City of Norman City Limits.

C. Elevation and Topography

The site consists of sloping terrain from the north to the south. A portion of the land has trees and drainage ways that will be preserved as much as practical.

D. Drainage

A Drainage Impact Analysis has been prepared to illustrate the detention requirements that are required and the solutions planned.

E. Utility Services

Many of the required utility systems for the projects (including water, sanitary sewer, gas, telephone and electric) are currently located adjacent to the boundaries of the property. Public waterlines will be constructed to serve all lots in the development and will connect to existing waterlines on Tecumseh Road and Chilmark Drive. Public sanitary sewer lines will be constructed to serve all lots in the development and will connect to the existing sanitary sewer lines on the west side of the development in the Vineyard Addition.

F. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department. Public waterlines will be constructed with the public roadways alignment. Fire protection will be installed with fire hydrants. A street stub has been provided to the school land for possible future access. A private access easement has been provided along the north side of Lot 26, Block 1, for possible future access to the oil well site.

G. Traffic Circulation and Access

Primary vehicular access to the site will be provided by Tecumseh Road. One divided entry distributes traffic to public streets within the property. There is also street connection to The Vineyard Addition which provides a secondary access.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Single-Family Community

The PUD will include 67 residential lots.

Housing Construction

Homes in the PUD will meet side yard minimums of 20 feet. Most of the lots will have 35 ft. building set back lines. The lots listed below will have 25 ft. or 20 ft. set back lines.

25 ft: Block 1 Lots 7, 8, 9, 10, 16, 17 & 18

25 ft.: Block 2 Lots 12

20ft.: Block 3 Lots 3, 4, 5, 6, 7, 8, 9, 10, 11,12, 13, 14, 15, 16, 17, 18 & 19

The minimum rear set back requirement will be 20 feet. Houses will be of significant masonry construction (50% minimum); or maintenance free siding; or cementitious fiber board, roofs will be composition. Extensive restrictive covenants will be developed, providing for a minimum square footage of 2,400 square feet for the primary structure. There will be a minimum 5 foot side setback for main and accessory structures.

Signage

- Entryway signs:
The entrance to the PUD from Tecumseh Road will contain a sign designating the development. The sign will be of masonry/stone /metal. The sign may be lighted with appropriate vegetation, boulders, landscape timbers, and planter boxes designed so as not to interfere with traffic site lines. Vegetation may also be located in the islands at the entry.

Fencing

A fence will be constructed the entire length of the PUD along Tecumseh Road. Construction material will be 6 foot opaque fence. Construction of the fence may be phased along with the development of the PUD.

No fences will be allowed to be constructed longitudinally on the existing or proposed pipelines. Fences may cross the pipelines perpendicularly but must provide a gate for access by pipeline employees. No fencing will be allowed that restricts access to the pipelines by pipeline employees.

Any fences constructed in lots located in the Water Quality Protection Zone will have to meet City of Norman requirements.

B. Open space and green space amenities

Open space areas are located on the west side of the project. The open space areas focus on the WQPZ, detention and ponds. Total green space area is 7.57 acres or 11.85% of the total site area.

Site green space areas consist of landscape and natural areas.

All lighting over any common area will be shielded from adjacent single-family uses.

C. Traffic access/circulation/parking and sidewalks

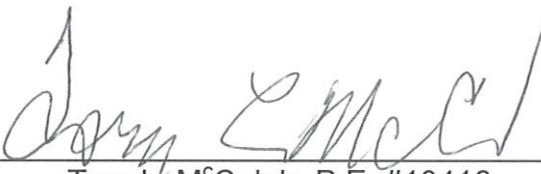
The PUD will have public streets to serve all lots. The access to the PUD will be from Tecumseh Road. No private gates are planned. Landscape buffers will accommodate all City of Norman traffic department sight triangle requirements. All internal streets will have adequate circulation provided for the fire department and City Waste Management Services.

5' wide sidewalks will be constructed adjacent to Tecumseh Road and 12th Ave. N.E. Internal sidewalks will be 4' wide. On east Tecumseh Road a 6 foot wide sidewalk may be constructed adjacent to the curb.

D. Development Phasing

The project may be developed in phases to begin in the summer of 2014. Market demand will be the determining factor in the number of units constructed. A minimum of three phases are planned. These phases may change in sequence as determined by developer.

In the interest of efficiency, time and design flexibility, it is agreed, that minor modifications to this PUD may be adopted by the City of Norman Planning Director, without the PUD being re-presented to the Norman City Council or Planning Commission. The Planning Director will have the responsibility of determining whether such minor modifications may be permitted without going before the City Council or Planning Commission.



Tom L. McCaleb, P.E. #13418