

Warwick Addition

Norman, Oklahoma

HERITAGE FINE HOMES INVESTMENTS, LLC

Developer

A PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Originally submitted 11 September 2017

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I. INTRODUCTION

This Warwick Addition Planned Unit Development (the “**PUD**”) is being submitted for the development of the remaining land that lies east of the existing Warwick Addition (the “Property” or “Addition”). The Property is generally located northwest of the intersection of West Rock Creek Road and 36th Avenue NW; it is the northern section of land abutting the City of Norman Berkeley Park to the north and the existing Warwick Addition to the west. This PUD consists of roughly 9 acres total area.

The property is currently zoned A-2 Rural Agricultural District, and is designated on the Norman 2025 Land Use and Transportation Plan as Low Density Residential that was adopted in 2004. This was before the proliferation of the commercial, office, and residential growth in this area, and before the Rock Creek Road overpass was constructed. As a result, more office and commercial sites are in demand in this area to serve the surrounding residential neighborhoods.

In order to accomplish these goals, the applicant hereby requests a PUD. The Applicant submitted a Rezoning and Land Use Amendment Application for approval. This PUD is applicable to the roughly 9 acre parcel at the NE corner of the overall development as detailed on Exhibit A of this PUD.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is generally located northwest of the intersection of West Rock Creek Road and 36th Avenue Northwest. The Property is north of West Rock Creek Road, west of 36th Ave. NW, south of the Berkley Park, and east of the existing Warwick Addition.

B. Existing Land Use and Zoning

Roughly nine acres of the Property is currently zoned A-2 Rural Agricultural, and a small portion of the Property is zoned C-1, Local Commercial District. The roughly nine acres of Property is currently 2025 designated as Low Density Residential, and the portion that is zoned C-1 is already 2025 designated as commercial.

C. Elevation and Topography

The existing Property is unimproved and largely raw land. It is generally low slope land with a small stream running through it and an existing detention basin.

D. Utility Services

All required utility systems for the project (including water, sewer, gas, and electric) are in immediate proximity to the Property, and long established, and will be extended into the new lots.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such.

F. Traffic Circulation and Access

The multiple areas of the larger development will be accessed in different locations. The extension of the Warwick residential neighborhood will be accessed by way of the existing Warwick streets of Mahogany Run and Annalane Drive. The commercial areas will be accessed by way of 36th Ave. NW and West Rock Creek Road. Traffic impact analysis requirements will be determined and follows as required by the City of Norman Traffic Engineering Department.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permitted Uses

The Addition will be comprised of two separate areas of uses:

1. CO, Suburban Office Commercial District permitted uses allowed

Attached **EXHIBIT A** indicates the areas within the Addition that will allow permitted uses in the CO zoning district. The Applicant plans for this area to be comprised of common cross-access parking as served from a common drive.

The Area Requirements are applied as shown on the attached **EXHIBIT A**. The front yard setback shall be ten (10) feet, and there shall be no minimum Lot Width in order to allow for the narrow flag lots to extend to the 36th Ave. NW right of way, and a rear yard setback of twenty (20) feet.

2. C-1, Local Commercial District permitted uses allowed

Attached **EXHIBIT A** indicates the areas within the Addition that will allow the permitted uses in the C-1 district.

The proposed Preliminary Site Development Plan is shown on the attached **EXHIBIT A**, which shows the conceptual layout of how the Property might develop. The plan is conceptual at this time and may be slightly modified as development actually occurs as pertaining to the building layout; however, all building permits submitted for this site will meet all city building permitting requirements.

All plans and drawings as provided by the engineer through the preliminary platting are incorporated herein by reference.

B. Open Space / Landscaping

The PUD will feature in excess of 10% of open space, as indicated on **EXHIBIT B**. Landscaping will be provided as required per the City of Norman landscaping ordinances per Section 22:431.8.

C. Circulation/Sidewalks/Bike Requirements

The site will be accessed from 36th Ave. NW.

Sidewalks will be provided as required per the subdivision regulations.

Bicycle parking will be provided throughout the development and thus multimodal access will be enhanced and promoted; per Section 22:431.5.4. Bicycle Parking Facilities.

D. Exterior Lighting.

All lighting will comply with the commercial lighting ordinance, per Section 22:431.6..

E. Sanitation

Sanitation will be provided by way of dumpster locations within the Addition for the commercial areas, and such locations shall be coordinated with the City Sanitation department.

F. Signage

All new signage in the commercial areas will comply with the CO and C-1 districts as applicable to the C-O and C-1 locations as shown on **EXHIBIT A**.

G. Parking

Parking within the Common Areas as shown on the Site Development Plan shall allow for cross access and cross use. However, no occupant of any space in the development may use more parking than what the City of Norman parking code requires for its use. The Property Owners Association may regulate the use and allocation of parking spaces between the users in the development.

H. Exterior Appearance; Height Requirements

City of Norman masonry requirements will be follows per Section 22:431.4.

I. Screening; Fencing

City of Norman requirements will be followed per Section 22:431.9.

EXHIBIT A

Site Development Plan

The Area outlined in **RED** will be permitted uses in the CO, Suburban Office Commercial District

The Areas outlined in **BLUE** will be permitted uses in the C-1, Local Commercial District

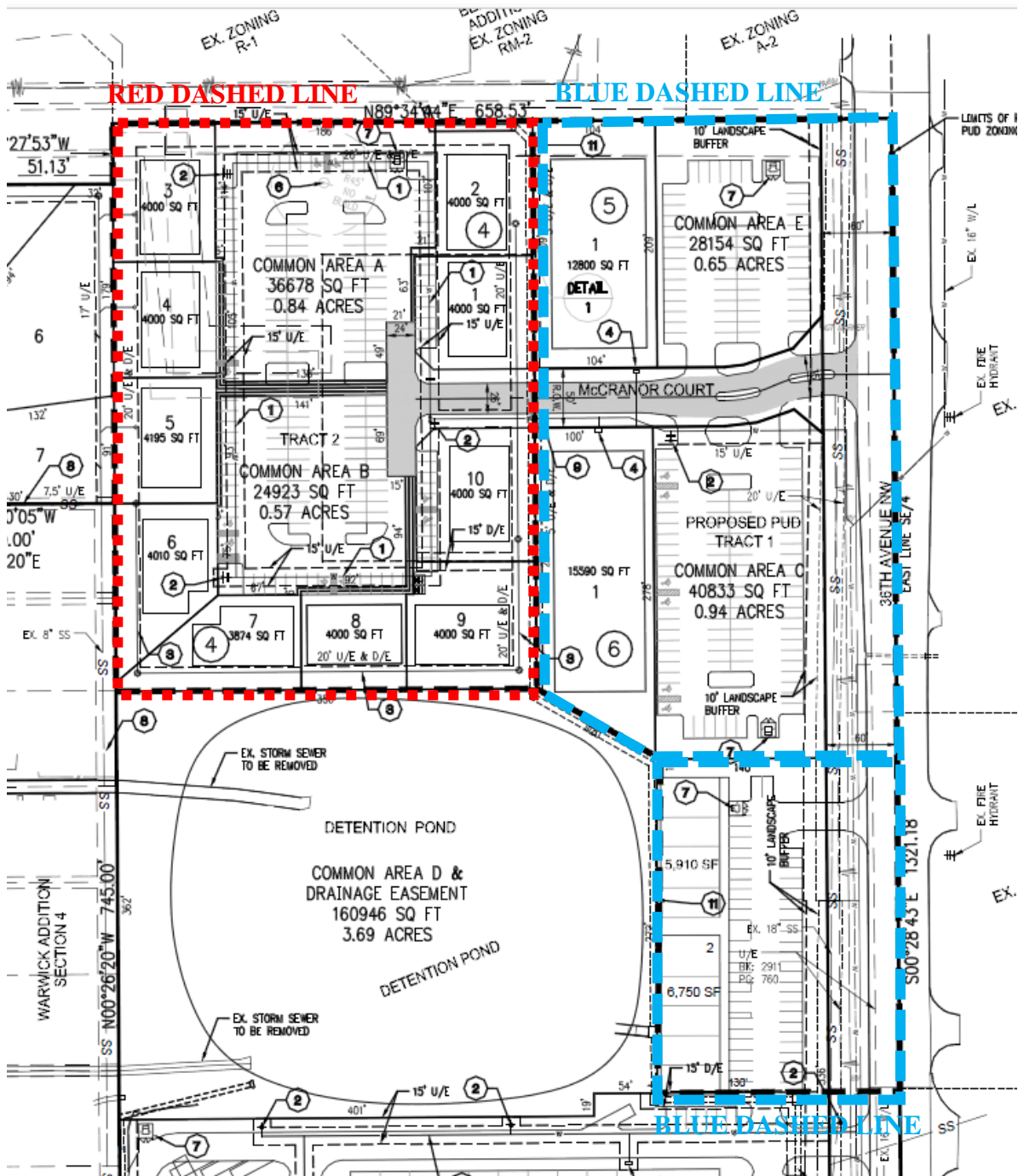


EXHIBIT B

Preliminary Plat

The Area outlined in **RED** will be permitted uses in the CO, Suburban Office Commercial District

The Areas outlined in **BLUE** will be permitted uses in the C-1, Local Commercial District

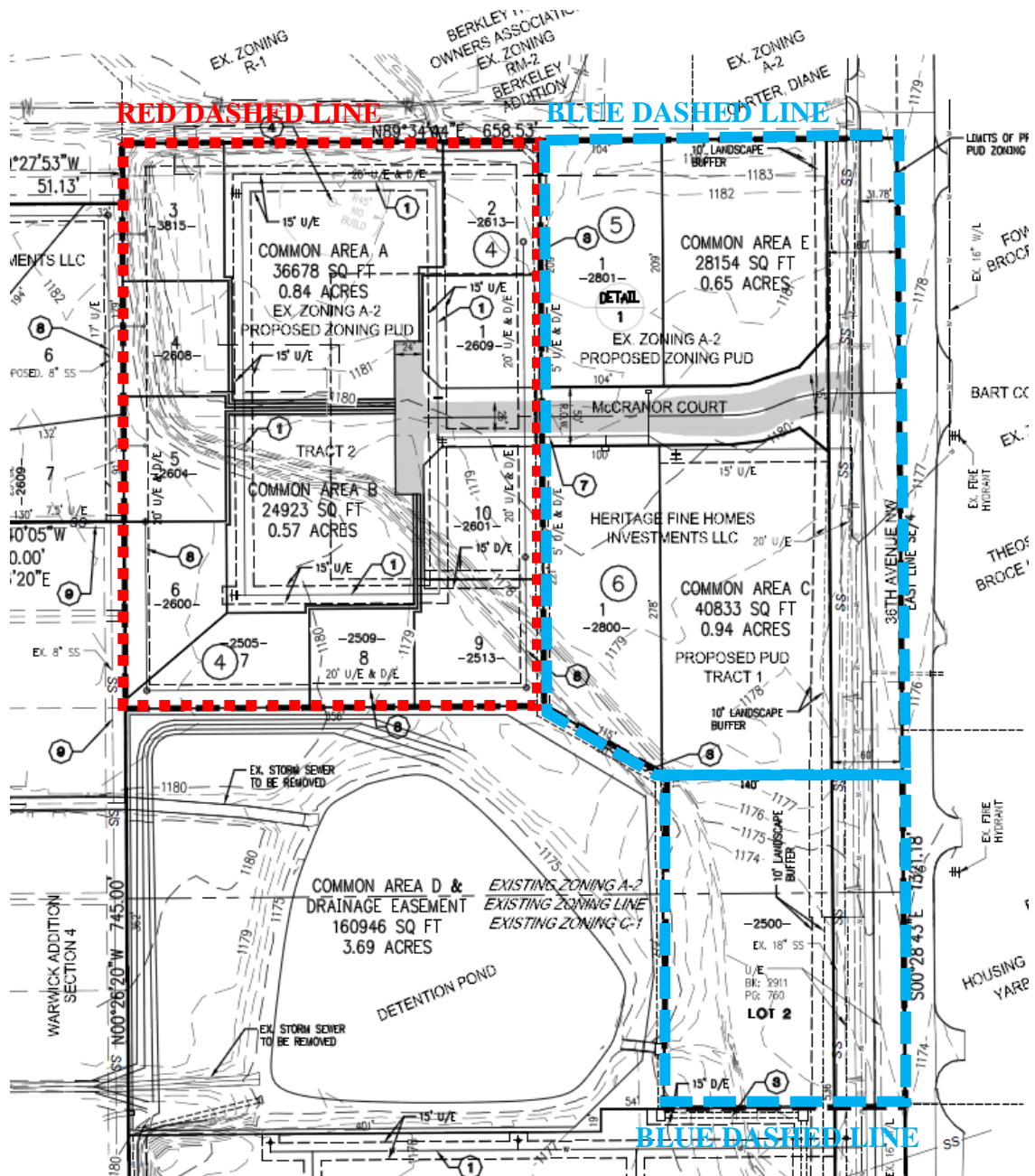
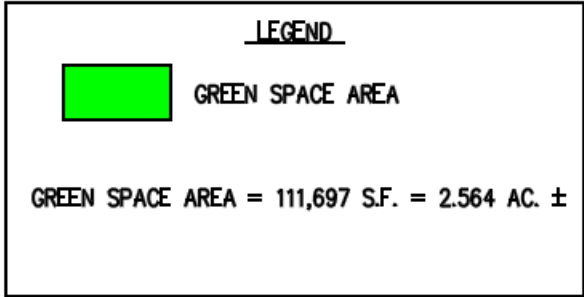


EXHIBIT C

Green Space Diagram



Roughly 28% green space.