

RED CANYON RANCH ADDITION

NORMAN, OKLAHOMA

A PROJECT BY RED ROCK LAND FUND, LLC

1320 N. Porter
Norman, OK 73071

PLANNED UNIT DEVELOPMENT APPLICATION FOR REZONING FOR
AMENDED PUD, O-1516-34

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TABLE OF CONTENTS

COVER LETTER

- I. INTRODUCTION
 - Background and Intent
- II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS
 - A. Location
 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation/ Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Single-Family Community
 - B. Open Space and Green Space
 - C. Traffic Access/Circulation/ Parking/ Sidewalks
 - D. Development Phasing
 - E. Property Owners Association
 - F. Commercial Corner

EXHIBITS

- A. Proposed Preliminary Plat
- B. Proposed Preliminary Site Development Plan
- C. Proposed Typical for Residential Lots for Multigenerational Structures

I. INTRODUCTION

The Red Canyon Ranch Addition project (the “**Addition**”) is proposed as a Planned Unit Development generally at the NW corner of 12th Ave. NE and E. Tecumseh Road. The Addition, as being revised herein is approximately 63 acres in land area providing a variety of single family residential units, a commercial corner, and open space amenity areas. This is a submittal that revises and adds to the previously submitted Red Rock Addition rezoning and preliminary plat submittals that were approved by the City of Norman in April 2006, and again in 2008 for generally the same location as this Addition.

The Applicant is requesting a rezoning of additional properties in the 12th Avenue N.E. property to Planned Unit Development (PUD) and is submitting a Rezoning Application/Preliminary Development plan and Preliminary Plat.

This PUD District will allow the necessary greater flexibility design to create an affordable community with a variety of family unit and building types, a vibrant walkable commercial corner district that compliments the nearby residential, enhanced open space areas, and creative circulation patterns. Upon completion, the PUD will provide more residentially and pedestrian appealing designs than would otherwise be attainable under conventional practices and regulations of the development guidelines of the City of Norman. Therefore, flexibility in the design and construction of roads and lot sizes which help to provide a more distinct neighborhood concept is critical. This more efficient compaction of developed areas within the Addition will allow for uniquely large amounts of natural open space, which will enable the protection of the natural environment.

II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS

A. Location

Red Canyon Ranch Addition is located at the NW corner of 12th Avenue N.E. and Tecumseh Road. The site is bordered on the south by Tecumseh Road; bordered on the east by 12th Avenue N.E.; bordered on the west by unplatted agricultural land; and bordered on the north by Wildwood Hills Estates.

This PUD amendment only applies to the portion of Red Canyon Ranch’s current revised Preliminary Plat that is presently being processed for approval by City Council in February 2016.

B. Existing Land Use and Zoning

The property is currently zoned as a previously approved Planned Unit Development, PUD. The Addition is partially built out and continues to develop under prior PUD guidelines.

C. Elevation and Topography

The site consists of severe sloping terrain with drainage ravines and drains from the south to the north. A portion drains to the west and east. A portion of the land has drainage ways that will be re-graded as little as reasonably necessary. This severe terrain has influenced the application of this PUD to change the building setbacks to reduce grading. The end result is substantial additional open space and scenic views for the residents and passing public. No portion of the site is in the 100-year flood plain.

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, sewer, gas, telephone and electric) are currently located adjacent to the boundaries of the property, and many have been installed and developed to date.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner provided NFRA 13R building sprinkler systems in applicable structures, where required, if required.

G. Traffic Circulation and Access

Primary vehicular access to the site would be provided by 12th Avenue N.E. and from E. Tecumseh Road.

H. DEVELOPMENT PLAN AND DESIGN CONCEPT

a. Single-Family Community

The PUD will consist of approximately 142 residential lots, and approximately 11 commercial lots.

1. Lot Design

The purpose for the PUD is to extend the R-1 zoning provision to allow for at least the following, with further provisions and changes to the R-1 District as provided elsewhere herein:

- a. 10 foot front yard building setback line, with a 14 foot front yard setback for garage structures. This is intended to allow for the capability of living areas of the house to come forward and greet the streetscape ahead of the garage facades.
- b. 5 foot side yard building setback line.
- c. 10 foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. Lots to be at least approximately 6,000 gross square feet in area with dimensions being generally 60 feet wide and 100 feet deep, which lot dimensions can be widely varied throughout the Addition.

2. Housing Construction

All aspects of all exterior improvements made to any property in the Addition, must first be approved in writing by the Architectural Control Committee prior to commencement of construction. The requirements set forth herein are not exhaustive or exacting as to the requirements that may be set forth by the Architectural Control Committee, which may be much more extensive, restrictive, and descriptive.

Homes in the PUD will be standard construction, single family, detached homes. Houses will be of standard wood frame construction. Houses may be one or two stories. Garages may be one, two, or three vehicle capacity.

The minimum square foot area requirements for structures in Red Canyon Ranch shall be 1,150 square feet. This minimum figure is for living space and is exclusive of garages, covered porches, patios, and breezeways.

All the roofs shall be completed using shingles with a minimum weight of 210 pounds per square and shall be “weathered-wood” (gray in color) or the equivalent. The roofs must have a minimum pitch slope of 4 on 12. All other roofs, along with all aspects of all

exterior improvements made to any property in the Addition, must be approved by the Architectural Control Committee in writing prior to commencement of construction.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which will blend together with the masonry.

The residential dwellings shall be allowed to feature multigenerational suites within and as a part of the single family dwelling construction, so long as such suites do not exceed 400 SF. The multigenerational suites may provide features including mini-kitchens with cooking facilities in order to provide some degree of independent living for its occupants. The multigenerational suite may have a separate exterior entry, however the suite must also be connected and accessible to the remainder of the single family dwelling from inside as well so that occupants can circulate to and from the multigenerational suite to the remainder of the single family dwelling without going outside. The multigenerational suite may NOT have separate utility meters from the remainder of the house, may NOT have a separate garage or separate parking, and may not have a separate mailing or street address. The multigenerational suite must utilize the same mailbox and street address as the remainder of the single family dwelling.

3. Signage

The entrances to the PUD from 12th Avenue N.E. and from Tecumseh Road may contain an entryway sign(s) designating the development. The sign(s) will conform to current City signage requirements. The sign(s) may be lighted and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. Vegetation may also be located in the traffic-calming device(s) at the entry(s); similar to what may be located on any entry fences.

4. Fencing

A fence will be constructed along the perimeter of the PUD where there are residential lots abutting 12th Avenue N.E. and Tecumseh Road. Fencing may be constructed in other areas of the PUD as well in the discretion of the Developer. Construction material may be a combination of masonry, metal/iron, and wood. Construction of the fence may be phased along with the development of the PUD as the lots are built out.

5. Amenities

- a. Walking trail(s), which may be constructed of hard pavement and/or other suitable materials.
- b. Open space will be provided minimum of 10% of gross area.
- c. Park land will be within the PUD, and may be provided as private park land.

6. Sales Trailer

A temporary trailer will be allowed for use by sales representatives. The facility will have a parking area for customers per City specifications. The trailer will be removed within approximately 10 months after being on the site.

b. Open space and green space

Open space areas are located throughout the project and form an extensive feature of this project. Open space totals over approximately +10% of the total site area.

Site open space/green space areas consist of paved and natural walkways, jogging paths, picnic areas, and landscape/natural areas.

Park land will be provided as private park land within the Addition, and so long as such private park land is in excess of the amount that would have been required of public park land, then there will be no public requirement of park land or fee in lieu of.

All lighting over any common area will be shielded from adjacent single-family homes and will have poles of maximum height of 20 feet. Decorative street lights will be allowed within the PUD, in the common areas, and along the streets of the PUD.

Due to the extensive open space being afforded to common areas for the shared experience of the residents, building coverage ratios for each home lot may be allowed to be as follows:

- a. For lots with homes of up to 1,500 s.f.: 75% coverage
- b. For lots with homes of up to 2,000 s.f.: 79% coverage
- c. For lots with homes of up to 2,500 s.f.: 83% coverage

C. Traffic access/circulation/parking and sidewalks

The PUD will have public streets to serve all residential lots. The access to the PUD will be from 12th Avenue N.E. to the east of the Addition and from Tecumseh Road to the south of the Addition, and internal public streets. 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.

All private sidewalks will be at least four feet (4') wide and provide adequate access (normal/handicapped) to the buildings along with all project amenities. A five-foot wide City sidewalk will be provided along 12th Avenue N.E. and Tecumseh Road, constructed to City of Norman Standards.

Any trails within the Addition shall be excluded from any requirements to meet ADA guidelines as many of them are planned to follow the natural landscape and feature the natural beauty of the terrain and land.

D. Development Phasing

The project may be developed in phases to begin as soon as the market demand will support. Market demand will be the determining factor in the number of units constructed. A minimum of seven phases are planned. Phasing may be modified at the discretion of Developer.

E. Property Owner Association

A mandated POA will be created to maintain all common elements including the right-of-way along 12th Avenue and Tecumseh Road, the intended pathways and all private open areas and improvements. The Developer may create one POA for the entire Addition, or may create one POA for the residential areas of the Addition and a separate POA for the commercial and mixed use areas of the Addition, with such decision being in the Developer's discretion.

F. Commercial Corner

The PUD also includes a commercial area within the Addition. The commercial area is situated on the corner of 12th Ave. NE and Tecumseh Road. The commercial corner is intended to provide walkable connections to the residential areas elsewhere in the Addition. In essence, the commercial corner is to serve at least in part as the town center village of the residential community.

1. Site Plan and Final Plat

The site plan currently submitted with the commercial corner part of this PUD is entirely conceptual and speculative, as there are no certain specific plans for what will be built on that corner. Consequently, the PUD will allow flexibility in the site planning of the commercial portion of the Addition to integrate the user plans as the market brings them forward in the future. More certain and specific site plans and final plat will be submitted at a future time as they concern the commercial part of the Addition. In addition, the lots within the commercial area may be altered in number, size, shape, quantity, and layout so as to accommodate commercial buyers and tenants at the time they develop.

2. Uses Permitted.

The commercial area of the PUD is intended to allow for the following uses to be permitted:

- a. Any use that is permitted as a matter of right in a C-1, Local Commercial District in the City of Norman;
- b. Mixed-use building in which one or more dwelling units may be located on the upper floor(s) provided that at least the first floor use is a permitted use in C-1 districts;
- c. Automobile fuel station and/or convenience store; and/or
- d. Church, temple, or other place of worship.

3. Parking Count Requirements.

Within the commercial areas of the Addition, parking counts required by the City of Norman will be relaxed to the extent that the developer can present a reasonable plan of shared use for such facilities between users that typically fill them at different times. As just one example, a church with typical Sunday morning worship times and a commercial retail store with typical non-Sunday morning open hours may share the same parking area, and the parking area will only be required to be as large as is necessary for the one larger user, not for both at the same time. The goal is to provide maximum efficiency of paved areas and share them wherever possible to reduce the paved footprint in the Addition and maximize the improvements. Developer may regulate use of the shared parking areas by way of restrictive covenants and/or private cross-parking agreements.

4. Area and Height Requirements.

The front yard building set back lines for commercial uses next to 12th Ave. NE and Tecumseh Road right of ways, and any other publicly dedicated right of ways shall be a minimum of 10 feet.

Side yard building setback lines shall be minimum 5 feet where adjacent to a residential lot in the Addition, or 0 feet otherwise.

Rear yard building setback shall not be required except for where such rear yard is to abut a residential lot, in which such case the building setback shall be a minimum of:

- a. 20 feet for commercial lots serviced from the rear (the requirement of any alley is waived); and
- b. 3 feet for commercial lots not serviced from the rear.

Height restrictions in the commercial areas of the Addition shall be as follows as related to particular uses:

- a. For a church, temple or other place of worship, there shall be no height restriction;
- b. For a commercial structure that is built with only commercial uses, the height limit shall be 39 feet;
- c. For a mixed use building, with commercial on lower story(s), and residential on upper story(s), the height restriction shall be 54 feet.

No individual use shall exceed a gross floor area of 35,000 square feet, except that a church, temple, or other place of worship, and buildings related thereto, may have unlimited gross floor area.

5. Fencing

Within the commercial area, any fencing that is visible from 12th Ave NE and/or Tecumseh Road shall be constructed primarily from the same exterior materials of the commercial buildings the fences are associated with, or from ornamental iron, decorative masonry fencing, or natural living plant materials.

6. Loading/Service Areas

Any loading or service areas shall be located at the side or rear of the commercial buildings, and in such a manner that they are not visible from 12th Ave. NE or Tecumseh Road. Screening walls shall be built from similar material to the exterior of the primary façade of the commercial buildings, and/or living natural plants shall be located around the loading and service areas such that they

are screened from any abutting residential lots. Applicant requests an alley waiver for the commercial areas in this Addition.

7. Dumpster and Trash Enclosures

Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with.

8. Outdoor storage

Outdoor storage of items in commercial areas of the PUD shall be screened such that they cannot be seen from any adjacent residential lots, or from 12th Ave. NE, or Tecumseh Road.

Outdoor storage of any items shall not be allowed within the building setback areas. Outdoor storage of any items shall not be allowed in any way that encroaches upon or interferes with fire lanes, drive lanes, or parking spaces.

9. Signage

All signage shall be in conformance with the City of Norman's sign codes, as amended from time to time, and comply with applicable C-1 commercial regulations, with the exception of the setback requirements therein. Commercial pole and marquee signage that complies with C-2 commercial regulations will also be allowed within the commercial corner, but only within 100 feet next to the Tecumseh and 12th Ave NE right of ways, and shall not be closer than 100 feet from any residential lot in the Addition.

10. Landscaping

All Commercial development components shall be in accordance with all City of Norman requirements.

11. Exterior Lighting

All Commercial development components shall be in accordance with all City of Norman requirements.

EXHIBIT A Proposed Preliminary Plat

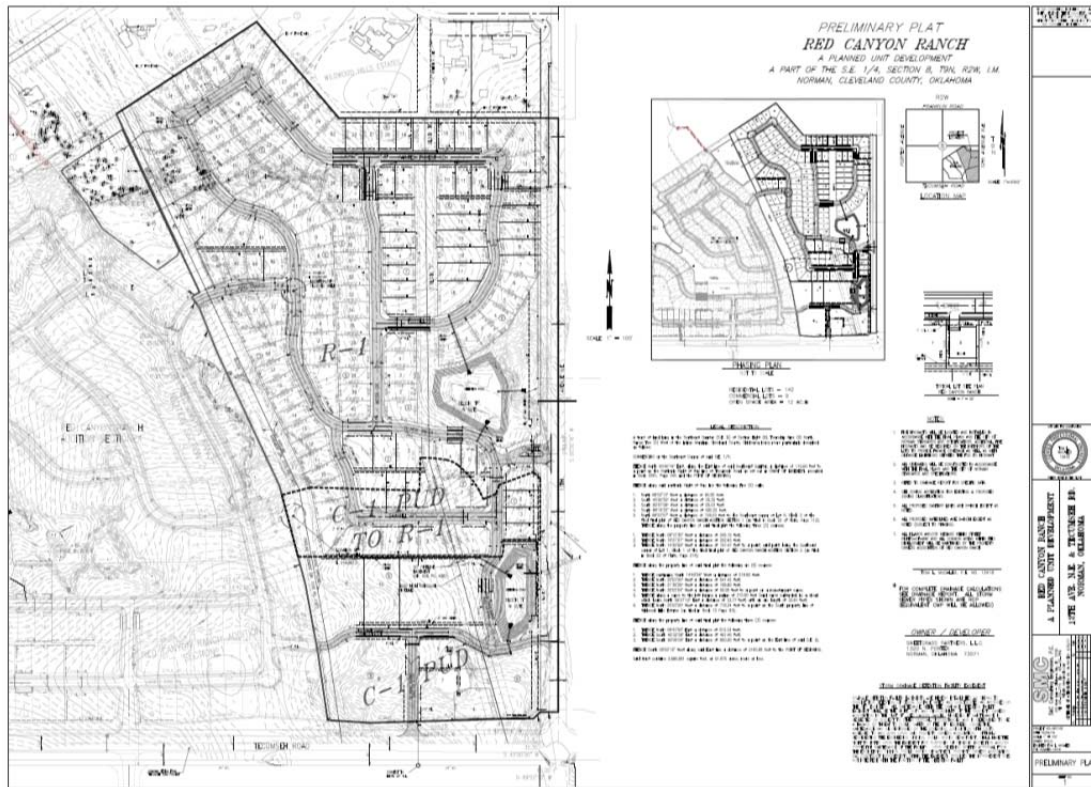


EXHIBIT B

Proposed Preliminary Site Development Plan

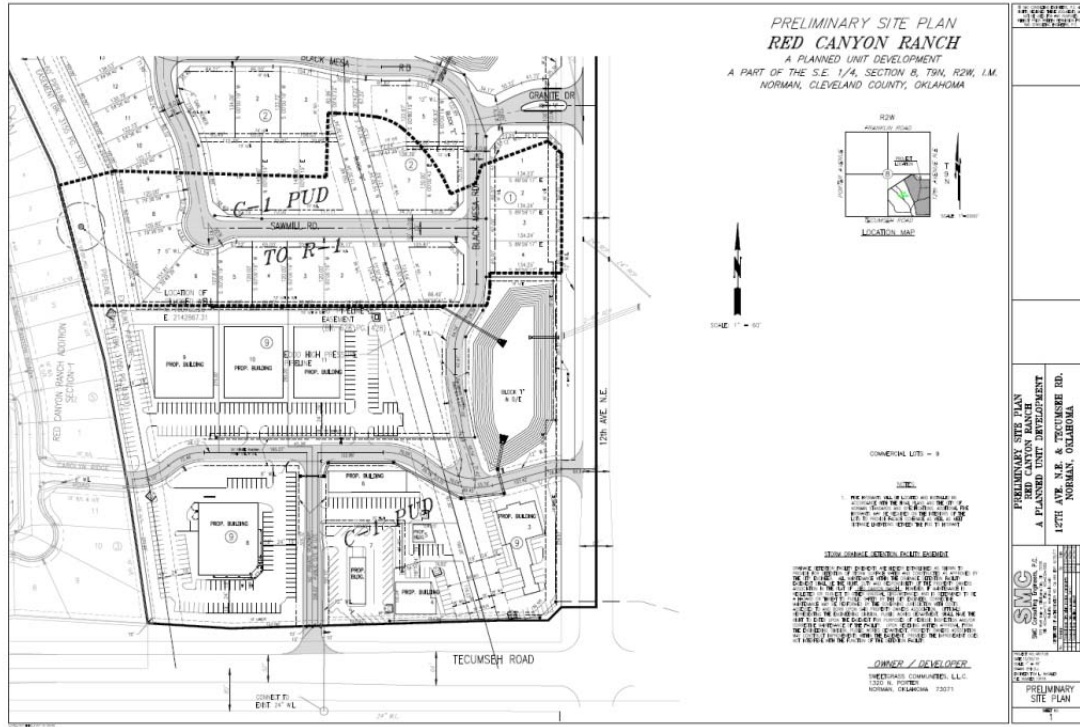


EXHIBIT C

Typical layouts of Multigenerational Suites (referred to as In-Law suite below)

