

13300 E. Deer Creek Rd.

Norman, Oklahoma

John and Tara Chambers

Applicants

A PLANNED UNIT DEVELOPMENT

APPLICATION FOR REZONING

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I. Introduction

This Planned Unit Development (the “PUD”) is being submitted for the property located at 13300 E. Deer Creek Road located within Norman, Oklahoma. (the “Property”). The Property is a one lot parcel containing roughly 10 acres located south of Deer Creek Rd. between 132nd Ave N.E. and 142nd Ave N.E.

This proposed PUD will replace the current A-2 zoning and will permit the Applicant to build and maintain an Accessory Dwelling Unit (“ADU”) on the property in order to utilize the Property for multi-generational living. The goal of this PUD is to allow the Applicants and the Applicants’ parents to live together on the Property. The Property is currently being occupied by another owner with a mobile home on the property that will be removed when the Applicants build the ADU home. The proposed PUD is intended with the purpose of the Applicant’s parents to build a home on the land due to health conditions of the parents and the need to be close to the Applicants. When the parents have no further use of the unit as accessory dwelling unit it will be used as a guest home on the land, for the Applicants’ family and friends that visit. The ADU home will not be used as a rental property.

The current property owners have given the Applicants permission to represent them during this rezoning process with the intent to buy the property from them in the event the PUD for the property is approved. This PUD seeks to retain the spirit of the current A-2 zoning.

This Application is intended to put forth the parameters for which the Planned Unit Development may be created on the Property. Through the use of this PUD, the Property may be developed and utilized in a far more creative manner than what would be possible under the current zoning and use restrictions.

II. PROPERTY DESCRIPTIONS AND EXISTING CONDITIONS

A. Location

The Property is located at 13300 E. Deer Creek Road. The property is situated on the south side of Deer Creek Road and east of 132nd Ave N.E.

B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural District.

C. Elevation and Topography; drainage

The South Eastern portion of the Property is part of the 100-year flood plain.

D. Utility Services

There is currently a well and septic on the Property. If the current septic system is not adequate for the new dwelling units then a new system that meets City, County, and State regulations will be installed.

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. There is also a volunteer Newalla Fire Department close to the Property as well.

F. Traffic Circulation and Access

The parcel gains access from Deer Creek Road via a gravel driveway.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed generally as depicted on the site plan as submitted with this application. The Exhibits attached hereto are incorporated herein by reference. The site plan shall have flexibility to be modified slightly as the project develops, pursuant to the percent allowable for changes in the PUD ordinance.

A. Uses Permitted

1. Detached one family dwelling built, that is not a mobile home, except that a mobile home may be used for period of no more than 4 years while main dwelling unit is developed and constructed.
2. Agriculture Crops.
3. Raising of farm animals
4. Accessory buildings, including barns, sheds and other farm buildings which are not part of the main building and one Accessory "Dwelling Unit" may be utilized, in lieu of a separate guest house, provided that:
 - a) it is clearly secondary to the larger main dwelling;
 - b) if a mobile home, it is not in use as an Accessory Dwelling Unit for more than 1 year; and is removed within 60 days of the completion of the construction of a permanent Accessory "Dwelling Unit"
 - c) it shall not be rented long-term as a separate dwelling unit by the property owner; and
 - d) it may also be utilized to house occasional visitors or non-paying guests of the occupants of the principal residence on the same lot.

The proposed Preliminary Site Development Plan is as shown on the attached EXHIBIT A.

B. Open Space and Green Space

Pursuant to the PUD ordinance, a minimum of ten to fifteen percent (10% to 15%) of the gross acres of the PUD shall be designated as open space.

C. Traffic Access/Circulation

Access for vehicles will be preserved as it currently exist for the property. Extension of the current driveway to the main home may be necessary up to 100 feet.

A. Stages of Development

1. The development plan is to have the main dwelling unit, the garage/shop building and the one permanent Accessory Dwelling Unit built within 5 years of assuming the property.
2. Once the permanent Accessory Dwelling Unit is completed the property owners' parents will be moved in and the temporary mobile home will be removed from the property within 60 days.