

COBBLESTONE CREEK SENIOR COMMUNITY

NORMAN, OKLAHOMA

APPLICANTS:

JUNIPER NORMAN OZ SENIOR HOUSING, LP

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT

Submitted September 9, 2019

October 5, 2019 Revision

PREPARED BY:

THE RIEGER LAW GROUP
Attn: Sean Paul Rieger
S.P. Rieger, PLLC
136 Thompson Drive
Norman, Oklahoma 73069-5245

TABLE OF CONTENTS

- I. INTRODUCTION
 - Background and Intent
- II. PROPERTY DESCRIPTION/GENERAL 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 and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Senior Housing Residential District
 - B. Miscellaneous Development Criteria

EXHIBITS

- A. Proposed Preliminary Site Development Plan
- B. Proposed Open Space Areas
- C. Proposed Entry Signage Location

I. INTRODUCTION

The Cobblestone Creek Senior Community “Addition” (a.k.a. “Project”) is a proposed project that seeks to build a state-of-the art senior living community in Norman. The project’s site is approximately seven acres of undeveloped land that is northwest of the Cobblestone Creek Golf Club’s existing clubhouse at 1350 Cobblestone Creek Drive. The site is bordered on the west by 12th Ave. SE, on the north by existing homes on Sawgrass Dr., on the east by the proposed Augusta Drive right of way and on the south by Cobblestone Creek Dr.

The three-story community is currently preliminary planned to feature 168 senior independent living residences, amenities, and associated parking spaces. This senior living community desires to have a low impact on nearby property owners. The community and its residents generally do not need a high level of City services. A perimeter fence is currently planned along the property line to provide privacy for neighbors and residents, and service areas are to be screened.

This Project plans to add value to surrounding homes by providing an additional residential option for those living in the area. Owners’ parents, as they age, are able to live near their children and grandchildren. Additionally, current residents, as they age, may have the option to continue living in their neighborhood and be close to friends and family. The Project plans to feature exciting amenities for the residents.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The subject “Property” lies in Ward 7 on the east side of 12th Ave. SE and north side of Cobblestone Creek Drive, just NE of the intersection of those two public streets in Norman, Oklahoma.

B. Existing Land Use and Zoning

The majority of the subject Property is currently Norman 2025 Planned under the High Density Residential designation and currently zoned PUD. Approximately 1.01 acres of the Property is currently Norman 2025 Planned under the Low Density Residential designation and currently zoned R-1. The Property is vacant unplatted raw land. To the south of the Property is additional unplatted land on the south side of Cobblestone Creek Drive. To the west is 12th Ave. SE and then the Eagle Cliff South Addition consisting of single-family homes. To the north is Cobblestone Creek Section III Addition with single family homes along Sawgrass Drive. To the east is additional unplatted land and the Cobblestone Creek Golf Course, holes number 1-3.

C. Elevation and Topography

The site is relatively low slope with minimal topographic variation. No part of the Property is in any FEMA 100-year flood plain, and no part of the Property is in any Water Quality Protection Zone.

D. Drainage

Due to the Project location being located in the lower reach of the larger drainage basin, a fee in lieu of detention payment will be required at the time of final plat.

E. Utility Services

Many of the required utility systems for the project (including water, sewer, gas, electricity, telecommunications, and others) are currently located adjacent to, or in very near proximity to, the boundaries of the Property. Many of the services exist along 12th Ave. SE.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner as required by adopted codes.

G. Traffic Circulation and Access

Primary vehicular access to the site will be provided by way of the immediately abutting 12th Ave. SE. Secondary access to the site will be provided by way of two access points along the proposed extension of the Augusta Drive public right of way that will connect Cobblestone Creek Drive to Sawgrass Drive.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Project is planned to accommodate senior residential dwelling uses. The Exhibits attached hereto, and as submitted by the project civil engineer, SMC Consulting Engineers, P.C., are incorporated herein by reference and further depict the development criteria.

A. Multifamily Residential District

The proposed improvements in the PUD are as planned on the attached Preliminary Site Development Plan, **EXHIBIT A** hereto.

1. Uses; Design

The purpose for the PUD is to allow for an age-restricted senior independent living community under the following development regulations:

- a. Density: The Addition is proposed to be developed up to 168 senior independent living residential units.
- b. Height: Structures may not exceed three stories of habitable building levels, plus additional heights for roof elements and structures, stair towers, mechanical units, building rooftop equipment, chimneys, communications equipment, and other non-habitable building elements. Roof-top HVAC units will be largely screened from view from single family residential properties in nearby Cobblestone Creek Addition lots.
- c. Impervious Area: the total amount of impervious area, including all building footprints and impervious hard-paved areas shall not cover more than 75% of the Property.
- d. Accessory Buildings and Uses: Accessory buildings and uses such as, but not limited to, clubhouse, common gathering areas for residents, resident kitchen, coffee bar, library, media room, golf simulator, game room, meeting room, fitness room, wellness studio, pickleball court, dog park, bocce court, resort style pool, maintenance and equipment rooms, exterior courtyards, parking and service areas, etc. (note: all of the listed uses may or may not be developed, pending final design). Accessory buildings must be accounted for without exceeding the maximum impervious coverage on the site.

- e. Site Design: All minimum building setbacks shall be maintained as per the Preliminary Site Development Plan, which is attached herewith and incorporated herein as shown on **EXHIBIT A**.
- f. Exterior Materials: The Project is preliminarily planned to be primarily constructed of brick, stone, and hardy board. All materials shall be high-quality and require minimum maintenance. The perimeter fence is anticipated to be wrought iron along the east, south, and west property lines; and along the north property line it is anticipated to be a solid, opaque eight-foot tall fence or wall, of masonry or similar finish, to conform to the spirit of the abutting single-family residences.

2. Parking

Parking will be accommodated with common area surface parking facilities within the site. The Applicant is providing substantial parking relative to the proposed use of a senior independent living community. The parking is proposed at a ratio of 1.2 parking spaces per each unit, which amounts to 202 proposed parking spaces. The proposed parking is more than enough for a facility of this type in which most of the residents either do not drive or only have one car per dwelling unit, if any car at all. The amount of parking provided may be increased or decreased as final design and unit count is determined so long as the proposed ratios of parking are met.

3. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate resident trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building. Location of dumpsters and compactors will be as approved by the City of Norman. Waste Management Services and solid waste trash facilities will be built to city standards.

B. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The preliminary site development plan for the site 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 substantially constructed as presented thereon, subject only to the changes allowed by Sec. 420(4)(c) of the City of Norman's PUD Ordinance.

2. Open Space

Open space and green space areas are located throughout the Project. Within the area of the Project, open green space totals are as submitted by the civil engineer SMC Consulting Engineers and will be located as shown on **EXHIBIT B**. Impervious areas shall not exceed 75%.

3. Signage

The signage for the Project shall be allowed as set forth in compatibility to City of Norman signage regulations for office zones, as such regulations may be amended from time to time, except that the height allowable for the monument sign shall be six (6) feet, which is consistent with the City of Norman's medium density residential sign standards. Signage shall be allowed within the building setback areas up to the property lines, except that signage shall not interfere with or obstruct the traffic visibility triangles. The monument sign may be constructed in the location depicted on **EXHIBIT C**, so long as such signage does not exceed the maximum square footage for the site. Signs may be lit and landscaped with appropriate vegetation and planter areas designed so as not to interfere with traffic sight lines.

4. Traffic access/circulation/parking and sidewalks

Primary vehicular access to the site will be provided by way of the immediately abutting 12th Ave. SE. Secondary access points to the site will be provided by way of access points along the proposed extension of Augusta Drive that will connect Cobblestone Creek Drive to Sawgrass Drive. Landscape buffers will accommodate all City of Norman traffic division sight triangle requirements, as such regulations may be amended from time to time. All internal drives will be private and will have adequate circulation provided for the Fire Department and City Waste Management Services.

All proposed sidewalks within the Project will be at least four feet wide and provide adequate access to the buildings. A five-foot wide City sidewalk, constructed to City of Norman Standards, as amended from time to time, will be provided generally as the subject property abuts 12th Ave. SE, Cobblestone Creek Drive, and Augusta Drive. Any vehicular gates on the interior of the Project will be designed as per the gate standards as shown in proposed plans, and as per the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time.

5. Lighting

All exterior lighting shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards, as amended from time to time.

6. Landscaping

Landscaping shall be provided in conformity to City of Norman ordinances, as amended from time to time.

7. Parkland

The Norman Board of Parks Commissioners recommended fee in lieu of public parkland. The residents of the Project will be senior residents of an independent living complex, next to a golf course, and thus will have ample recreational opportunities and amenities within the facility. Consequently, fee in lieu of parkland will provide an opportunity for the City to apply additional funds to other area parks.

Proposed Preliminary Site Development Plan
(Full sized drawing submitted in separate copy to City Staff)

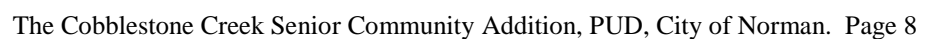


EXHIBIT B

Proposed Open Space Areas

(Full sized drawing submitted in separate copy to City Staff)

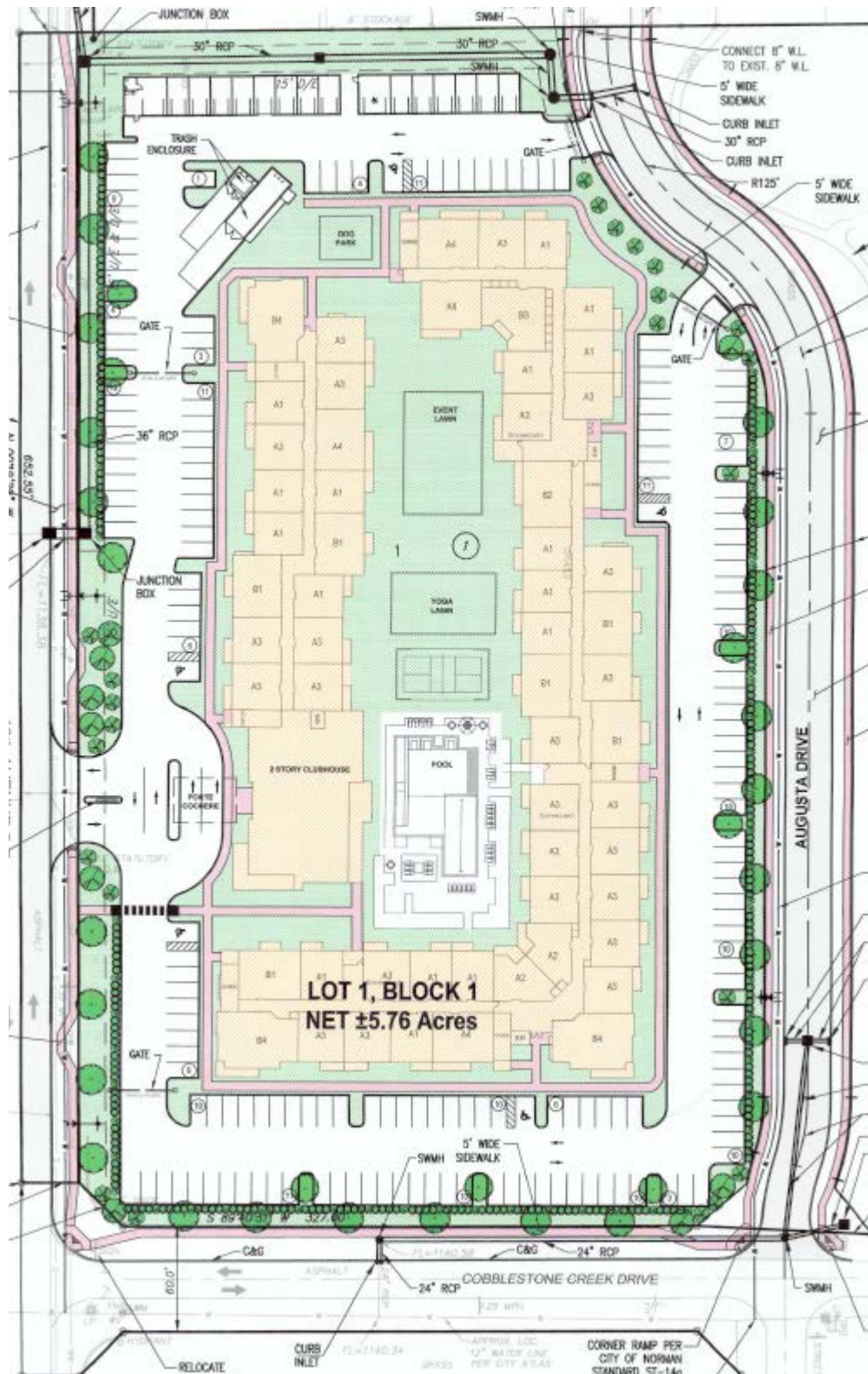


EXHIBIT C
Proposed Entryway Signage Location

