

FOUNTAIN VIEW NORTH ADDITION

Norman, Oklahoma

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Developer

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

Originally Approved 13 March 2012
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I. INTRODUCTION

The Fountain View North Addition was previously approved as a Planned Unit Development by the Norman City Council on 13 March 2012. Since that date, the developer has acquired additional land areas to the north and east of the originally approved site and thus Developer is hereby submitting this revised PUD for inclusion of the additional land areas. The additional land areas added are as shown on attached **EXHIBIT A**.

This Planned Unit Development (the “**PUD**”) is being submitted for the development of the Fountain View North Addition (the “**Addition**”), consisting of two gated communities in the City of Norman, Oklahoma. The total Addition encompasses approximately 25.431 acres located generally on the southeast corner of 48th Ave. NW and West Tecumseh Road. This PUD is intended to provide for greater flexibility in the careful design of the residential lots, homes, open space, utilities, drainage, recreational amenities, and circulation within the Addition. Upon completion, the PUD will provide more sustainable and environmentally friendly designs for open areas than would otherwise be attainable under conventional practices and regulations of the development guidelines of the City of Norman.

The PUD is intended to allow that necessary flexibility in order to create a distinctive open space and environmentally friendly development. Therefore, flexibility in the design and construction of roads and lot sizes is critical. This efficient compaction of developed areas within the property will allow for large amounts of natural open space.

This PUD will enhance the R-1 zoning provisions to allow for planning guidelines as further set forth herein. This PUD District will allow the necessary flexibility to create a highly desirable open-space community featuring high quality residential units, enhanced open space areas, and circulation patterns on the private roads and central common open areas. The intent of the plans will allow for two separate gated communities. One of the gated communities will focus on the needs of adult residents for small lots of minimal yard areas within a highly secure gated facility, and with common area exterior maintenance throughout the Addition. The other gated community will feature seven large individual single family lots of larger homes.

In order to accomplish these goals, the applicant hereby requests a rezoning of the Property. The rezoning being requested is for a Planned Unit Development (PUD). The Applicant is submitting a Rezoning Application, Preliminary Site Development Plan and Preliminary Plat for approval.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

Fountain View North Addition is bordered on the west by 48th Avenue NW. To the west, across 48th Ave. NW is raw land zoned A-2 Rural agricultural and covered by the ten mile flat conservation area and flood plain. To the north of the Addition is West Tecumseh Road, and beyond that are single family homes on large sites. To the east of the Addition are several large parcel tracts of single family home sites. To the south of the Addition are two R-1 single family residential additions recently approved and now under construction.

B. Existing Land Use and Zoning

The Property is currently zoned as the Fountain View North PUD Addition, along with the added areas of a single family home site to the north and open land to the east. The two additional areas being added are zoned A-2 Rural Agricultural. The added properties are unplatted.

The Property is currently designated as low density residential and open space on Norman 2025. The open space designation was eliminated for the original approved Fountain View North Addition and for other additions to the south of this Addition as far south as Rock Creek Road and Ashton Grove Addition, as the flood plain areas have been recognized to not affect or cover these areas in this Addition or to the south. The property is eligible for 2025 amendment to current urban service area due to the ongoing extension of sanitary sewer and water service to this area of Norman, and due to extensive residential single family development now occurring immediately to the south of this Addition.

C. Elevation and Topography

The Property primarily consists of relatively minimal slope land, and therefore presents a good opportunity to carefully design and implement development methodologies that will allow tightly compact residential housing lots around large open space common areas. The end result of such strategies will be additional open space and a more natural and beautified residential experience in a sustainable framework. No portion of the Property is in the 100-year flood plain.

D. Drainage

A Drainage Impact Analysis has been prepared to better illustrate the detention requirements that are required and the solutions planned. This Addition is intended to be designed and developed substantially under similar principals of sustainable low impact development as has been previously and successfully done in recent developments in northwest Norman by this developer and residential subdivision designer. Such strategies include large amounts of open space and

detention areas in the center of the Addition that will provide efficiency in filtration of runoff water and decrease in velocity of runoff as it travels through the Addition and beyond.

A goal will be to nurture drainage areas to grow and develop into ideal drainage and filtration mechanisms within the Property. Such filtration will provide much more improved quality of water runoff than would be provided from runoff through improved artificial surfaces. In addition, the natural systems encompassing large areas of permeable natural ground where the water is drained toward and collected will allow some of the storm water to naturally filter back into the ground aquifer.

The significant care and focus on the drainage plan will feature large interior natural areas that will capture the storm water within the Property. In order to best accomplish this, lots will be planned densely in the adult living areas of the Addition such that it will allow for the large natural areas, which also serve as open space for recreation.

E. Utility Services

Many of the required utility systems for the project (including water, gas, telephone, and electric) are currently being developed in relatively nearby proximity to the Property, particularly to the immediate south of this Addition in the residential subdivisions being built currently.

F. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department and by developer installed fire hydrants at locations per the City of Norman regulations for such.

G. Traffic Circulation and Access

The Addition will be served with primary vehicular access to the Property by way of the immediately adjacent 48th Avenue NW right of way on the west and by West Tecumseh Road on the north. The Addition will be a gated Addition with gated entries and approach designs that conform to the City of Norman's gated entry requirements, and will feature internal private streets.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. **Single-Family Residential Community**

As put forth on the proposed Preliminary Plat on **EXHIBIT B**, the Addition will consist of residential housing in two different areas within the Addition:

1. **Residential Lots – Small Senior Adult Lots**

The adult living area in the Addition will feature roughly 84 residential lots within 22.489 acres in the Planned Unit Development, which will result in a density of roughly 3.73 units per acre.

The Uses permitted on the residential lots shall be as put forth under the R-1 Single Family Dwelling District in the City of Norman Zoning Ordinance, 22:421.1, except that a family day care home shall not be an allowed use.

Homes in the Addition will be standard construction, single family homes. The proposed Preliminary Site Development Plan is as shown on the attached **EXHIBIT C**. The site development plan features a tightly compact design of residential single family lots with certain homes planned to be attached at a zero setback side yard lot line, and other perimeters of the lots to maintain minimal setback yards as shown on the preliminary site development plan. Where not shown as zero lot lines, the side yard setback will be a minimum of five (5) feet, but with the allowance for chimney enclosures and stacks to protrude into the setbacks. The rear and front yard setbacks shall be a minimum of ten (10) feet, except where there is an easement that is deeper in dimension and in such case the easement depth shall be the setback. Depth of driveways will be minimum 20'.

Uncovered paved patios may extend to the property lines, except where conflicts with utility easements. Houses will be of standard wood frame construction, and will not exceed two stories in height above grade.

The minimum square foot area requirements for homes in the adult living areas of the Addition shall be 1,000 square feet. This minimum figure is for living space and is exclusive of garages, covered and open porches, basements, detached structures, and breezeways.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and/or stone. Each residence may include up to a two car garage.

Coverage of building and impervious areas on each lot shall be allowed up the areas as shown on the Preliminary Site Development Plan submitted herewith. This includes building coverages on each lot of floor area of the residential dwelling structure up to 75% of the lot area. Total impervious area may be up to 85% of the lot area. While the individual lot coverages are on the upper end, they are offset substantially by way of the vast green space and open areas in the Addition, which account for 50.348% of the total area of the adult living areas of the Addition.

No improvements on any lot in the Addition may be issued a permit by the City of Norman unless and until all such improvements to be permitted have been approved in writing in advance by the applicable Property Owners Association "POA" architectural review committee, and all such improvements adhere to the restrictive covenants that encumber the Addition.

2. Residential Lots – Large Single Family Lots

The large lot single family area of the Addition shall feature roughly 7 residential lots within 8.834 acres in the Planned Unit Development, which will result in a density of roughly 0.79 units per acre.

The Uses permitted on the residential lots shall be as put forth under the R-1 Single Family Dwelling District in the City of Norman Zoning Ordinance, 22:421.1, except that a family day care home shall not be an allowed use.

The setbacks and coverage limitations will be the same as R-1, Single Family Dwelling District.

Homes in the Addition will be standard construction, single family homes. The proposed Preliminary Site Development Plan is as shown on the attached **EXHIBIT C**.

The minimum square foot area requirements for homes in the large lot single family areas of the Addition shall be 2,500 square feet. This minimum figure is for living space and is exclusive of garages, covered and open porches, basements, detached structures, and breezeways.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and/or stone.

No improvements on any lot in the Addition may be issued a permit by the City of Norman unless and until all such improvements to be permitted have been approved in writing in advance by the applicable Property Owners Association "POA" architectural review committee, and all such

improvements adhere to the restrictive covenants that encumber the Addition.

2. Signage

The entrances to the Addition, as located at the section line road of 48th Avenue NW, and also on West Tecumseh Road, may contain entryway signs and associated walls, fences and decorative features that will identify the Addition. The signs will conform to current City signage requirements (16 square feet per sign, for a total of 32 square feet). The signs may be lighted and landscaped with appropriate vegetation and planters designed so as not to interfere with traffic sight lines.

3. Fencing

A fence or wall will be constructed along the lot lines of the residential lots that abut the perimeter boundaries of the Addition in these gated communities. Construction material may be a combination of masonry, metal/iron, and/or wood, so long as the design of all such fencing is approved by the applicable Property Owners Association “POA” architectural review committee prior to installation. Construction of fencing may be phased along with the development of the PUD.

The streetscape along 48th Ave. NW, as it faces the home sites north of the entryway to the adult living areas of the Addition shall feature the fencing as required and landscaping as necessary to provide adequate screening along the arterial.

4. Amenities

The Addition is planned to feature large private interior open spaces with walking trails. These trails are planned to be of varying widths and styles, from unpaved natural type with minimal artificial improvement to constructed trails of hard paved surface.

Park land will be provided as required per the City of Norman ordinances. The proposed parkland will be fee in lieu of, in accordance with the City of Norman calculations.

Block 5 within the Addition, may be used for a common area clubhouse facility. Such facility may include uses typical with common homeowner neighborhood association clubhouse facilities, such as but not limited to, swimming pool, office, fitness center, meeting rooms, party rooms, kitchen, dining areas, restrooms, storage areas, equipment rooms, parking lots, recreational uses, game rooms, and other uses as related to such.

5. Sales Trailers

The Developer shall have the option of placing no more than one temporary trailer (manufactured units will meet City code) will be allowed for use by sales representatives for the new homes being built in the Addition. Any such facility will have a reasonable parking area for customers per City specifications. The trailers will be removed 12 months from the date they are placed on the Addition. The trailer will be located within 500 feet of the Addition entrance.

6. Drive lanes

The drive lanes from the interior private streets into each garage and driveway on each lot in the adult living areas of the Addition shall provide for cross access by right of easement across each lot as necessary for each lot to fully access the private streets of circulation in the Addition.

The Property Owners Association in the Addition shall be vested with the right to prohibit parking along certain areas of the interior streets.

B. Open space and green space

As shown on **EXHIBIT D** hereto, large open space areas are located throughout the Addition. Open space totals roughly 8.349 acres in the 25.431 acre Addition, or roughly 32.83% of the total Addition gross land area. Within the adult living areas of the Addition, there is 50.348% open space. Within the single family large lot areas of the Addition, there is 10.205% open space.

A homeowners association will be formed in order to provide a tool to manage the common areas of the Addition and to provide heightened governance of the residents and construction within the Addition.

Any lighting over any common area will be shielded from adjacent single-family homes and will have no taller than 30 foot tall poles. Decorative street lights will be allowed, at the option of the Developer, within the PUD, in the common areas, and along the streets of the PUD.

C. Traffic access/circulation/sidewalks

Primary vehicular access to the Property will be provided by way of the adjacent 48th Avenue NW and West Tecumseh Road right of ways. The entries will be gated with controlled access. The gated entryways will be designed according to City of Norman standards and will accommodate turnaround space for vehicles to return to the public right of ways without entering the gates if necessary.

Landscape buffers will accommodate all City of Norman traffic department sight triangle requirements. All internal streets will have adequate circulation necessary for the fire department and City Waste Management Services.

A five-foot wide City sidewalk will be provided along 48th Avenue NW and West Tecumseh Road, constructed to City of Norman Standards.

D. Development Phasing

Market demand will be the determining factor in the number of units constructed and phases of such.

EXHIBIT A

Areas outlined in red below are added or revised in this PUD from the originally approved Fountain View North Addition.

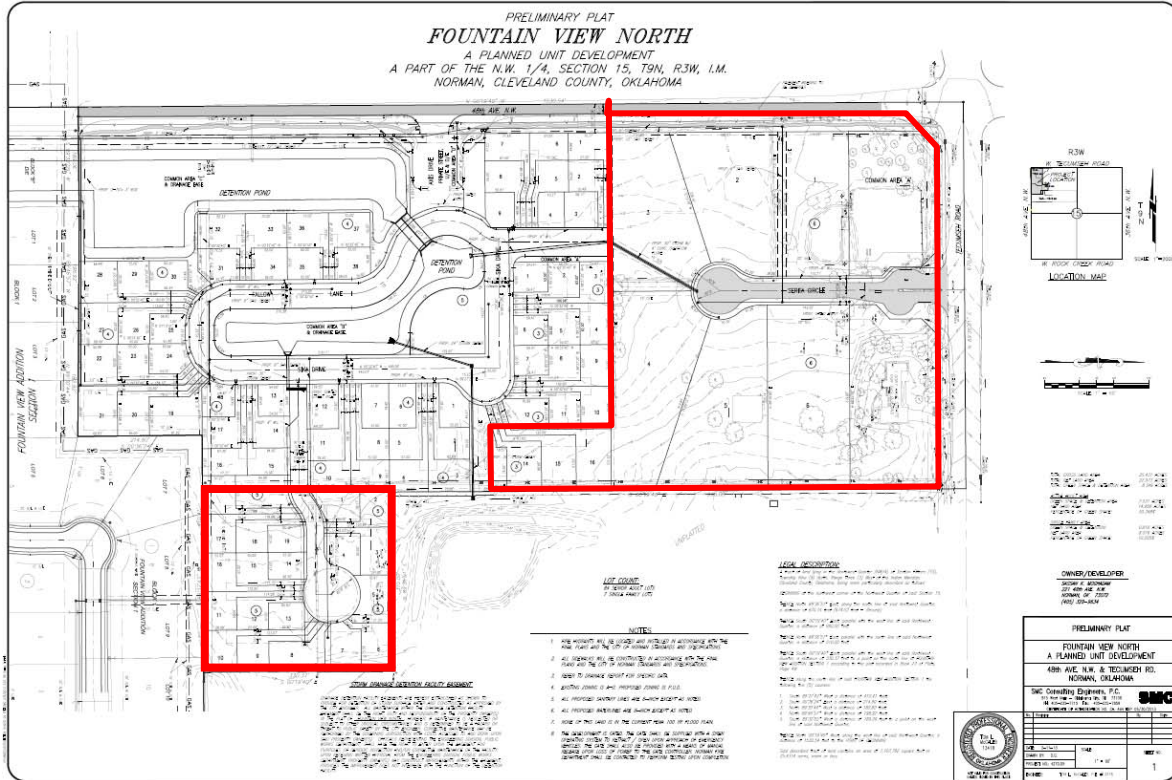


EXHIBIT B

Proposed Preliminary Plat

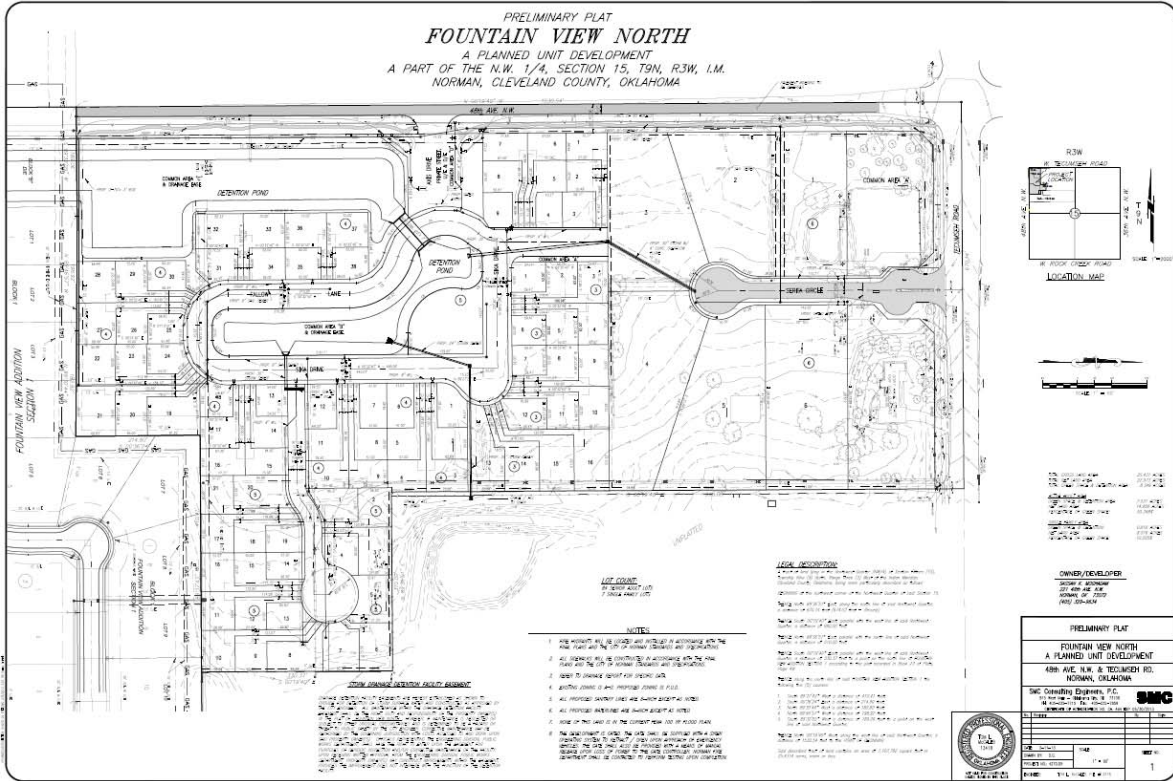


EXHIBIT C

Site Development Plan

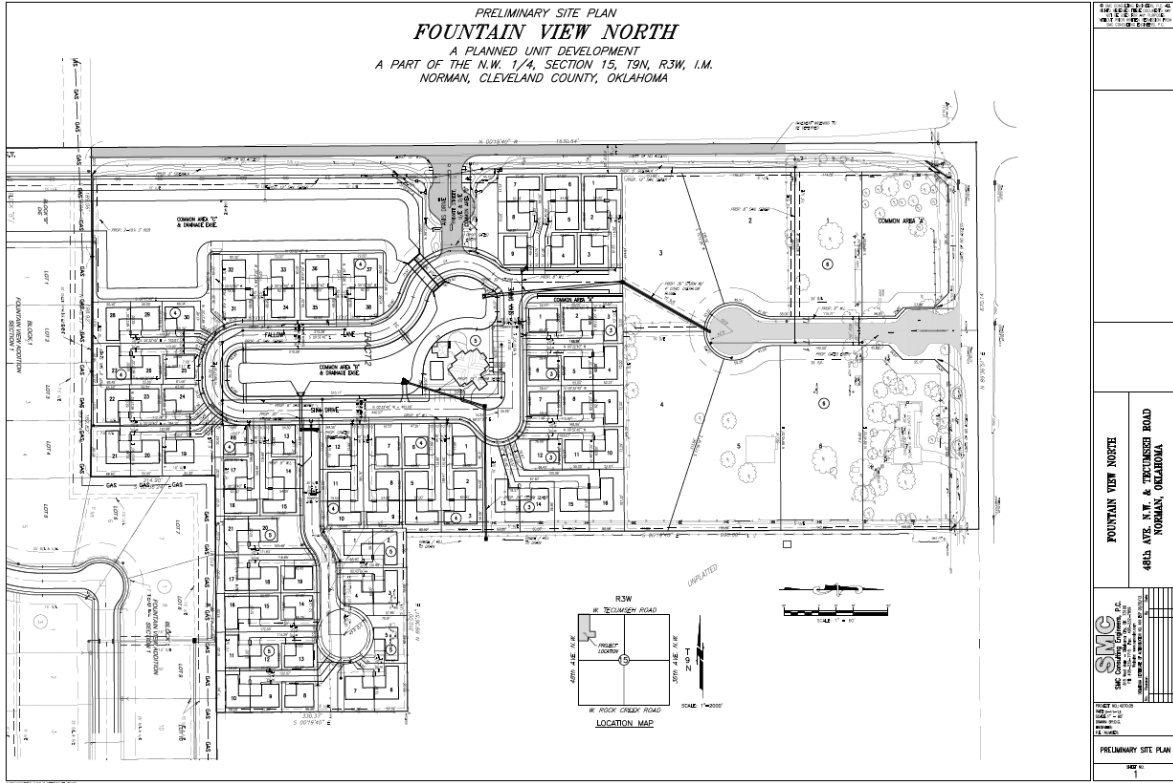


EXHIBIT D
Proposed Open Space Diagram

