

# **COBBLESTONE CREEK ADDITION**

Norman, Oklahoma

***CCDG, LLC***

Tim Shannon  
Owner/Operator

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

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## I. INTRODUCTION

This Planned Unit Development (the "PUD") is being submitted for the development of Cobblestone Creek Addition (the "Addition"), a single family community in the City of Norman, Oklahoma. The PUD encompasses approximately 10.95 acres located generally on the east side of 12<sup>th</sup> Ave. SE, South of Cobblestone Creek Drive. This PUD is intended to provide for greater flexibility in the careful design of eight residential lots, homes, open space and utilities within the Addition. Upon completion, the PUD will provide eight lots to be developed that would otherwise not 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 different open space and environmentally friendly development. Therefore, flexibility in the design and construction of roads and lot sizes is critical.

This presently is a development designed around a nine-hole golf course. The course has been in existence for 11 years. The Preliminary Plat has expired and the process is under way to renew the Preliminary Plat. The plat has not changed except for the area that encompasses the PUD request. The 10.95 acres has a public road constructed, a public waterline constructed, but does not have a gravity sanitary sewer solution. The only way to secure an alternate sewer solution is through the PUD process. The RE zoning requires a minimum of two acres for a septic system. However, the Oklahoma Department of Environmental Quality Chapter 641-1-3(d) allows a minimum lot size of one acre if the lot has public water.

This PUD will enhance the R-1 zoning provisions with additional stipulations within this narrative and complete the single family homes as planned. Additional open space of 1.08 acres (or 11%) will be added in the form of Open Space Lot AA (as shown of the Preliminary Plat). The amenity of a club house and golf course already exists.

In order to accomplish these goals, the applicant hereby requests a rezoning of the 10.95 acres. 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 PROPERTY CONDITIONS

### A. Location

Cobblestone Creek PUD is bordered on the west by 12<sup>th</sup> Avenue SE. To the west, across 12<sup>th</sup> Avenue SE is the Eagle Cliff Addition zoned R-1. To the north of the PUD is the single family home site shown on the Cobblestone Creek Preliminary Plat. To the east of the PUD is the

Clubhouse and the remainder of the Cobblestone Creek single family home sites. To the south of the PUD are R-E single family residential additions built with Cobblestone Creek Addition.

**B. Existing Land Use and Zoning**

The area proposed is currently zoned R-E and R-1. The property is unplatted.

**C. Elevation and Topography**

The Property primarily consists of relatively minimally sloped land, and is topographically illustrated on the Preliminary Plat. No portion of the Property is in the 100-year flood plain.

**D. Drainage**

A Drainage Impact Analysis Letter has been prepared to better illustrate the drainage requirements.

**E. Utility Services**

All 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.

**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 PUD will be served with primary vehicular access by way of the immediately adjacent 12<sup>th</sup> Avenue SE right of way. This access was previously approved with the initial Preliminary Plat and there is no change.

**III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

**A. Single-Family Residential Community**

The PUD, as put forth on the proposed Preliminary Plat on **EXHIBIT A**, will consist of residential housing with 8 lots for 10.95 acres (this includes 1.08 acres of Open Space) for a density of 1.37 lots per acre.

**1. Residential Lots**

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, with the exceptions listed below.

Homes in the Addition will be standard construction, single family homes. The proposed Preliminary Site Development Plan is as shown on the attached **EXHIBIT B**. The side yard setback will be a minimum of ten (10) feet. The rear and front yard setbacks shall be a minimum of (50) feet.

Houses will be of standard wood frame construction, and will not exceed two stories in height above grade.

The minimum square foot area requirement for homes in the Addition shall be 2,500 square feet.

The principal exterior of any residential structure shall be at least seventy percent (70%) masonry or stone. Each residence may include a two or three car garage.

**2. Amenities**

The PUD will have existing amenities including a clubhouse golf course and projected tennis courts. The area has large adjacent open spaces, walking trails and constructed trails of hard paved surface.

Parkland will be provided as required per the City of Norman ordinances. The Park Board has determined a fee is the best option.

**3. Sales Trailers**

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

**4. Drive Lanes**

The drive lanes from the interior public street into each garage and driveway on each lot shall provide for cross access by right of easement across each lot as necessary for each lot to fully access the public street of circulation in the PUD.

5. Other than the shared driveways onto Augusta, no driveway access will be permitted onto 12<sup>th</sup> Ave., Cobblestone Drive or Southern Hills Circle.

**B. Open Space and Green Space**

Additional open space area for the PUD will be added north of Cobblestone Creek Drive. The area will be 1.08 acres or an additional 11%.

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

Any lighting over any common area will be full cut-off fixtures and will have 20-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**

Landscape buffers will accommodate all City of Norman traffic 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 12<sup>th</sup> Avenue SE constructed to City of Norman Standards.

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