

Substitution offered by Applicant for City Council consideration:

EAGLE CLIFF ADDITION
SECTION 15
NORMAN, OKLAHOMA

EAGLECLIFF LIMITED PARTNERSHIP

PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

2 December 2014

Prepared by:

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I. INTRODUCTION

The EAGLE CLIFF ADDITION SECTION 15 project (the “**Addition**” or “**Property**”) is proposed as a Planned Unit Development of roughly 7.34 acres, in the City of Norman, generally near the SW corner of the intersection of E. Cedar Lane Road and 12th Ave. SE. The Addition features eighteen two family unit lots along a central street. A total of thirty six (36) units are planned for the Addition, for a density of roughly 4.9 units per acre.

This PUD District will allow the necessary greater flexibility in design to create a small Addition with the desired features for a specified development. The PUD ordinance will also allow for strict control of zoning use and development on the Property and thus provide assurances to the community that the Addition will be developed precisely as proposed.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition is located generally near the SW corner of the intersection of E. Cedar Lane Road and 12th Ave. SE, in Norman, OK.

B. Existing Land Use and Zoning

The property is currently zoned C-2 General Commercial District. The site is currently an unimproved parcel. To the south and southwest of the Addition is an RM-6 apartment complex. To the west is an R-1 single family neighborhood. To the north are E. Cedar Lane Road and then the I-1 light industrial use of the Astellas pharmaceutical manufacturing plant. To the east are 12th Ave. SE and then a C-1 zoned corner with an oil well on it, and also an R-1 single family neighborhood behind the corner.

C. Elevation and Topography

The site consists of a fairly flat or low-slope property. No portion of the site is in the FEMA 100-year flood plain.

D. Drainage

Drainage will be accommodated as per the proposed preliminary plat submittal.

E. Utility Services

Utilities will be extended to serve the development. Many of the required utility systems for the project (including water, sewer, gas, and electric) are currently

located adjacent to, or in immediate proximity to, the Addition. Overhead electrical surrounds the site to the east and north. Sanitary sewer runs along the west and south sides of the site. Water lines run along the north and east boundaries in public easements along the frontage right of ways.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and otherwise required per code.

G. Traffic Circulation and Access

Primary vehicular access to the site will be provided by way of Eagle Cliff Drive and 12th Ave. SE.

III. DEVELOPMENT PLANS AND DESIGN REQUIREMENTS

The permitted uses for the Addition shall be as follows:

- (a) One Two-family dwelling per lot.
- (b) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- (c) Home occupation.

The Addition is as shown in the attached site plan and preliminary development plans as submitted herewith and as shown on **EXHIBIT A** hereto, with a Preliminary Plat proposed as shown on attached **EXHIBIT B**. The dwellings shall be one story in height, plus roof elements, with garages attached. The Addition shall be allowed a density as shown in the plans submitted herewith, and is allowed with up to thirty six (36) units. The site plan as submitted is approved. Any substantial or material changes in excess of the changes allowed for per the PUD regulations in the Zoning Ordinance must be reconsidered through the zoning process.

Minimum building setbacks shall be as shown on the preliminary plat and preliminary site development plans as submitted herewith.

The housing may be built in phases as the market absorbs each building. The Exhibits attached hereto are incorporated herein by reference.

A property owners association and restrictive covenants will be formed to govern the development, with such covenants submitted to the City of Norman for review and approval.

A. Site fencing and landscaping.

The Addition is planned with fencing to be provided around all backyards of each living unit. The fencing is planned to be wood stockade, with brick pillars along the main arterials of 12th Ave. SE and E. Cedar Lane Road. Each lot will feature landscaping in accordance with the landscaping requirements of the City as to all areas. Attached **EXHIBIT C** shows the intended design imagery as seen from 12th Ave. SE.

B. Outdoor Signage

Monument ground signs and entryway signs shall be allowed at each side of the entryways off of E. Cedar Lane Road and 12th Ave. SE, anywhere inside building setbacks, up to the right of way, so long as such signs do not inhibit a sight triangle.

C. Sidewalks

All sidewalks will be at least four feet wide and provide adequate access to the buildings. A five-foot wide City sidewalk will be provided along frontages of E. Cedar Lane Road and along 12th Ave. SE as they abut the Addition, and shall be constructed to City of Norman Standards.

D. Lighting

All lighting over any common areas will be designed to meet the commercial outdoor lighting standards of the City of Norman, per Zoning code Section 431.6.

E. Open Space

As shown on attached **EXHIBIT D**, Open space and green space areas are located throughout the Addition. As part of the development, the Applicant proposes to pay a fee in lieu for parkland dedication requirement, as was also recommended by the City of Norman Board of Parks Commissioners.

In addition to the proposed parkland fee in lieu payment, the Developer proposes open space within the Addition of roughly 44% of the total Addition area. That percentage open space is far in excess of the PUD requirement of “A minimum of ten to fifteen percent (10% to 15%) of the gross acres of any residential Planned Unit Development shall be designated as common open space”, per Section 22:320.

Total impervious coverage shall be allowed as shown on the proposed preliminary site development plans as submitted herewith, or up to 70% of the site area of each lot, whichever is greater.

F. Storm Water Detention and Common Areas

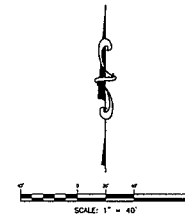
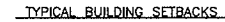
Storm water detention shall be provided as per the proposed drainage plans as submitted herewith. The storm water detention facility as shown and proposed at the SE corner of Merlin Drive and Eagle Cliff Drive, shown as Common Area C, shall be a dry detention basin (except for the draining hours of water detention that occur following precipitation events). The basin shall be designed to accommodate a low slope bottom to the basin that can serve as a practice and recreation field for the residents of the Addition and nearby residents.

The area shown as Common Area B shall be improved with landscaping and a sidewalk as shown and shall be maintained in good condition so as to serve as a pedestrian connection to the adjacent commercial corner.

EXHIBIT A

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NORMAN, OK 73070
PH. (405) 292-5263



SMC
SMC Consulting Engineers, P.C.
915 West Main - Oklahoma City, OK 73106

PROJECT NO: 5664.00
DATE: 11/24/14
SCALE: 1" = 40'
DRAWN BY: RNC
ENGINEER: CHRISTOPHER D. ANDERSON
P.L. NUMBER: 10266

PRELIMINARY SITE
DEVELOPMENT PLAN

1 of 1

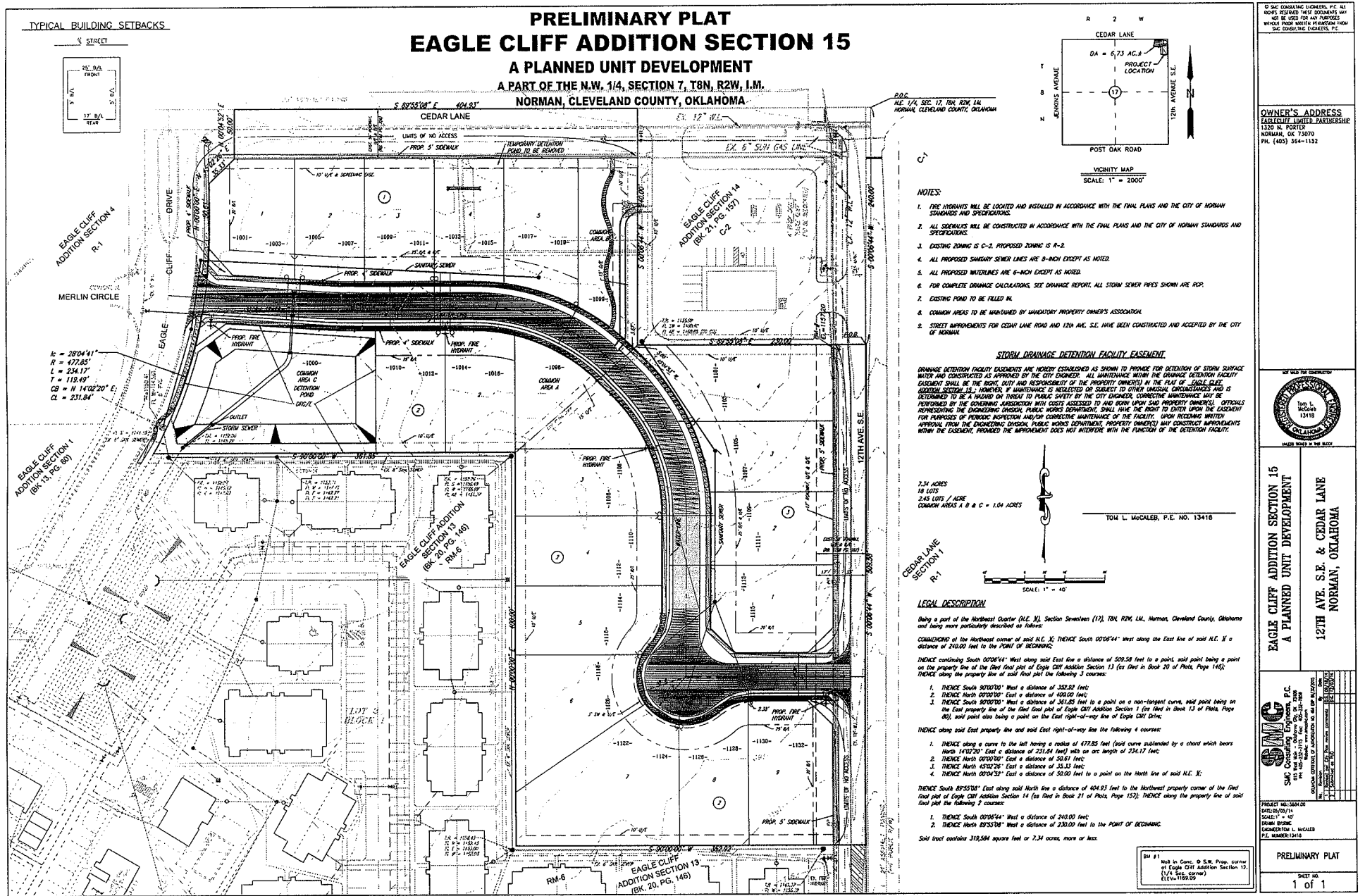


EXHIBIT C
Proposed design imagery



EXHIBIT D
Open Space Diagram

