

# **13300 E. Deer Creek Rd.**

**Norman, Oklahoma**

**John and Tara Chambers**

**Applicants**

**A PLANNED UNIT DEVELOPMENT**

**APPLICATION FOR REZONING**

**Submitted December 2, 2019**

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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 132<sup>nd</sup> Ave N.E. and 142<sup>nd</sup> 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 Applicant and the Applicant’s 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 for the applicant’s parents to build a home on their land due to health conditions and the need to be close the applicants. When the parents have either moved away or died the home will be used as a guest home on the land. 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 132<sup>nd</sup> 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 changes in the PUD ordinance.

#### A. Uses Permitted

1. This PUD shall allow for the following permitted uses
  - a. Uses permitted in A-2 Rural Agricultural District.
  - b. Accessory Buildings, including barns, sheds, and other farm buildings which are not part of the main building. One ADU (Accessory Dwelling Unit), which may be utilized and provided (a) it is clearly secondary to the larger main dwelling; and (b) is not a mobile home.

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.

#### D. Plan and Stages of Development

1. The current mobile home will be lived in for approximately 2-3 years with a garage/shop developed during this time just south of the mobile home.
2. After residing in the mobile home for 2-3 years the main home will be developed west of the mobile home.
3. After the development of the main homestead within 6 months the property owners' parents will be moved into the mobile home and will reside there until the Accessory Dwelling Unit is developed. The development plan is to have the ADU built within 5 years of assuming the property.
4. Once the development is completed the mobile home will be promptly removed from the property.