

4131 36th Avenue SE

Norman, Oklahoma

DON AND AMY STEVENS

Applicant

A PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted October 8, 2018

TABLE OF CONTENTS

I. INTRODUCTION

Background and Intent

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Utility Services
- E. Fire Protection Services
- F. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permitted Uses
- B. Open Space
- C. Traffic Access, Circulation, Sidewalks

EXHIBITS

- A. Proposed Site Development Plan

I. INTRODUCTION

This Planned Unit Development (the “**PUD**”) is being submitted for the property located at 4131 SE 36th Avenue (the “Property”). The Property is a one lot property containing roughly 5.01 acres located south of East Cedar Lane Road.

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 the Applicant’s primary residence. 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; EXISTING CONDITIONS

A. Location

The Property is located at 4131 SE 36th Avenue. The Property is situated north of East Post Oak Road and South of East Cedar Lane Road.

B. Existing Land Use and Zoning

The Property is currently zoned as A-2, Rural Agricultural District.
The Property is currently designated as Very Low Density Residential on 2025.

C. Elevation and Topography; drainage

The Property is essentially flat and no portion of the Property is located in the FEMA 100-year flood plain or the WQPZ zones. The Property is currently improved with the primary residence.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

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.

F. Traffic Circulation and Access

The Applicant does not plan or anticipate any changes as to access, circulation and such aspects.

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 used as a permanent residence and contain its own garage, may be utilized 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

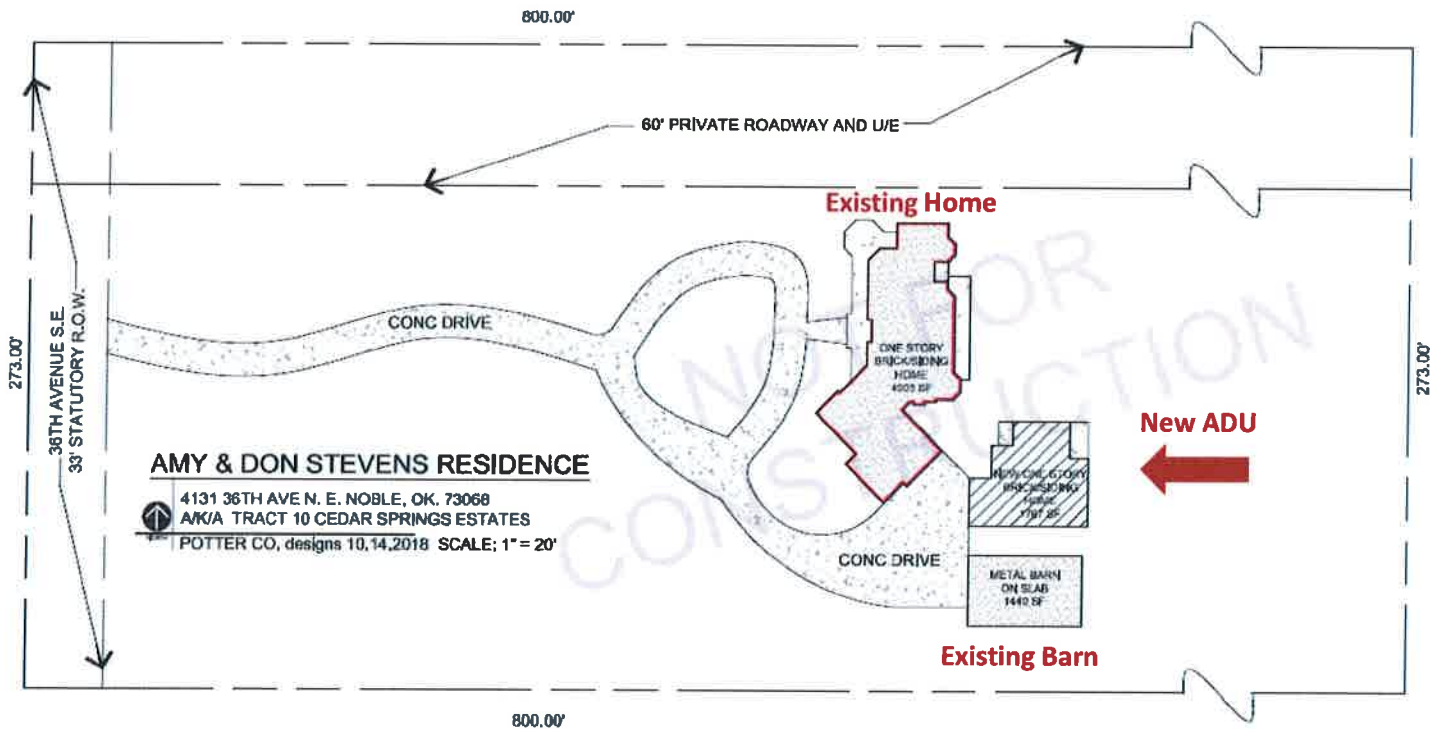
Pursuant to the PUD ordinance, a minimum of ten to fifteen percent (10% to 15%) of the gross acres of the PUD shall be designated as open space.

C. Traffic access/circulation/sidewalks

Access for vehicle and pedestrians will remain unchanged and will be preserved as it has been around the Property.

EXHIBIT A

Site Development Plan



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Amy & Don Stevens



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4131 SE 36th Ave, Norman, OK
Amy & Don Stevens

Applicant is seeking a PUD to allow for multi-generational living on the Property.

- The PUD seeks to retain the spirit of the current A-2 zoning.
- The only change is the ability to maintain an accessory dwelling unit (ADU) on the property

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- Uses permitted in A-2 Rural Agricultural District.
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