

**ORDINANCE NO. 612**

**AN ORDINANCE OF THE CITY OF NOBLE, OKLAHOMA, AMENDING THE ZONING MAP OF THE CITY OF NOBLE, AS AMENDED, TO REZONE FROM A-1 TO R-1-D (SINGLE FAMILY DETACHED RESIDENTIAL) AND C-3 (COMMUNITY COMMERCIAL) AND TO SUPERIMPOSE A PLANNED UNIT DEVELOPMENT (PUD) UPON THE R-1-D, SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT AND THE C-3 (COMMUNITY COMMERCIAL) DISTRICTS; INCORPORATING THE POST OAK CANYON PUD MASTER PLAN WHICH INCLUDES THE MASTER DESIGN STATEMENT AND MASTER DEVELOPMENT PLAN FOR THE POST OAK CANYON PUD; PROVIDING FOR ENTERING SUCH AMENDMENTS UPON THE OFFICIAL ZONING MAP OF THE CITY OF NOBLE; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**WHEREAS, STK DEVELOPMENT, LLC, Owners, filed an application for a Planned Unit Development (PUD) with the City of Noble, Oklahoma for zoning reclassification of the two (2) tracts of property described in Section 1 below; and**

**WHEREAS, the said properties described in Section 1 below is currently zoned A-1, General Agricultural; and**

**WHEREAS, the Noble Planning Commission held a Public Hearing to solicit general input in accordance with the Noble Code of Ordinances and Title 11 O.S. Section 43-104, as to the proposal to rezone a portion of said property from A-1 to R-1-D and the remaining portion of said property from A-1 to C-3 and the proposal for a Planned Unit Development Overlay on the entirety of said property.**

**WHEREAS, at the conclusion of said Public Hearing, the Noble Planning commission unanimously (4-0) recommended approval of the Rezoning Request and the PUD Overlay Request.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NOBLE, OKLAHOMA:**

**SECTION 1. That the property described as:**

**The Northwest Quarter (NW/4) of Section TWENTY-THREE (23), Township EIGHT (8) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, LESS AND EXCEPT THE FOLLOWING TRACTS:**

**Part of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty-Three (23), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: COMMENCING at the Northwest Corner of the Northwest Quarter (NW/4) of said Section 23; THENCE S00°05'18"W along the West line of said Section 23, a distance of 998.86 feet; THENCE S89°54'42"E a distance of 302 feet; THENCE N00°05'18"E a distance of 25 feet to the POINT OF BEGINNING; THENCE S89°54'42"E a distance of 50 feet; THENCE S00°05'18"W a distance of 50 feet;**

**THE CITY OF NOBLE**

**PLANNED UNIT DEVELOPMENT**

**PUD - 612**

**MASTER DESIGN STATEMENT**

**FOR**

**POST OAK CANYON**

August 21, 2023

**Prepared for:**

**STK Development, LLC**  
817 Irish Lane  
Edmond, OK 73003  
(405)-696-7202

**Prepared by:**



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9.6 Parking Regulations .....11  
9.7 Signage Regulations .....11  
9.8 Public Improvements.....11  
9.9 Common Areas .....11  
10.0 Developmental Sequence.....11  
11.0 EXHIBITS.....11

## 5.0 PHYSICAL CHARACTERISTICS

The subject property mostly undeveloped woodland area, with some grass areas throughout. An existing surface mining operation is located in the northeast portion of the property. Refer to Figure 1 below for the distribution of trees, grass areas, and mining operation. The highest parts of the property are located on the southern boundary at elevation ranging from 1197 to 1208. The topography generally slopes from the south downward toward the north with a natural channel near the center of the property paralleling the north-south axis. Existing site slopes range from 1% - 38%.

The dominate soil types per the USGS Web Soil Survey are the following:

- Grant-Huska complex
  - 1 to 5 percent slopes
  - Elevation: 700 to 1,500 feet
  - Typical Soil Profile
    - A – 0 – 11 inches: silt loam
    - BA – 11 to 17 inches: silty clay loam
    - Bt – 17 to 38 inches: silty clay loam
    - BC – 38 to 45 inches: channery silty clay loam
    - Cr – 45 to 55 inches: bedrock
- Renfrow-Huska complex
  - 3 to 5 percent slopes
  - Elevation: 700 to 1,500 feet
  - Typical Soil Profile
    - A – 0 – inches: silty clay loam
    - Btk1 – 5 to 19 inches: silty clay
    - Btk2 – 19 to 73 inches: silty clay
    - BC – 73 to 83 inches: bedrock
- Kingfisher-Ironmound complex
  - 1 to 5 percent slopes.
  - Elevation: 700 to 1,500 feet
  - Typical Soil Profile
    - A – 0 – 7 inches: silt loam
    - BA – 7 to 12 inches: silt loam
    - Bt – 12 to 26 inches: silty clay loam
    - BC – 26 to 36 inches: silty clay loam
    - Cr – 36 to 46 inches: bedrock

lots is unknown. The commercial area will be divided into lots as needed based on the requirements of the end user, in compliance with Community Commercial Requirements C-3, and subject to approval of the City Council. At minimum 50 percent of the commercial property should be classified as retail. A preliminary schematic layout is shown on Exhibit B with a larger retail building and four smaller commercial buildings. The actual site layout and building size will vary from the what is shown on Exhibit B and will be based on the actual commercial buyer's needs and in compliance with the City of Noble.

### **6.3 Proposed Densities**

(Based proposed 144.89 acres exclusive of the proposed section line rights-of-way):

1. Single Family Residential:
  - a. ±102.46 acres (includes street rights-of-way)
  - b. Total Lots: 430 lots
  - c. Gross Density: 2.97 (DU/AC) - 0.34 (AC/DU)
  
2. Commercial:
  - a. ±10.74 acres
  - b. Estimated Floor Area: 116,046 S.F. (Floor area is subject to change based on actual commercial buyers)
  - c. Estimated Gross Density: 10,805 S.F./AC
  
3. Common Areas:
  - a. ±1.78 acres
  - b. 1.23%
  
4. Detention Pond Areas:
  - a. ±8.29 acres
  - b. 5.72% of gross area
  
5. Open Spaces:
  - a. ±21.62 acres
  - b. 14.92% of gross area

### **6.4 Common Areas**

Common Areas are located throughout the residential areas as shown on Exhibit B. The common areas will consist of grass areas maintained by the Property Owners Association. Amenities may be added in the future by the Property Owners Association. A community building and parking is planned at an interior corner of western part of the development as shown on Exhibit B.

when applicable. Sidewalks along the frontage and sides of residential lots will be constructed by the home builder at the time of home construction.

A 10' to 15' trail easement is provided along the back of the lots that abut the north-south central drainage channel. A concrete trail, 6-feet wide and meeting the City's sidewalk construction standards, will be constructed by the developer. The trail will be constructed with each phase of construction where the trail easement abuts that particular phase. The sidewalks and trails will be dedicated to the City of Noble.

### **7.3 Sanitary Sewer:**

Sanitary Sewer facilities within the residential subdivision will be constructed per City Standards. The sanitary sewer service lines that abut the commercial areas are available for commercial tie-in. Construction of a sanitary sewer lift station along Post Oak Road is required to provide sanitary sewer service to the proposed development. Refer to Exhibit B for the proposed location. The sanitary sewer lift station force main will connect to a manhole at the intersection of 8<sup>th</sup> Street and Post Oak Road. Construction of the manhole and associated gravity sanitary sewer is a separate project by others. The sanitary sewer line extensions, and lift station and force main will be dedicated to the City of Noble.

### **7.4 Water:**

An existing public water line is available along the west side of 8<sup>th</sup> Street. An extension of this line is required northward for the remainder of 8<sup>th</sup> Street and east along Post Oak Road. The proposed water line extensions for the development will connect to these water lines along 8<sup>th</sup> Street and Post Oak Road. The water line extensions will be dedicated to the City of Noble.

### **7.5 Fire Protection:**

Local fire protection is provided by the City of Noble Fire Department. Fire hydrants shall be distributed throughout the subdivision such that all building facades can be served by fire hydrants without laying down more than 300-feet of fire hose from a fire vehicle.

### **7.6 Natural Gas Service, Electrical Service, & Fiber Service:**

Natural gas service is provided by Oklahoma Natural Gas. Electrical service and Fiber are provided by Oklahoma Electric Cooperative. Proper coordination with the various utility companies will be made in conjunction with this development.

### **7.7 Public Transportation:**

Public transportation is unavailable adjacent to this site.

### **7.8 Drainage:**

## **9.0 SPECIAL CONDITIONS**

### **9.1 Single Family Dwellings Modified Lot Requirements**

1. Side Yard Setback of 15-feet at corner lots abutting streets.

### **9.2 Screening and Landscaping Regulations**

The subject parcel shall meet all requirements of the City of Noble's Screening and Landscaping Ordinances in place at the time of development., except that in addition to standard fencing, other types of fencing shall be permitted abutting common areas adjacent to any residential use, if approved by developer or architectural committee. Fencing along lots abutting the north-south central drainage channel as shown on Exhibit "B" shall be constructed of see-through wrought iron style fencing. Site-proof fencing shall be installed before occupancy permits are issued along lot boundaries that abut the senior housing/senior healthcare center area. Site-proof fencing shall be installed before building permits are issued along lot boundaries that abut school property, commercial areas, and section line roads.

### **9.3 Platting Regulations**

Platting of this PUD shall be required within the entire development area. The Planning Commission may choose to waive this requirement pursuant to Section 12-502(C), or when a plat has been recorded for the development area and there are no substantial additions or deviations from it by easements of property owners' associations.

### **9.4 Dumpster Regulations:**

Dumpsters shall be consolidated where practical and located within an area screened by fence or masonry wall of sufficient height that screens the dumpster from view.

Roll off dumpsters shall be permitted during construction in all tracts.

### **9.5 Access Regulations**

Access shall meet all municipal regulations. Driveway standards and locations to commercial areas shall meet City Standards.

## EXHIBIT A

THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LESS AND EXCEPT THE FOLLOWING TRACTS:

PART OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 23;

THENCE S00°05'18"W ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 998.86 FEET;  
THENCE S89°54'42"E A DISTANCE OF 302 FEET;  
THENCE N00°05'18"E A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING;  
THENCE S89°54'42"E A DISTANCE OF 50 FEET;  
THENCE S00°05'18"W A DISTANCE OF 50 FEET;  
THENCE N89°54'42"W A DISTANCE OF 50 FEET;  
THENCE N00°05'18"E A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST I.M., CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23,

THENCE S00°05'18"W A DISTANCE OF 1023.86 FEET TO THE POINT OF BEGINNING;  
THENCE S89°54'42"E A DISTANCE OF 660.00 FEET;  
THENCE S00°05'18"W A DISTANCE OF 390.00 FEET;  
THENCE N89°54'42"W A DISTANCE OF 660.00 FEET;  
THENCE N00 °05'18"E A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST I.M., CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

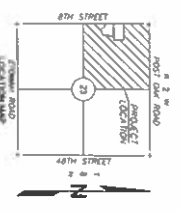
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23,



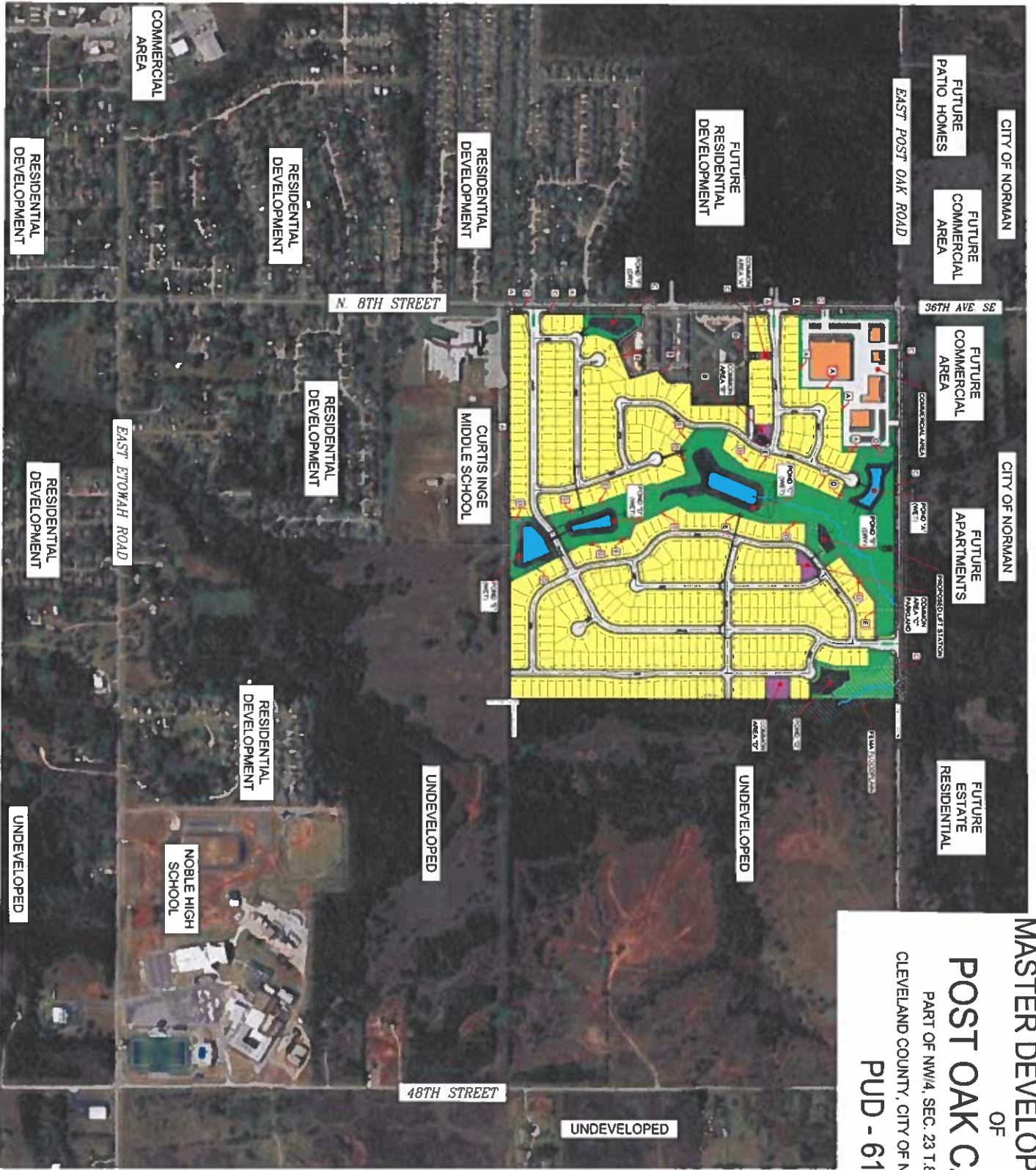
# PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT PLAN

## OF POST OAK CANYON

PART OF NW/4, SEC. 23 T. 8N, R. 2W, 1.M.  
CLEVELAND COUNTY, CITY OF NOBLE, OKLAHOMA  
**PUD - 612**



**OWNER/DEVELOPER**  
STK DEVELOPMENT LLC  
617 IRISH LANE  
EDMOND, OK 73003



**PROPOSED DEVELOPMENT**  
RESIDENTIAL AREA: 107.4 ACRES  
COMMERCIAL AREA: 1.174 ACRES

**COMMON AREAS** 1.73 ACRES (TOTAL)  
 COMMON AREA "A" 0.34 ACRES (LOT FOR COMMUNITY BUILDING)  
 COMMON AREA "B" 0.44 ACRES (PARKLAND)  
 COMMON AREA "C" 0.95 ACRES

**DETENTION POND AREAS & ACRES**  
 POND "A" 0.11 ACRES  
 POND "B" 0.14 ACRES  
 POND "C" 0.15 ACRES  
 POND "D" 0.17 ACRES  
 POND "E" 0.17 ACRES

**NOTES**  
 ALL AREAS SHOWN ARE SOME OR LESS DETENTION POND AREAS. ANY VARIATION IN CONSTRUCTION DOCUMENTS ARE DEVELOPER'S RESPONSIBILITY.

**RESIDENTIAL LOTS**  
 435 RESIDENTIAL LOTS  
 0.0858 RESIDENTIAL DENSITY 2.97 DW/ACRE 0.34 ACRES/LOT

**NOTES**  
 1. CONSTRUCTION AND COMMONS MAINTENANCE LAYOUT ARE BEHAVING DESIGN LAYOUTS ONLY AND ARE SUBJECT TO CHANGE.

**REVISIONS**

- 1. SITE POND FILLING SHALL BE INSTALLED. ALONG LOT BOUNDARIES AND ALONG THE PERIMETER OF THE DEVELOPMENT. THE FILLING LINE SHOULD BE INSTALLED BEFORE RESIDENTS ARE SITED.
- 2. SITE POND FILLING ALONG THE PERIMETER AND BOUNDARIES OF THE DEVELOPMENT SHALL BE INSTALLED BEFORE OCCUPANCY PERMITS ARE ISSUED.
- 3. SIGNALLING ALONG SECTION LINE ROADS SHALL BE CONSTRUCTED BY THE DEVELOPER.
- 4. FT. WARE CONCRETE SHALL BE CONSTRUCTED BY DEVELOPER.
- 5. TRUCKING MATERIALS SHALL BE SET THROUGH WINDUP/DRUM STYLE TRUCKS.

**LEGEND**

- RESIDENTIAL WATERS OF THE UNITED STATES
- RESIDENTIAL AREA
- COMMON AREA
- OPEN SPACES
- DRY DETENTION POND
- WET DETENTION POND

Approved by: \_\_\_\_\_ City of \_\_\_\_\_  
 Noted by: \_\_\_\_\_  
 Planning Commission Chairman

**ENGINEER**  
  
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 Phone: 405.261.1111  
 Fax: 405.261.1112  
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 Website: www.holtzen.com

**EXHIBIT B**

**N89°58'51"E a distance of 430.91 feet; THENCE N00°01'09"W a distance of 400.00 feet; THENCE S89°58'51"W with the North line of said Northwest quarter, a distance of 980.16 feet to the POINT OF BEGINNING.**

**Said tract of land contains an area of 12.5946 acres, more or less.**

**The bearing of South 00°05'18" West with the west line of said Section 23 is used as the basis of all bearings.**

is hereby rezoned from A-1 to C-3, with the entirety of both rezoned properties subject to the superimposition of the Post Oak Canyon Planned Unit Development Master Plan including a PUD Master Design Statement and Master Development Plan, a copy of which is attached hereto as Exhibit A, incorporated herein and made a part hereof, to be known as PUD-2023-612 and the Official Zoning Map of the City of Noble shall be amended accordingly to reflect said rezoning and PUD adoption and superimposition upon said rezoned properties. Said PUD terms, conditions and provisions are included in the Planned Unit Development PUD-2023-612 Design Statement for Post Oak Canyon, dated August 21, 2023, attached hereto as Exhibit A.

**SECTION 2. REPEALER.** All former Ordinances and/or parts of Ordinances that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

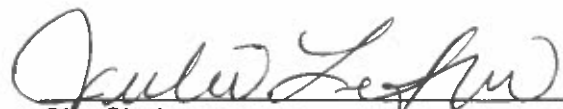
**SECTION 3. SEVERABILITY.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 4. EMERGENCY.** WHEREAS, it being immediately necessary for the preservation of the public health, peace and safety of the City of Noble, Oklahoma and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED and the Emergency Clause voted upon separately by the City Council of the City of Noble, Oklahoma on this 2<sup>nd</sup> day of October, 2023.

ATTEST:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

