





Application for  
**Pre-Development Informational Meeting**

Case No. PD 13-25

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> SOONER MOBILE HOME REDEVELOPMENT, LLC	<b>ADDRESS</b> 2575 KELLEY POINTE PARKWAY SUITE 300 EDMOND, OK 73013
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<b>EMAIL ADDRESS</b> hezzell@coxinet.net	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Hal Ezzell 928-2066 <b>BEST TIME TO CALL:</b> 9a.m. - 5p.m.
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 2601 Classen Blvd.  
 \_\_\_\_\_  
 Norman, OK 73071  
 \_\_\_\_\_

and containing approximately 38.3 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

6.14 Acres to be zoned C-2 for a Grocery store with fuel station  
26.22 Acres to be zoned RM-6 for a medium density multi-family housing.  
Housing to consist of 179 units styled based on the attached drawings.

There should be no adverse effects on surrounding property owners due to the high quality of the structures and the extensive buffer on the northern boundary of the project provided by the flood plain/greenbelt areas.

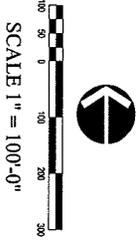
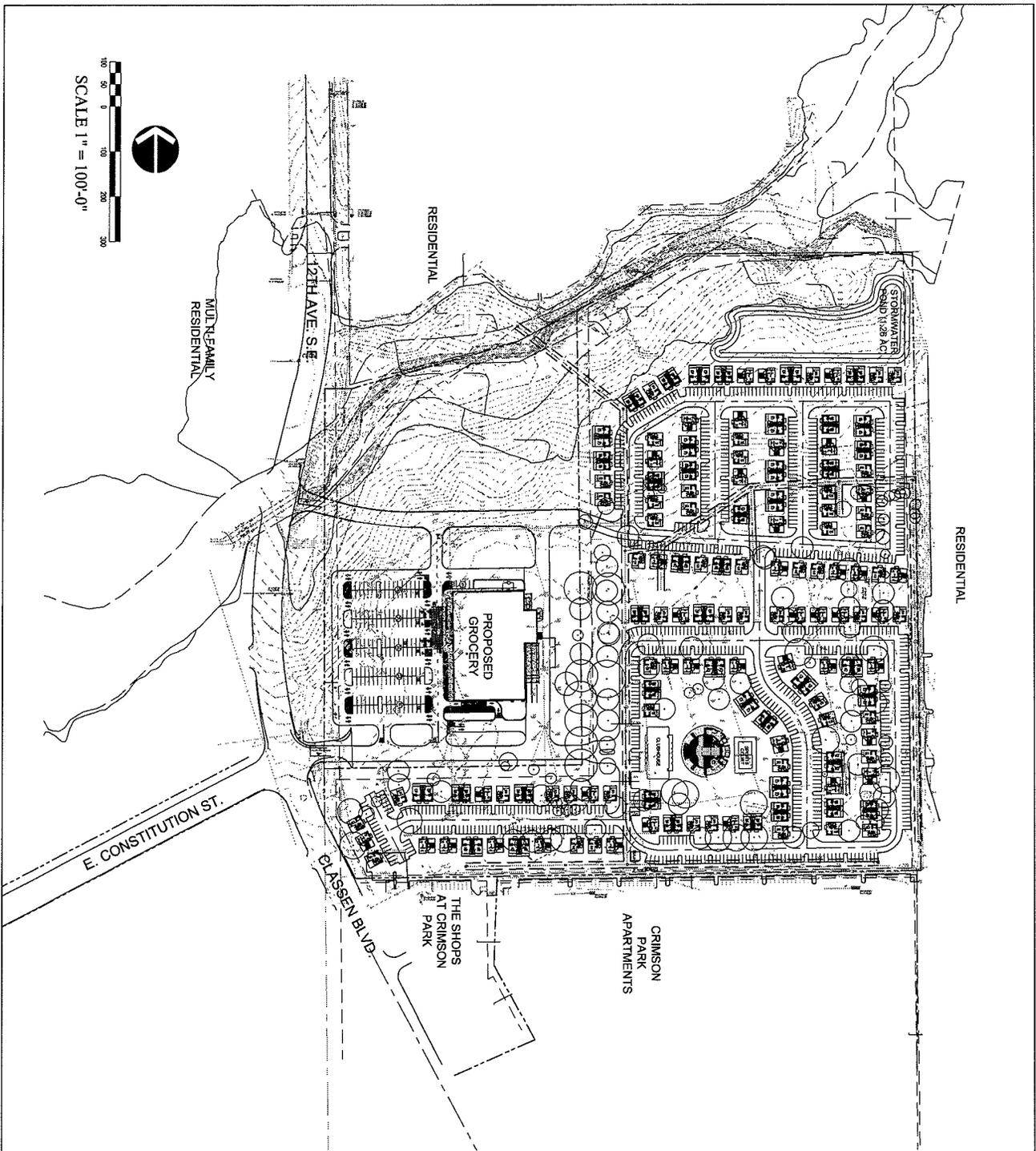
OFFICE USE ONLY

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment     Growth Boundary
  - Land Use
  - Transportation
  - Rezoning to C-2 and RM-6 District(s)
  - Special Use for \_\_\_\_\_
  - Preliminary Plat \_\_\_\_\_ (Plat Name)
  - Norman Rural Certificate of Survey (COS)
  - Commercial Communication Tower

- Items submitted:
- Deed or Legal Description
  - Radius Map
  - Certified Ownership List
  - Written description of project
  - Preliminary Development Map
  - Greenbelt Enhancement Statement
  - Filing fee of \$125.00
- Current Zoning: C-1, R-3, RM-4, A-2  
 Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: 9-9-13  
 at 1:15 a.m./p.m.  
 by [Signature]



CALCULATIONS	
TOTAL UNITS	179 UNITS
TOTAL BEDS	623 BEDS
GROSS SITE AREA	28.32 ACRES
GROSS DENSITY	6.30 DU/AC
NET SITE AREA	23.67 ACRES
NET DENSITY	2.73 DU/AC
NET DENSITY (BEDS)	28.20 BEDS/AC
PARKING REQUIRED (DMT)	330 SPACES (1.80 SP/UNIT)
PARKING PROVIDED	811 SPACES (1.93 SP/BD)

CALCULATIONS	
FLOOR AREA RATIO ALLOWED	0.40
FLOOR AREA RATIO SHOWN	0.31
OPEN SPACE RATIO REQUIRED	1.80
OPEN SPACE RATIO PROVIDED	2.88
LIVABILITY SPACE RATIO REQUIRED	0.95
LIVABILITY SPACE RATIO PROVIDED	1.83
RECREATION SPACE RATIO REQUIRED	0.13
RECREATION SPACE RATIO PROVIDED	0.13
IMPERVIOUS COVER ALLOWED	18.69 ACRES (65%)
IMPERVIOUS COVER SHOWN	11.92 ACRES (45%)
INCLUDES IN COVERED AREAS (PARKING, DECKS, ETC.)	

**NOTES:**

1. THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO COMPLY PROJECTED YIELD.
2. THIS PLAN PROVIDES A MAXIMUM OF 150 TWO-BEDROOM UNITS PER THREE UNITS PER 1,000 SQ FT OF RESERVATION SPACE AND 50% OF THE RESERVATION SPACE.
3. THE BUILDING FOOTPRINTS HAVE BEEN PROVIDED BY THE PROJECT ARCHITECT. THE PROJECT ARCHITECT SHOULD CONSULT WITH ALL OF ANY APPLICABLE REGULATIONS TO DETERMINE THE RESULTS OF ANY PERMITS.
4. RESIDENTIAL IMPROVEMENTS AND PARKING AREAS HAVE BEEN SHOWN TO BE IN ACCORDANCE WITH THE CITY OF NORMAN ZONING ORDINANCE.
5. A SITE PLAN ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PROVIDED. ORDINANCE ANALYSIS WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE REGULATIONS.
6. SOILS AND GEOTECHNICAL INFORMATION WAS OBTAINED FROM AN ENGINEER PROVIDED BY THE CLIENT ON THIS SITE. ACTUAL SOILS AND GEOTECHNICAL INFORMATION WILL NEED TO BE OBTAINED TO VERIFY THIS.
7. A FIELD PLAN FOR THE PROJECT WAS PROVIDED BY THE PROJECT ARCHITECT. THIS PLAN INCLUDES TREES AND UTILITIES.

**ASSUMPTIONS:**

1. STORMWATER MANAGEMENT WILL BE ALLOWED AS SHOWN ON SITE.
2. THIS PLAN IS LOCATED WITHIN THE CITY OF NORMAN, OKLAHOMA.
3. THE SITE IS ZONED R-3. THIS PLAN ASSUMES A ZONING TO MHA REGION CRITERIA WAS MET FROM THE ONLINE ZONING CODE.
4. ALL APPLICABLE REGULATIONS, ORDINANCES, AND ASSUMPTIONS WILL BE OBTAINED BY THE CLIENT. THE ARCHITECT WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. PARKING SPACES ARE SHOWN AT 1.80 DU/UNIT AND UNITS ARE SHOWN AT 1.80 DU/UNIT.
6. ACCESS DRIVE IS TAKEN TO THE PROPOSED ROWS AS SHOWN. THIS PLAN ASSUMES THAT THE EXISTING DRIVE WILL BE MAINTAINED ON THE SUBJECT TRACT.
7. THERE IS AN ASSUMPTION THAT THE PROPOSED DRIVE WILL BE MAINTAINED THROUGHOUT THE PROJECT SITE. THIS PLAN ASSUMES A UTILITY LINE WILL BE MAINTAINED AS SHOWN ON THE EXISTING PLAN.
8. THE ZONING LINE THAT RUN THROUGHOUT THE SITE WILL NEED TO BE REVIEWED.

**CLASSEN BOULEVARD TRACT**  
NORMAN, OKLAHOMA

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CONCEPTUAL SITE PLAN

DATE: 9-5-2013

PROJ. NO.: 1335

FILE NAME: 1335 BASL 2

XREF: [ ]

XREF: [ ]

Revision Block

No	By	Date	Comments

LEB AND ASSOCIATES, INC.  
REGISTERED ARCHITECTS  
1335 EAST 10TH AVENUE  
NORMAN, OKLAHOMA 73061  
(405) 833-1447

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