The City of
NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-04

APPLICANT: XII Street Commons, Inc.

DATE: February 12, 2015

LOCATION: NW Corner of 12th Avenue N.E. and Alameda Street

WARD: 4

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of a commercial and office development. This property is currently zoned PUD, Planned Unit Development District, and a change of zoning will not be required.

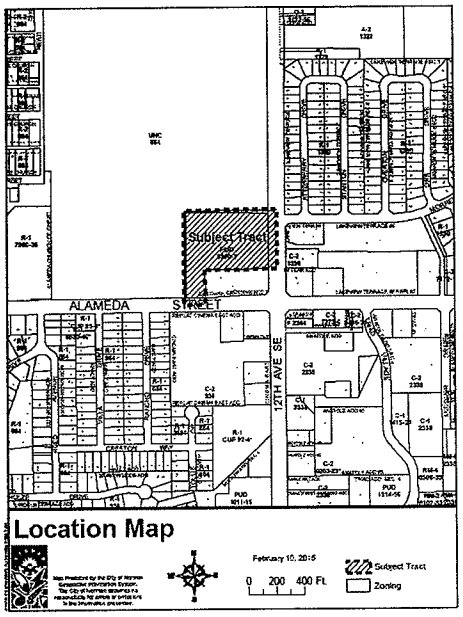
Please join us for a Pre-Development discussion of this proposal on Thursday, February 26, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, David Sharp, (405) 692-0521, or Bryan Coon, (405) 842-0363 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Application for

Pre-Development Informational Meeting

Case No. PD 15-04

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

APPLICANT/LAND OWNER	ADDRESS
XII Street Commons, Inc. Attn: David Sharp	813 S.W. 113th St. Okla. City, OK 73170

EMAIL ADDRESS	NAME AND PHONE NUMBER OF CONTACT PERSON(S)
davidsharp@wdioke.com bcoon@huitt-zollars.com	David Sharp - 692-0521 ; Bryan Coon 842-0363 **BEST TIME TO CALL:** 8:00-5:00

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located on the northwest corner of Alameda St. and 12th Ave. NE. See attached Legal Description.

and containing approximately 7.1381 ± **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):

This is a mixed use commercial and Office uses development.
The uses envisioned and approximate square footage for each is:
Retail uses - 30,000 s.f. ±
Office/Business uses - 15,000 s.f. ±
Restaurant (Del Taco) - 2,470 s.f. ±
Fast Food - 2,850 s.f. ±
Coffee Shop - 1,825 s.f. ±
Bank - 4,895 s.f. ±

OFFICE USE ONLY

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment
- ☐ Growth Boundary
- ☐ Land Use
- ☐ Transportation
- ☐ Rezoning to _____ District(s)
- ☐ Special Use for _____
- ☒ Preliminary Plat Eastpark Crossing Sect II (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: PUD

Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: _____

Received on: 2-9-15

at 1:10 a.m./p.m.

by mt

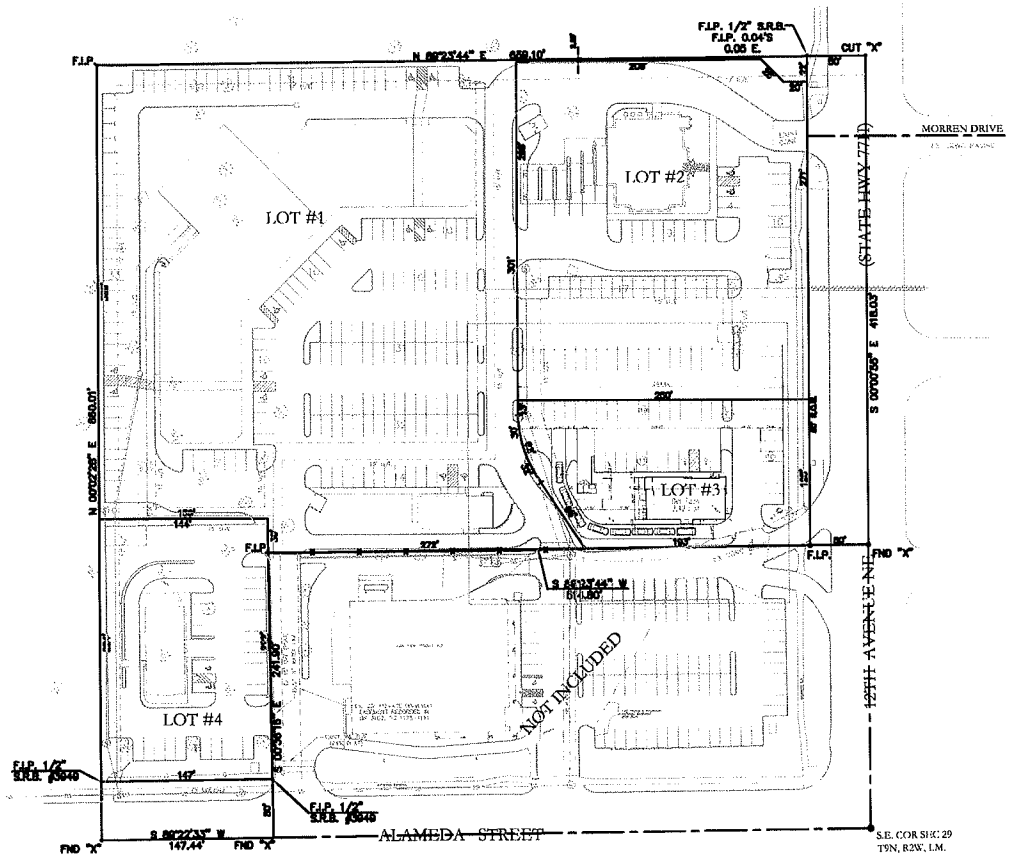
050313 mt

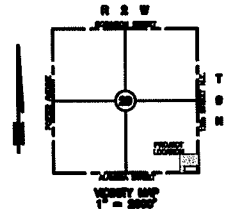
PRELIMINARY PLAT OF

EASTPARK CROSSING SECTION II

A PLANNED UNIT DEVELOPMENT

A PART OF THE SOUTHEAST QUARTER (SE/4) OF
SECTION 29, T 9 N, R 2 W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





SCALE: 1" = 40'

LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter (SE/4), thence South 89°22'33" West along the south line of said Southeast Quarter (SE/4) for a distance of 512.31 feet to the Point of Beginning, thence continuing South 89°22'33" West along said South line for a distance of 147.44 feet; thence North 00°02'28" East for a distance of 660.01 feet; thence North 89°23'44" East for a distance of 658.10 feet to a point on the East line of said Southeast Quarter (SE/4); thence South 00°00'55" East along the East line of said Southeast Quarter (SE/4) for a distance of 418.03 feet; thence South 89°23'44" West for a distance of 810.00 feet; thence South 00°00'19" East for a distance of 241.00 feet to the point of beginning. Said tract contains 410,935.4954 square feet or 9.4381 acres, more or less.

PLAT NOTES

1. Zoning is detailed in the existing Planned Unit Development.
2. All public utilities will be in a dedicated easement. Sanitary sewer, fire hydrants, water lines, and drainage infrastructure are available and will be extended as needed for the proposed development.
3. All required sidewalks are existing. Any changes or modifications will be constructed in accordance with the final plans and with the City ordinance.
4. Site landscaping will be, in accordance with the City of Norman Landscaping Ordinance. A separate plan will be provided.

STORM DRAINAGE DETENTION FACILITY EASEMENT

Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the City Engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owner(s) in the plat of Eastpark. However, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City Engineer, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon said property owner(s). Officials representing the Engineering Division, Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Engineering Division, Public Works Department, Property Owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

LEGEND

BLL = BUILDING LIMIT LINE
LONA = LIMITS OF NO ACCESS

MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN.

EASTPARK CROSSING SECTION II

OWNER/DEVELOPER
[illegible]

PLAT BY: HUTT-ZOLLARS, INC.
[illegible]