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: PD15-08

APPLICANT: Carroll Family, L.L.C.

DATE: April 9, 2015

LOCATION: North side of Tecumseh Road and West of I-35

WARD: 8

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Revised 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 revised preliminary plat, NORMAN 2025 Land Use Plan amendment, and amendment of the PUD, Planned Unit Development. This property is currently zoned PUD, Planned Unit Development District, and rezoning will not be required, although details of the PUD are proposed for amendment.

Please join us for a Pre-Development discussion of this proposal on Thursday, April 23, 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.

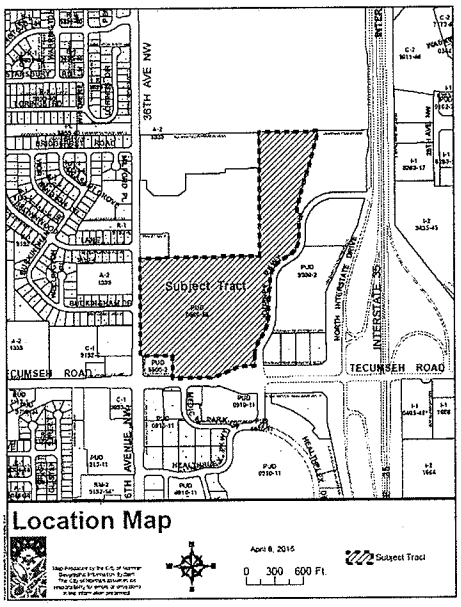
This applicant has filed a concurrent application for Planning Commission consideration of this project at their May 14, 2014 meeting. You will also be receiving notice of that meeting in the near future.

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, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 between 8 a.m. and 5 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 15-08

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
Carroll Family, LLC	PO Box 2288 Manhattan Beach, CA 90267
EMAIL ADDRESS tom.mccaleb@smcokc.com	**NAME AND PHONE NUMBER OF CONTACT PERSON(S)** Tom McCaleb (405) 232-7715 **BEST TIME TO CALL:** M-F 8-5

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

A proposal for development on a parcel of land, generally located On north side of Tecumseh Road & west of I-35

and containing approximately 6.971 **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):

Existing property is zoned as PUD. This application is for revised preliminary plat to modify O-1, C-1, and C-2 allowed uses for 6.97 acres. This is a resubmittal of the approved Preliminary Plat that has expired.

OFFICE USE ONLY

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

- ☑ 2025 Plan Amendment
  - ☐ Growth Boundary
  - ☑ Land Use
  - ☐ Transportation
- ☑ Rezoning to PUD Amendment District(s)
- ☐ Special Use for
- ☑ Preliminary Plat Carroll Addition (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: Office, Commercial, High Density Residential, Park

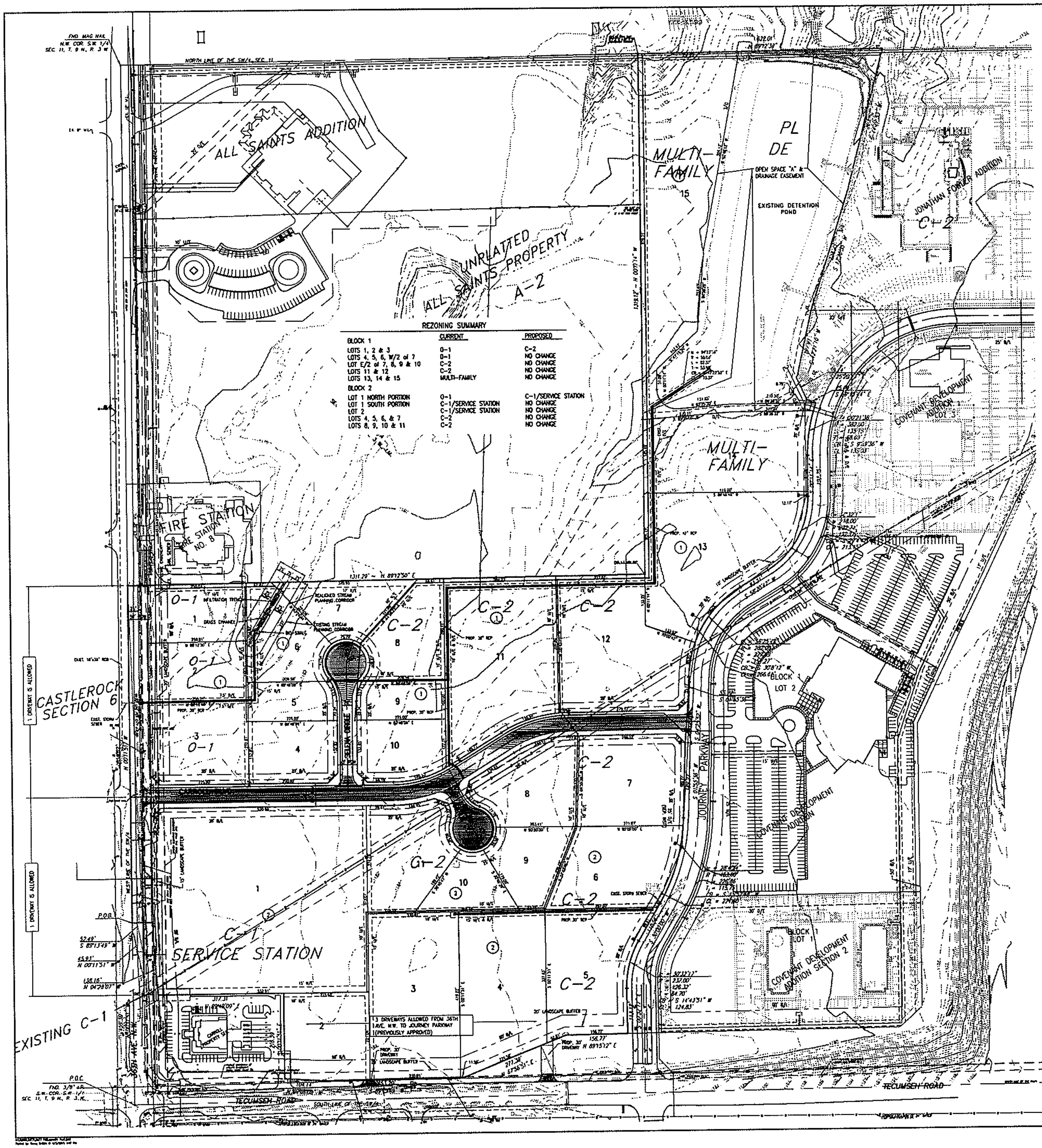
Concurrent Planning Commission Review Requested: Ø

Received on: 4-6-15

at 9:43 a.m./p.m.

by mt

050313 mt



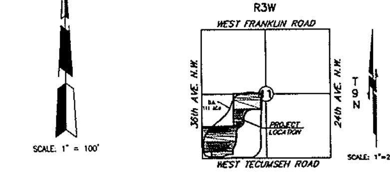
REZONING SUMMARY

	CURRENT	PROPOSED
BLOCK 1		
LOTS 1, 2 & 3	O-1	C-2
LOTS 4, 5, 6, W/2 of 7	O-1	NO CHANGE
LOT E/2 of 7, 8, 9 & 10	C-2	NO CHANGE
LOTS 11 & 12	C-2	NO CHANGE
LOTS 13, 14 & 15	MULTI-FAMILY	NO CHANGE
BLOCK 2		
LOT 1 NORTH PORTION	O-1	C-1/SERVICE STATION
LOT 1 SOUTH PORTION	C-1/SERVICE STATION	NO CHANGE
LOT 2	C-1/SERVICE STATION	NO CHANGE
LOTS 4, 5, 6, & 7	C-2	NO CHANGE
LOTS 8, 9, 10 & 11	C-2	NO CHANGE

PRELIMINARY PLAT
CARROLL ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 11, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 100'



LOCATION MAP

CARROLL ADDITION
P.U.D. LANDSCAPE STANDARDS

Landscape plans for each lot shall be submitted with applications for building permits per the requirements of the Norman Zoning Ordinance. Additional landscape buffer strips are set forth below for arterial, collector and interstate frontages in the P.U.D. Landscape buffer Strips may be crossed by access drives to public streets as approved during the platting process.

A. 36th Ave. NW — Landscape Buffer Strip
(1) A landscape buffer strip for the frontage north of Carroll Boulevard, along 36th Ave. NW, shall be a minimum of twenty (20) feet.

(2) A landscape buffer strip for the frontage south of Carroll Boulevard, along 36th Ave. N.W., shall be a minimum of fifteen (15) feet.

B. Tecumseh Road — Landscape Buffer Strip
(1) A landscape buffer strip for the frontage east of 36th Ave. NW, along Tecumseh Road, shall be a minimum of fifteen (15) feet for Block 3, Lot 1.

(2) A landscape buffer strip for the frontage west and east of Journey Parkway, (excluding Item 1 immediately above) along Tecumseh Road, shall be a minimum of twenty (20) feet.

C. I-35 Frontage Road—Landscape Buffer Strip
(1) A landscape buffer strip for the frontage along the Interstate 35 Service Road shall be a minimum of twenty (20) feet. There shall be a minimum of one tree per seventeen (17) lineal feet, or fraction thereof, planted in the landscape buffer strip.

D. Carroll Boulevard and Journey Parkway— Landscape Buffer Strips
(1) A landscape buffer strip for the frontage along Carroll Blvd. shall be a minimum of ten (10) feet.

(2) A landscape buffer strip for the frontage along Journey Parkway shall be a minimum of ten (10) feet.

E. Other Landscape Requirements
(1) All landscape requirements in the current SECTION 431.8, of the Norman Zoning Code, apply unless modified in the above standards.

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. EXISTING ZONING IS P.U.D.
4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 6-INCH EXCEPT AS NOTED.
6. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT THAT WAS PREVIOUSLY SUBMITTED AND APPROVED. ALL STORM SEWER PIPES SHOWN ARE RCP.
7. COMMON AREAS TO BE MAINTAINED BY MANDATORY PROPERTY OWNER'S ASSOCIATION.

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 CARROLL ADDITION ; 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 BORN 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.

LEGAL DESCRIPTION

Being a tract of land lying in the S.W. 1/4, Section 11, T9N, R3W of the INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the S.W. corner of said S.W. 1/4; THENCE North 00°11'31" West along the West line of said S.W. 1/4 a distance of 458.38 feet the POINT OF BEGINNING;

THENCE continuing North 00°11'31" West along said West line a distance of 859.42 feet; THENCE North 89°12'50" East a distance of 1311.29 feet; THENCE North 00°11'14" West a distance of 1318.12 feet to the Northeast corner of the filed final plat of ALL SAINTS CATHOLIC SCHOOL (as filed in Book 18 of Plats, Page 35), said point being a point on the North line of said S.W. 1/4; THENCE North 89°12'32" East along said North line a distance of 822.01 feet to the Northwest corner of the filed final plat of JONATHAN FOWLER ADDITION (as filed in Book 21 of Plats, Page 148); THENCE along the property line of said final plat the following five (5) courses:

1) THENCE South 14°27'53" West a distance of 363.20 feet;
2) THENCE South 17°29'35" West a distance of 324.23 feet;
3) THENCE South 12°21'10" West a distance of 177.91 feet;
4) THENCE South 25°20'43" East a distance of 58.14 feet;
5) THENCE South 89°48'44" East a distance of 25.00 feet to a point on a non-tangent curve, said point being a point on the property line of COVENANT DEVELOPMENT ADDITION (as filed in Book 21 of Plats, Page 26);

THENCE along the property line of said final plat the following twelve (12) courses:

1) THENCE around a curve to the left having a radius of 382.00 feet (said curve subtended by a chord which bears South 09°58'38" West, a distance of 135.03 feet) and an arc length of 135.75 feet;
2) THENCE South 00°11'16" East a distance of 103.25 feet to a point of curvature;
3) THENCE around a curve to the right having a radius of 218.00 feet (said curve subtended by a chord which bears South 29°04'47" West, a distance of 213.15 feet) and an arc length of 222.71 feet;
4) THENCE South 58°20'47" West a distance of 83.21 feet to a point of curvature;
5) THENCE around a curve to the left having a radius of 282.00 feet (said curve subtended by a chord which bears South 37°08'12" West, a distance of 266.81 feet) and an arc length of 277.88 feet;
6) THENCE South 01°56'38" West a distance of 55.72 feet;
7) THENCE South 04°25'52" West a distance of 114.42 feet;
8) THENCE South 01°56'38" West a distance of 188.27 feet to a point of curvature;
9) THENCE around a curve to the right having a radius of 463.00 feet (said curve subtended by a chord which bears South 15°57'48" West, a distance of 224.60 feet) and an arc length of 226.86 feet;
10) THENCE South 30°00'00" West a distance of 110.58 feet to a point of curvature;
11) THENCE around a curve to the left having a radius of 237.00 feet (said curve subtended by a chord which bears South 14°43'51" West, a distance of 124.83 feet) and an arc length of 126.32 feet;
12) THENCE South 00°32'17" East a distance of 113.12 feet to a point on the North right-of-way line of Tecumseh Road;

THENCE South 89°15'12" West along said North right-of-way line a distance of 156.77 feet; THENCE South 67°56'51" West along said North right-of-way line a distance of 277.39 feet; THENCE South 89°13'49" West along said North right-of-way line a distance of 353.20 feet; THENCE North 67°01'06" West along said North right-of-way line a distance of 104.14 feet to a point, said point being the Southeast corner of the filed final plat of CARROLL PROPERTY SECTION 1 (as filed in Book 18 of Plats, Page 172); THENCE along the property line of said final plat the following two (2) courses:

1) THENCE North 00°11'51" West a distance of 218.39 feet;
2) THENCE South 89°48'08" West a distance of 317.31 feet to a point, said point being a point on the East right-of-way line of 36th Ave. N.W.;

THENCE North 04°28'07" West along said East right-of-way line a distance of 138.16 feet; THENCE North 00°11'51" West along said East right-of-way line a distance of 45.93 feet; THENCE South 89°13'48" West a distance of 52.49 feet to a point on the West line of said S.W. 1/4 and the POINT OF BEGINNING.
Said tract contains 2,235,647 square feet, or 51.323 acres, more or less.

B.M.: 40d NAIL IN PP @ S.W. COR 36th & TECUMSEH ROAD
ELEV=1187.82

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NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK
LICENSED PROFESSIONAL ENGINEER TOM L. McCALEB 13418 OKLAHOMA

CARROLL ADDITION
A PLANNED UNIT DEVELOPMENT

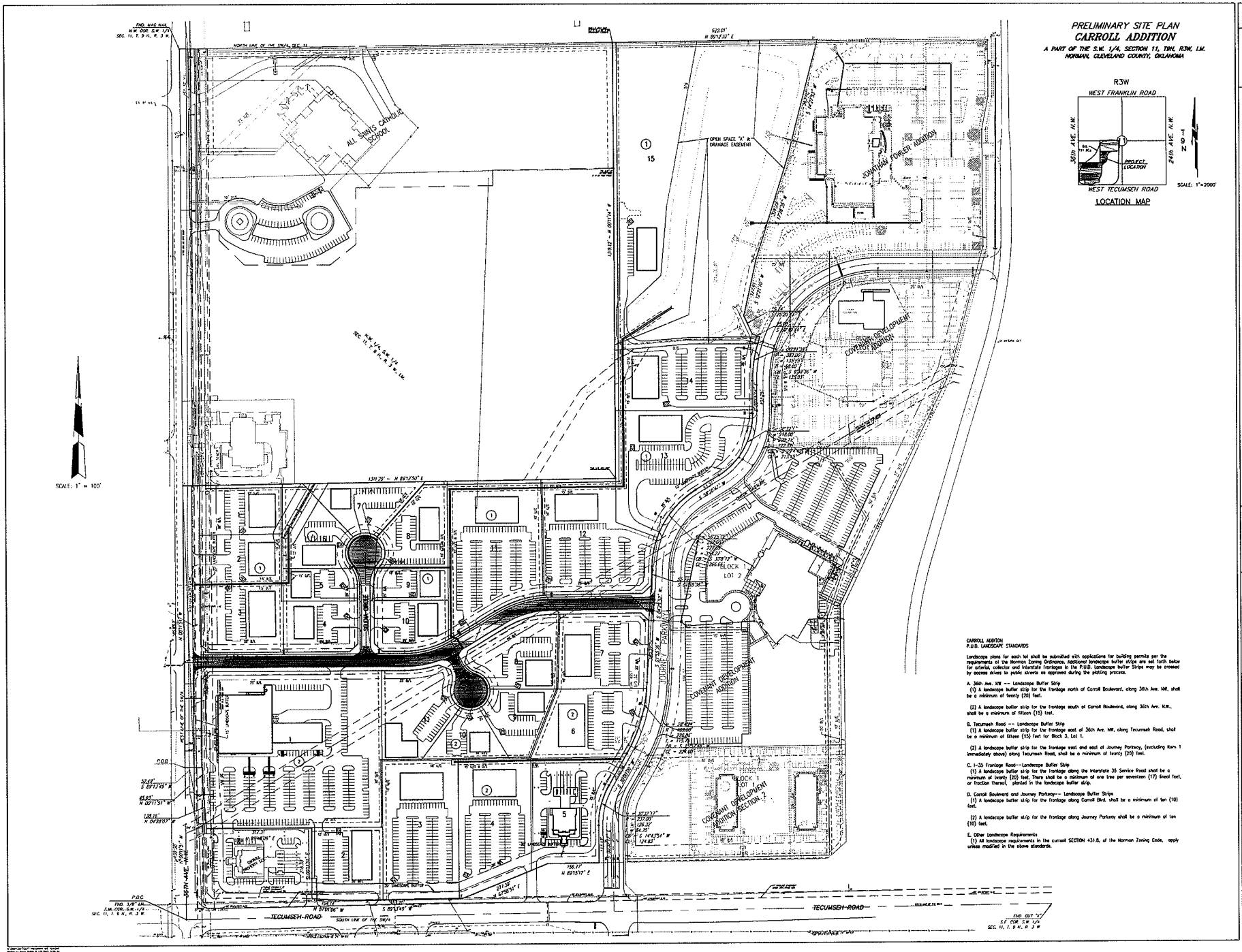
36TH AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.

PROJECT NO.: 5077.00
DATE: 04/02/15
SCALE: 1" = 100'
DRAWN BY: D.G.
ENGINEER: TOM L. MCCALEB
P.E. NUMBER: 13418

PRELIMINARY PLAT

SHEET NO.
1



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CARROLL ADDITION

36TH AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
211 N. Robinson, Suite 1000
Oklahoma City, OK 73102-7101
(405) 235-5547 FAX (405) 235-7696
CERTIFICATE OF AUTHORIZATION NO. 1463 EXP. 06/30/2015

No.	Revision	Date

PROJECT NO.: 3073.00
DATE: 04/02/15
SCALE: 1" = 100'
DRAWN: BR/DJS
ENGINEER: TOM L. MCCALEB
P.E. NUMBER: 13418

PRELIMINARY SITE PLAN

SHEET NO.
1