



The City of NORMAN

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

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD21-05
DATE: February 4, 2021
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Single-Family Development

APPLICANT: Premium Land, L.L.C.
LOCATION: North side of Indian Hills Road
between 36th and 48th Avenue NW
WARD: 8

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a single-family development. This property is currently zoned R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District. Rezoning is requested for the CO zoning to R-1, Single Family Dwelling District. A NORMAN 2025 Land Use Plan amendment is requested from Office Designation to Low Density Residential Designation. A preliminary plat will also be considered for the property.

Please join us for a Pre-Development discussion of this proposal on **Thursday, February 25, 2021 from 5:30 p.m. until 6:00 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 meeting will be held via ZOOM video conference due to COVID-19. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on February 25th and we will send you the link to access the meeting.***

This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 11, 2021 meeting. You will also be receiving notice of that meeting in the near future.

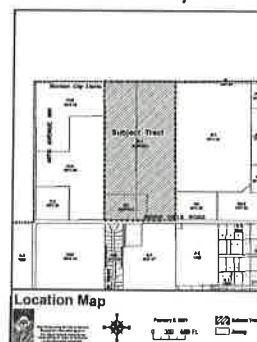
Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or 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.

If you have questions about the proposal, please call the contact person, Zach Holland, [\(405\) 397-3855](tel:4053973855) or Kendall Dillon, [\(405\) 787-6270](tel:4057876270) during business hours. We look forward to

VICINITY MAP

your participation and thank you for taking an active role in your community.





Application for Pre-Development Informational Meeting

Case No. PD 21-05

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 Premium Land, LLC. c/o Crafton Tull 300 Pointe Parkway Blvd., Yukon, OK 73099	ADDRESS Premium Land, LLC. PO Box 6718 Edmond, OK 73103
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EMAIL ADDRESS Zach@premiumlandok.com Kendall.Dillon@craftontull.com June.Young@craftontull.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Zach Holland (405) 397-3855 Kendall Dillon (405) 787-6270 BEST TIME TO CALL: 8-5 business hours
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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 On the north side of Indian Hills Rd, between 36 Avenue NW and 48th Avenue NW.

and containing approximately 79± 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):

Single-family residential lots (285) within 67.70± acres and 12.18± of Common Area.

OFFICE USE ONLY

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

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation
 Rezoning to R-1 (from CO) District(s)
 Special Use for _____
 Preliminary Plat Redlands (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: R-1 & CO
 Current Plan Designation: Low Density Residential & Office

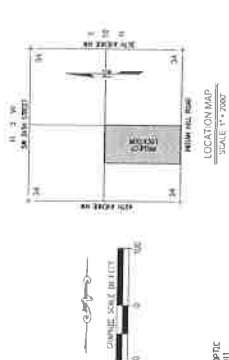
Concurrent Planning Commission Review Requested: _____

Received on: 2-1-2021
 at _____ a.m./p.m.
 by mt

PRELIMINARY PLAT
OF

REDLANDS

A PART OF THE SW/4
OF SECTION 34, T18N, R37W, 1M
NORMAN, CLEVELAND COUNTY, OKLAHOMA



OWNER/DEVELOPER
REDLANDS LLC
1500 N. W. 100th St.
LAWRENCE, OK 73041
PH: 405-281-2100

LOT COUNT:
SINGLE-FAMILY RESIDENTIAL 281 LOTS
SINGLE-FAMILY RESIDENTIAL 7389 ACRES
RESIDENTIAL DENSITY 137 LOTS PER ACRE

- NOTES
1. EXISTING ZONING IS A-1, PROPOSED ZONING IS R-1.
 2. ALL DIMENSIONS SHALL BE AS SHOWN IN ACCORDANCE WITH THE CITY OF NORMAN SUBDIVISION MAP ACT.
 3. ALL STREETS SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF NORMAN SUBDIVISION MAP ACT.
 4. ALL PUBLIC UTILITIES SHALL BE IN INDICATED LOCATIONS.
 5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 6. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 7. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 8. FRONT YARD SETBACKS SHALL BE 25'. SIDE YARD SETBACKS SHALL BE 5'.
 9. REAR YARD SETBACKS SHALL BE 5'.
 10. ALL CORNER AND INTERSECTION STREETS SHALL BE 15'-0" WIDE AND ALL INTERSECTION CORNER CIRCLES SHALL BE 15' IN DIAMETER.
 11. EXISTING UTILITY SERVICE LINES TO BE RELOCATED BY A.L.C. SHALL BE MOVED TO THE SIDEWALK OR UNDER THE DRIVEWAY.
 12. ALL UTILITIES SHALL BE AS SHOWN ON THE ATTACHED UTILITY MAP.
 13. ALL UTILITIES SHALL BE AS SHOWN ON THE ATTACHED UTILITY MAP.
 14. ALL UTILITIES SHALL BE AS SHOWN ON THE ATTACHED UTILITY MAP.
 15. THE 8" DIAMETER SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 16. THE 8" DIAMETER WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.



COMMON AREAS:	ACRES
COMMON AREA A & D/E	2.58 ACRES
COMMON AREA B & F	2.63 ACRES
COMMON AREA G	1.87 ACRES
TOTAL COMMON AREAS	7.08 ACRES
TOTAL ACRES	11.05 ACRES
TOTAL RESIDENTIAL LOTS	1,379 LOTS

STORM DRAINAGE DEFINITION FACILITY EASEMENT

This Storm Drainage Definition Facility Easement is granted to the City of Norman, Oklahoma, for the purpose of providing for the collection, conveyance, and treatment of stormwater runoff from the subject property. The easement shall be used for the installation, maintenance, and repair of stormwater management facilities, including but not limited to detention basins, infiltration basins, and stormwater treatment systems. The easement shall be in accordance with the City of Norman Stormwater Management Ordinance and the City of Norman Stormwater Management Manual. The easement shall be subject to the terms and conditions set forth in this agreement.

LEGEND

BL BUILDING LIMIT LINE
D/C DRAINAGE EASEMENT
EX EXISTING
L/A LIMITS OF NO ACCESS
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
B/C(B) BARRIERS
B(R) BARRIERS
BR(B) BRIDGE-RELATED COMMON AREA

LEGAL DESCRIPTION
A PART OF THE SW/4 OF SECTION 34, T18N, R37W, 1M, NORMAN, CLEVELAND COUNTY, OKLAHOMA.

Crafton Tull
SHEET NO. 1 of 1
DATE: 02/01/21
PROJECT NO. 21600200