



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: PD21-06 **APPLICANT:** Ash Investments, L.L.C. and Farzaneh Development, L.L.L.P.

DATE: February 4, 2021 **LOCATION:** South of E. Lindsey Street between 24th and 36th Avenue S.E.

TO: Interested Neighbors **WARD:** 5

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 residential development. This property is currently zoned RM-2, Low Density Apartment District, and RM-6, Medium Density Apartment District. No change in zoning is proposed.

Please join us for a Pre-Development discussion of this proposal on **Thursday, February 25, 2021 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in the Executive Conference Room 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 the Executive Conference Room 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.

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, Joel Harrison, (405) 787-6270 or Kendall Dillon, (405) 787-6270 during business hours. 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 21-06

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 Ash Investments, LLC Farzaneh Development, LLLP	ADDRESS 2252 N. Broadway Moore, OK 73160
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EMAIL ADDRESS Kendall.Dillon@craftontull.com Joel.Harrison@craftontull.com Hossein@homecreations.com Mo Sharifi@homecreations.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Joel Harrison, Crafton Tull Project Manager - (405) 787-6270 Kendall Dillon, PE, Crafton Tull Senior Vice President - (405) 787-6270 BEST TIME TO CALL: 8 a.m. to 5 p.m., Monday through Friday
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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 South of E. Lindsey Street between 24th Ave. SE & 36th Ave. SE.

and containing approximately 17.84 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 patio home lots, 2 lots/dwelling units, 0.31 acres.

Duplex (multi-family) lots, 15 lots & 74 dwelling units, 17.53 acres.

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 Turtle Crossing, Section 2 (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: RM-2 & RM-6
- Current Plan Designation: _____

Concurrent Planning Commission Review Requested: *[Signature]*

Received on: 2-1-2021

at _____ a.m./p.m.

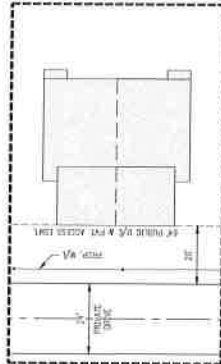
by *mt*

PRELIMINARY DEVELOPMENT MAP OF TURTLE CROSSING SECTION 2

A Part of the NW 1/4 of Section 3, T8N, R21W, 1.M.
Norman, Cleveland County, Oklahoma

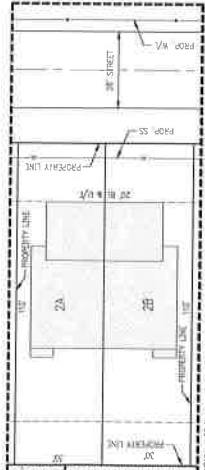


TYPICAL LOT PLAN - BLOCK 1, LOTS 1, 2, 3, & 4
SCALE: 1"=20'

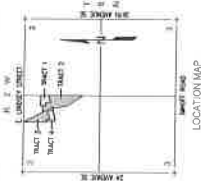


TYPICAL LOT PLAN - BLOCK 2, LOTS 5 & 8
SCALE: 1"=20'

LOT PLAN NOTES
1. BLOCK 4 LOTS 1, 2, 3, 4, BLOCK 7 LOTS 1, 2, 3, 4, BLOCK 8 LOTS 1, 2, 3, 4, & BLOCK 10 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



TYPICAL LOT PLAN - BLOCK 3, LOTS 1, 2, 3, & 4
SCALE: 1"=20'



SCALE: 1" = 60'
GRAPHIC SCALE IN FEET

UNPLANNED
HIGHWAY 9
LAND COMPANY, LLC
PAGE: 10 OF 24

UNPLANNED
CINDA SULLIVAN
BK 55200, PG 1551

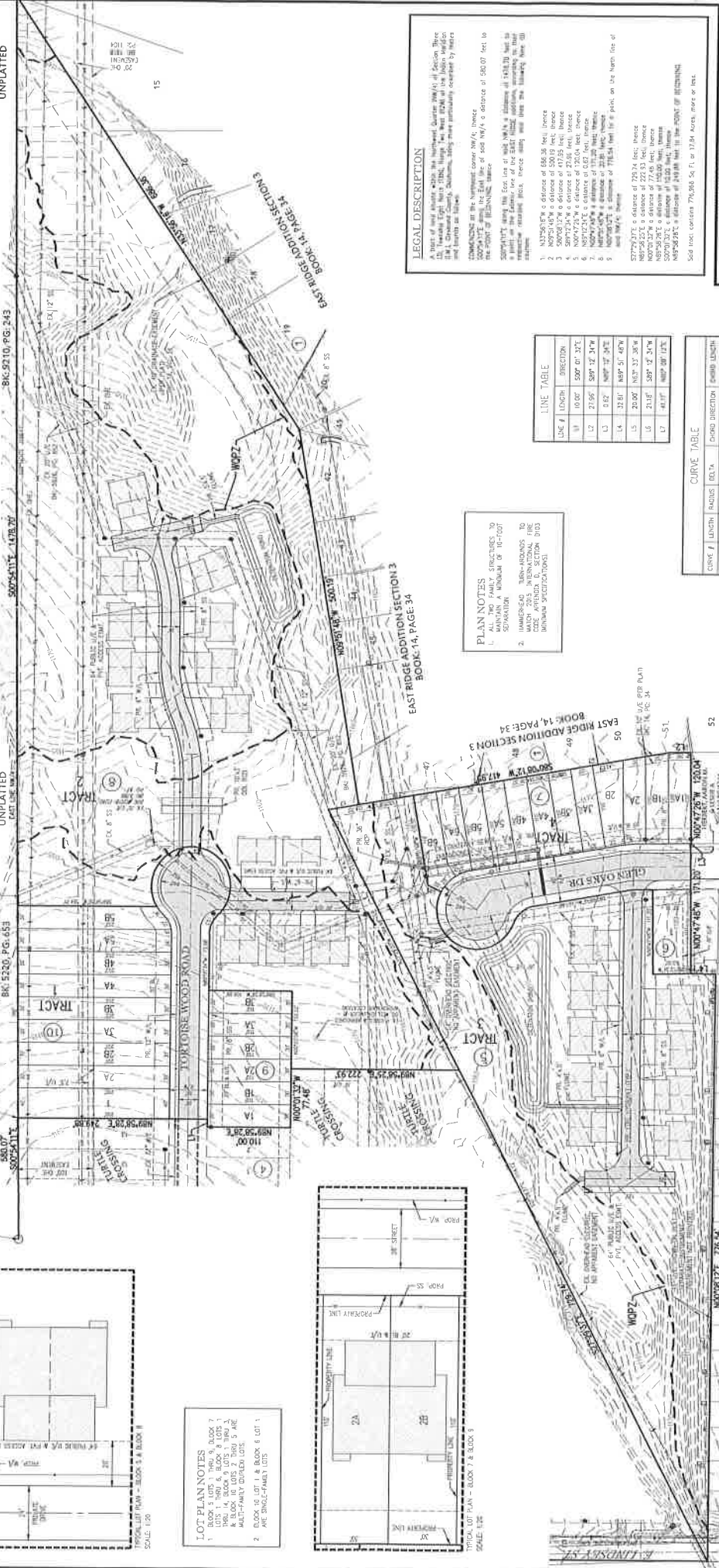
UNPLANNED
EAST RIDGE ADDITION SECTION 3
BOOK 14, PAGE 34

UNPLANNED
EAST RIDGE ADDITION SECTION 2
BOOK 13, PAGE 66

UNPLANNED
EAST RIDGE ADDITION SECTION 1
BOOK 12, PAGE 66

UNPLANNED
EAST RIDGE ADDITION SECTION 4
BOOK 15, PAGE 66

UNPLANNED
EAST RIDGE ADDITION SECTION 5
BOOK 16, PAGE 66



PLAN NOTES
1. MAINTAIN EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. HANGES TO TURN-AROUNDS TO MAINTAIN EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
3. MAINTAIN EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.

LINE #	LENGTH	DIRECTION
1	10.00'	S00°00'37"E
2	27.95'	S89°12'34"W
3	0.62'	N89°12'34"E
4	32.81'	N89°12'34"E
5	20.00'	N89°12'34"E
6	21.18'	S89°12'34"W
7	41.17'	N89°12'34"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	SMALL LENGTH
C1	183.57'	52.00'	109°40'50"	167°54'06"W	103.92'	
C2	35.86'	35.00'	90°27'45"	58°56'49"W	33.20'	
C3	11.68'	70.00'	00°49'23"	58°46'22"W	11.07'	
C4	223.83'	50.00'	297°56'53"	N87°27'06"W	81.02'	
C5	78.37'	35.00'	04°23'55"	N87°18'23"E	23.97'	

LEGAL DESCRIPTION
A tract of land within the Northwest Quarter (NW 1/4) of Section Three (3), Township 8 North, Range 21 West, Meridian 10 West, Oklahoma, being more particularly described by plat and books as follows:
COMMENCED at the Northwest corner NW 1/4, hence
1. N00°12'34"E along the E 1/4 line of said NW 1/4 a distance of 580.07 feet to the north of the NE 1/4 corner NW 1/4, hence
2. N00°12'34"E along the E 1/4 line of said NW 1/4 a distance of 580.07 feet to the north of the NE 1/4 corner NW 1/4, hence
3. S00°00'37"E a distance of 10.00 feet, hence
4. S89°12'34"W a distance of 27.95 feet, hence
5. N89°12'34"E a distance of 0.62 feet, hence
6. N89°12'34"E a distance of 32.81 feet, hence
7. N89°12'34"E a distance of 20.00 feet, hence
8. S89°12'34"W a distance of 21.18 feet, hence
9. N89°12'34"E a distance of 41.17 feet to a point on the North line of said NW 1/4, hence
10. S89°12'34"E a distance of 222.53 feet, hence
11. S89°12'34"E a distance of 103.92 feet, hence
12. S00°00'37"E a distance of 103.92 feet, hence
13. S00°00'37"E a distance of 103.92 feet to the point of beginning.
Said tract contains 776.955± A.C. or 17.84± Acres, more or less.

PRELIMINARY DEVELOPMENT PLAN
TURTLE CROSSING SECTION 2 - SHEET II
Crawford Tull
SHEET NO: 1 of 1
DATE: 02/07/21
PROJECT NO: 18614200