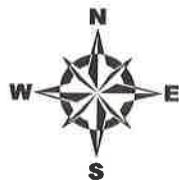


# Location Map





Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



May 3, 2023

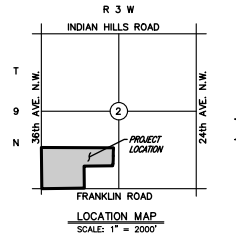
0 300 600 Ft.

 Subject Tract  
 Zoning

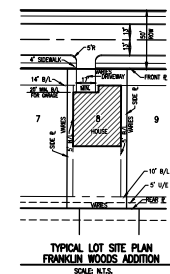
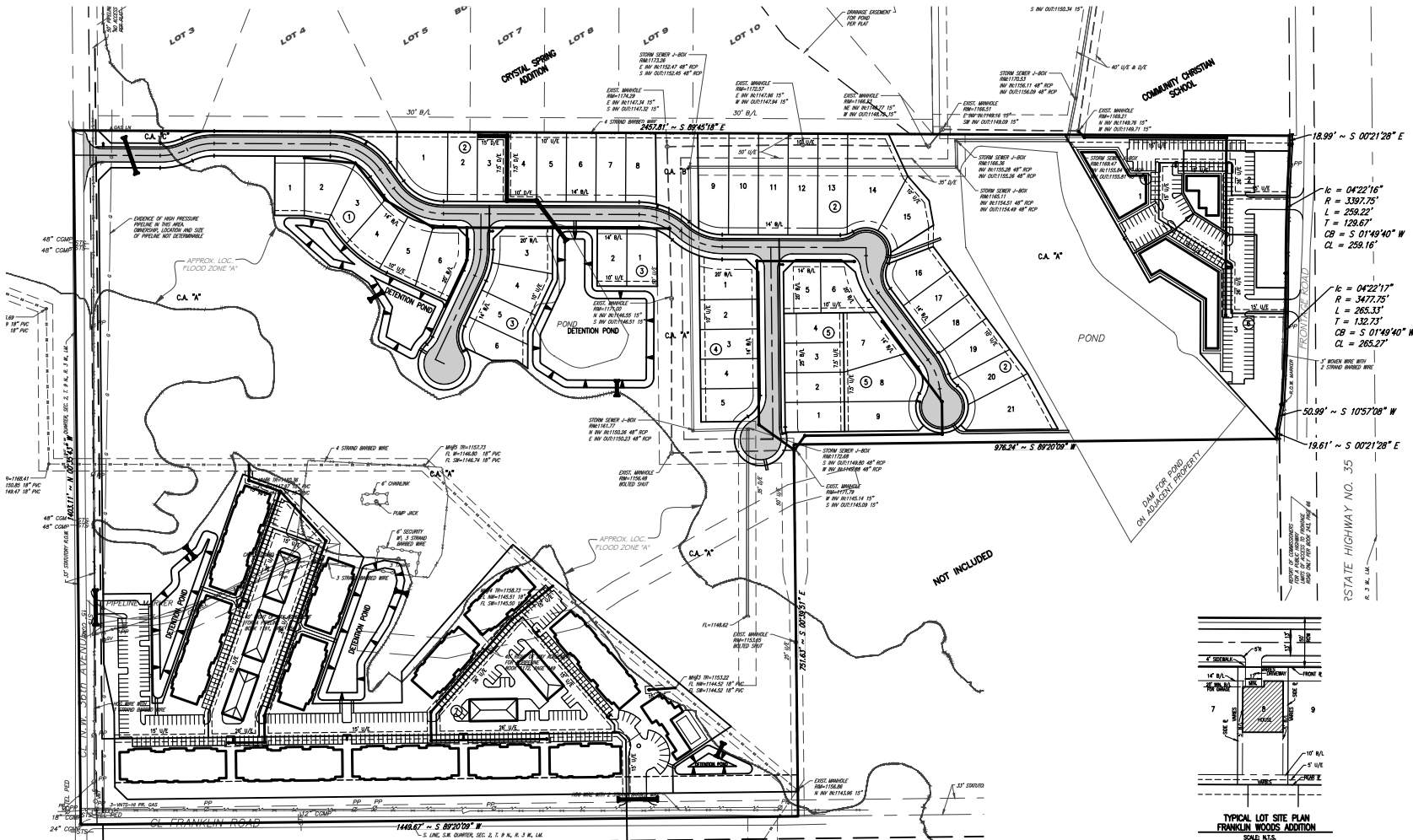
# PRELIMINARY SITE PLAN FRANKLIN WOODS ADDITION

A PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. 1/4, SECTION 2, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 100'



SCALE: 1" = 2000'



OWNER:  
RAWEN INVESTMENTS, L.L.C.  
P.O. BOX 7187  
MOORE, OKLAHOMA 73153

ENGINEER:  
SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, Oklahoma 73108



FRANKLIN WOODS ADDITION  
36TH AVE. N.W. & FRANKLIN RD.  
NORMAN, OKLAHOMA

| NO. | REVISION          | DATE       |
|-----|-------------------|------------|
| 1   | ISSUED FOR PERMIT | 04/22/2010 |

PROJECT NO: 633200  
SHEET NO: 203  
SCALE: 1" = 100'  
DRAWN BY: JLD  
CHECKED BY: CDA  
DATE: 04/22/2010

PRELIMINARY SITE PLAN

SHEET NO. 1

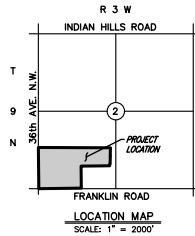
# STORM DRAINAGE DETENTION FACILITY EASEMENT

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 OWNERS ASSOCIATION IN THE PLAT OF FRANKLIN WOODS 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE COVERING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE 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 PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

## PRELIMINARY PLAT FRANKLIN WOODS ADDITION A PLANNED UNIT DEVELOPMENT A PART OF THE S.W. 1/4, SECTION 2, T9N, R3W, L1M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 100'

RESIDENTIAL LOTS - 47  
OPEN SPACE AREA = 29.39 AC.±



SCALE: 1" = 2000'

### LEGAL DESCRIPTION

Being a tract of land lying in the Southwest Quarter (S.W. 1/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Southwest corner of said S.W. 1/4;

THENCE North 00°35'43" West a distance of 1403.12 feet;  
THENCE South 89°45'17" East a distance of 2457.81 feet to a point on the Westerly right-of-way of the Frontage Road of Interstate Highway No. 35, as filed in the Report of Commissioners, Book 245, Page 66;  
THENCE South 00°21'24" East along said right-of-way line a distance of 18.09 feet to a point on a non-tangent curve;  
THENCE continuing along said right-of-way line around a curve to the left having a radius of 3397.75 feet (said curve subtended by a chord which bears South 01°49'40" West, a distance of 259.16 feet) and an arc length of 259.22 feet to a point of reverse curvature;  
THENCE continuing along said right-of-way line around a curve to the right having a radius of 3477.75 feet (said curve subtended by a chord which bears South 01°49'40" West, a distance of 265.27 feet) and an arc length of 265.33 feet;  
THENCE South 105°70'48" West along said right-of-way line a distance of 50.99 feet;  
THENCE South 02°21'28" East along said right-of-way line a distance of 19.61 feet;  
THENCE South 89°20'10" West a distance of 976.24 feet;  
THENCE South 00°50'51" East a distance of 751.63 feet;  
THENCE South 89°20'09" West a distance of 1449.87 feet to the POINT OF BEGINNING.  
Said tract contains 60.48 acres, more or less.

BY SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

OWNER:  
DAVEN INVESTMENTS, L.L.C.  
P.O. BOX 7187  
MOORE, OKLAHOMA 73163

ENGINEER:  
SMC Consulting Engineers, P.C.  
615 W. Main Street  
Oklahoma City, Oklahoma 73108



FRANKLIN WOODS ADDITION  
30th AVE. N.W. & FRANKLIN RD.  
NORMAN, OKLAHOMA



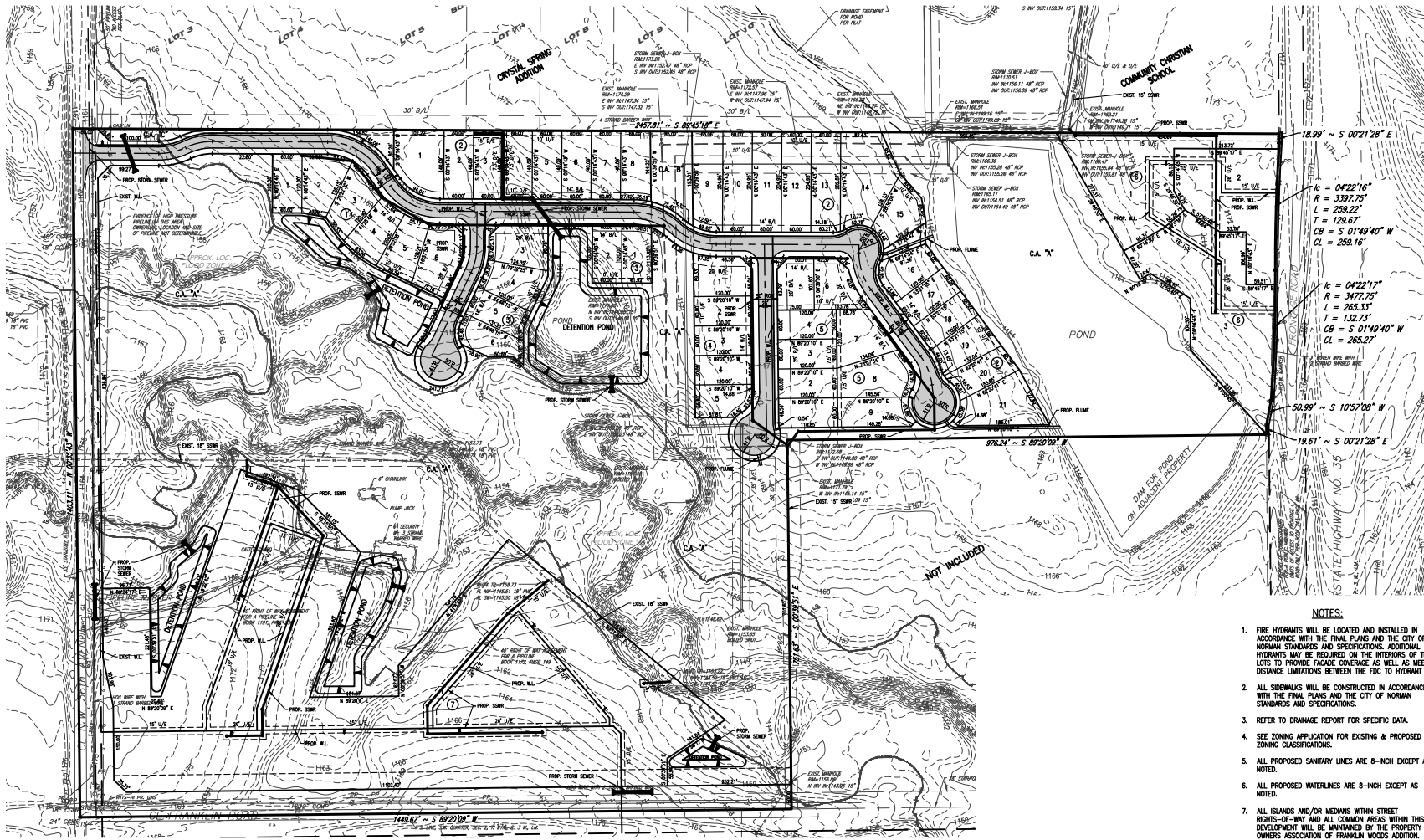
PROJECT NO: 6332.00  
DATE: 01/23/2023  
SCALE: 1" = 100'  
DRAWN BY: J. HANSEN  
ENGINEER: Christopher D. Anderson  
P.E. NUMBER: 18289

FRANKLIN WOODS ADDITION

SHEET NO. 1

### NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FIRE TO HYDRANT.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- SEE ZONING APPLICATION FOR EXISTING & PROPOSED ZONING CLASSIFICATIONS.
- ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
- ALL ISLANDS AND/OR MEDJANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF FRANKLIN WOODS ADDITION.





**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

**Greenbelt Case No.** \_\_\_\_\_ **Pre-Development Case No.** \_\_\_\_\_

Applicant Name: Alliance Development Group, LLC Date: May 1, 2023

Contact Person: Gunner Joyce, Attorney for Applicant Telephone/Fax/Email: (405) 310-5274; gjoyce@riegerlawgroup.com

Name of Development: Franklin Woods Area (Acres): Approx. 60.4801 acres

General Location Northeast corner of NW 36th Street and Franklin Road.

**\*Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)

a. **This is a:** Land Use Plan Amendment ☒ Preliminary Plat ☒ Rural Certificate of Survey ☐

b. Proposed **Land Use:** Residential ☐ Commercial ☐ Industrial ☐ Other Mixed Use

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

The Applicant intends to create a mixed-use development featuring single-family and multi-family residential opportunities, with various commercial, office, and light industrial uses along the I-35 service road. The Applicant has provided an overall master development plan that provides a mixture of housing types and densities, assures appropriate ingress and egress, and addresses impacts to adjoining residential areas.

2. Does your proposed development or project incorporate open space(s)?

Yes ☒ No ☐

Please check **what type(s) of open spaces are proposed** within your development:

Park: ☐ Yes ☒ No ☒ Public ☐ Private

Open Space: ☒ Yes ☐ No ☐ Public ☒ Private

Detention Pond: ☒ Yes ☐ No ☐ Public ☒ Private

Parking Lot Landscape: ☒ Yes ☐ No ☐ Public ☒ Private

Floodplain/Creek: ☒ Yes ☐ No ☐ Public ☒ Private

Other \_\_\_\_\_

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide) ☒ Yes ☐ No

Natural Trails (compacted earth 8-10' wide) ☐ Yes ☐ No

Parkway Trails (durable surface 6-8' wide) ☐ Yes ☐ No

Neighborhood Trails (durable or paved, 6-10' wide) ☐ Yes ☐ No

Community Wide Trails (paved, 10-12' wide) ☐ Yes ☐ No

Specialized Trails (equestrian, water, etc) ☐ Yes ☐ No

Other Various other trail opportunities will be included throughout the development in locations to be determined

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

Ruby Grant Park, Community Christian School, and All Saints Catholic School

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

The development will install public sidewalks in locations required by City ordinance and will utilize existing infrastructure. This location offers easy connection to Ruby Grant Park.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map [NormanOK.gov/MasterPlan](http://NormanOK.gov/MasterPlan) is provided.

- ☐ Storm water channels
- ☒ Detention ponds
- ☒ Floodplains
- ☐ Stream bank/Riparian corridors
- ☐ Utility Easements
- ☐ Abandoned/Active Railroad corridors
- ☐ Other \_\_\_\_\_

**How could** your development **also incorporate** those elements noted into greenbelts and trails?

These elements will be utilized as green open space throughout the property.

7. **Please review the statements below and indicate in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

- ☒ (a) Portions of the Greenbelt System are accessible to the general public.
- ☒ (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.



**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

- ☒ (c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.
- ☒ (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- ☒ (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- ☒ (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- ☒ (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- ☒ (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- ☒ (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- ☒ (j) Permeable ground surfaces have been preserved to the extent possible.
- ☒ (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- ☒ (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- ☒ (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- ☒ (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- ☒ (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- ☒ (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- ☒ (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- ☒ (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- ☒ (s) Riparian buffers are incorporated into the Greenbelt System.
- ☒ (t) The commercial developments have provided for pedestrian access.
- ☒ (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

☒ (v) Cluster development has been utilized as a means to develop the Greenbelt System.

☒ (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required)



Gunner Joyce, Attorney for Applicant

**GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):**





**Application for  
REZONING OR SPECIAL USE**

**Case No. O-** \_\_\_\_\_

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(S)</b><br>Alliance Development Group, LLC  | <b>ADDRESS OF APPLICANT</b><br>c/o Rieger Law Group PLLC, Attorney for Applicant<br>136 Thompson Drive<br>Norman, OK 73069              |
| <b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b><br>c/o Gunner Joyce, Attorney for Applicant<br>405-310-5274<br>EMAIL: gjoyce@riegerlawgroup.com | <b>EXISTING ZONING:</b> A-2, Rural Agricultural District<br><b>PROPOSED ZONING OR SPECIAL USE FOR:</b><br>PUD; Planned Unit Development |

**PROPOSED USE(S)** (including all buildings to be constructed): The Applicant seeks to rezone and plat the subject property to facilitate a mixed-use development with commercial, office, light industrial, multi-family, and single family uses

**STREET ADDRESS OR LOCATION:** Northeast corner of NW 36th Street and Franklin Road.

**LEGAL DESCRIPTION AND AREA OF REQUEST:** See attachments for Legal Description and Area

**SIZE OF PROJECT AREA:** Approx. 60.4801 acres

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (201-A West Gray) for review before **1:30 p.m. the day of the filing deadline** (generally Monday, 31 days before the next Planning Commission meeting):

- ☐ Two copies of the complete **APPLICATION**
- ☐ Copy of **DEED** to land
- ☐ **CERTIFIED OWNERSHIP LIST** of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a **RADIUS MAP** showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
- ☐ **FILING FEE**, as computed by the Planning Department
- ☐ **SITE PLAN** is required in the case of a request for commercial or industrial zoning (22:442.1.7)
- ☐ Pursuant to Section 19-104 of the Subdivision Regulations, a **PRELIMINARY PLAT** may be required to be filed with the Engineering Division, Public Works Department.

**SIGNATURE OF PROPERTY OWNER(S):**

Gunner Joyce, Attorney for Applicant

**ADDRESS AND TELEPHONE:**

c/o Rieger Law Group PLLC

136 Thompson Dr.

Norman, OK 73069

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Y**
- ☐ Application
  - ☐ Site Plan
  - ☐ Certified Ownership List and Radius Map
  - ☐ Proof of Ownership
  - ☐ Supporting Data
  - ☒ Filing Fee of \$ 1,260.00

Date Submitted: \_\_\_\_\_

Time Submitted: \_\_\_\_\_

\_\_\_\_\_ a.m./p.m.

Checked by: \_\_\_\_\_