

Amended 8/19/24

BOB MOORE FARMS NORTH

A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
BOB MOORE FARMS NORTH LLC

APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted: July 1, 2024
Revised: August 19, 2024

PREPARED BY:
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136 Thompson Drive
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I. INTRODUCTION

Bob Moore Farms North LLC (the “**Applicant**”) intends to rezone the real property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a master planned community on the Property, with allowances for mixed-use commercial uses along the northern end and various residential opportunities throughout the remainder of the site, as more particularly enumerated in this PUD Narrative. The Applicant has also submitted a corresponding Preliminary Plat for the Property in order to facilitate the subdivision of the Property. The Property contains approximately 55.56 acres. A preliminary conceptual site plan of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located South of West Main Street, West of Ed Noble Parkway, North of West Lindsey Street, and East of 36th Avenue SW, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property currently contains multiple zoning designations, including an existing PUD, pursuant to O-9798-09, a small portion of RM-6, Medium Density Apartment, and C-2, General Commercial. Additionally, the Property contains NORMAN 2025 designations of Commercial, Open Space, High Density Residential, and Low Density Residential. The Property is surrounded by commercial properties to the North and East. Single-family neighborhoods are located south of Willowbend Drive and West of 36th Ave SW. The Property is currently undeveloped.

C. Elevation and Topography

Generally, the Property slopes Southeast towards the existing detention areas. The Property contains little to no vegetation or heavily wooded areas.

D. Drainage

The Property will utilize stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A preliminary drainage report has been provided to City Staff as part of the Preliminary Plat application.

E. Utility Services

All necessary utilities for this development are currently located within the necessary proximity to serve the Property, or they will be extended as necessary to facilitate the planned development as future development phases commence.

F. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department and by individual property owners as may be required by applicable City codes, ordinances, and regulations, as may be amended from time to time.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan and Preliminary Plat. A Traffic Impact Analysis report has been provided to City Staff as part of the Preliminary Plat application.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are equally binding and are fully incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The Property will be developed as a mixed-use master planned community, with allowances for mixed-use commercial uses along the northern end and various residential opportunities with allowed commercial throughout the remainder of the Property. For purposes of area regulations and allowable uses, the Property shall be divided into two (2) Development Areas. Development Area 1 is planned as the Mixed-Use Area. Development Area 2 is planned as the Residential Area with allowance for commercial uses on the ground floors. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

1. Development Area 1 – Mixed Use

Public Street/ROW Setback: There shall be a minimum ten-foot (10') building setback from any property line fronting a platted public street or platted public right-of-way.

Setback from Adjoining Properties: There shall be a minimum ten-foot (10') building setback from any portion of the Property that abuts a tract outside of the boundaries of the Property and a minimum twenty-foot (20') building setback for any commercial building abutting a property line to a lot within which a residential dwelling is or may be located.

Setback off of Utility Easements: If a utility easement or other public easement is not located fully within the building setbacks enumerated above on any lot within the Property, all buildings and vertical habitable structures shall be setback a minimum of one (1') foot from said easement located on the lot except where this would conflict with the City of Norman Engineering Design Criteria (EDC). The EDC shall control where there is a conflict. Paving shall be allowed over drainage and utility easements.

No Other Required Setbacks: Except for the setbacks enumerated above, there shall be no minimum building setbacks from any other property lines or interior streets, subject to applicable sight line and sight triangle requirements, as amended from time to time, adopted building code requirements shall still be met. Notwithstanding the foregoing, no building fixture or structure shall be permitted to encroach upon any public easement or right-of-way without obtaining necessary City approvals.

Impervious Area/Building Coverage: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than eighty percent (80%) of Development Area 1.

2. **Development Area 2 – Residential**

Building Setbacks: For Development Area 2, the minimum building setback shall be ten (10') feet from any property line abutting a tract outside of the boundaries of the Property and a minimum ten (10') foot building setback from any property line abutting a platted public street, right-of-way, or utility easement boundary.

Building Coverage: Main and accessory buildings shall not cover more than sixty-five percent (65%) of any individual lot within Development Area 2.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than seventy-five percent (75%) of an individual lot within Development Area 2.

Development Area Density: Development Area 2 is anticipated to contain approximately 642 multi-family dwelling units.

C. **Additional Development Criteria:**

1. Height

There shall be no height restriction for Development Area 1. Any multi-family building that is fully or partially situated within the Height Limit Area located in Development Area 2, as shown on the Preliminary Site Development Plan, shall not exceed a maximum height of three (3) stories. All other buildings in Development Area 2 shall be allowed to reach a maximum height of six (6) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

2. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Applicant may further restrict the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

3. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. Final sanitation plans shall be subject to review and approval of City Staff at time of Final Plats.

4. Signage

Signage for all lots with an office or commercial use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all lots with a multi-family residential use shall comply with the City of Norman's medium density residential sign standards, as amended from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

a. Development Entrance Signs – Up to four signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 250 square feet per side, each sign having no more than two (2) sides.

b. Directional Signs – Up to eight Directional Signs within the Property indicating directions to the different offices, shops, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on

each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 100 square feet per side.

c. Illumination – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman’s applicable commercial signage restrictions, including Section 28-406, as amended from time to time.

d. Sight Triangle Protection – All signage within the Property shall be placed in appropriate locations and shall not block nor interfere with applicable traffic sight triangles.

e. Easements – Signs may not be placed in any easements without first obtaining consent to such encroachment from the applicable utility providers and the City of Norman.

f. The Applicant may further restrict signage within the Property through the use of private design guidelines and restrictive covenants.

g. Height – None of the additional development signs specifically enumerated above shall exceed fifteen (15) feet in height.

5. Traffic access and circulation

Access to the Property shall be permitted in the manner and locations depicted on the attached Preliminary Site Development Plan Exhibits and Preliminary Plat.

6. Open Space

The areas initially planned as open space are depicted on the attached Preliminary Open Space Plan. The Preliminary Open Space Plan contemplates approximately 26% of the Property as open space; however, the total amount of open space actually developed within the Property may be less than the amount shown on the Preliminary Open Space Plan, pursuant to final design development and the changes allowed by Section 36-509 of the City of Norman’s PUD Ordinance, as may be amended from time to time.

7. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan, and subject to the limitations of the administrative variances permitted by City of Norman regulations, law or ordinances applicable to PUDs, as amended from time to time. Further, the Property shall comply with Norman’s applicable parking ordinances Section 36-548 and Section 36-550, as amended from time to time, provided that all parking spaces within the Property may be eighteen feet (18’) by nine feet (9’) or eight and one-half

feet (8'½") by nineteen feet (19'). There shall be no minimum parking requirements for any use within the Property and actual end users are encouraged to reduce parking to the extent feasible and to utilize shared parking options, which can be finalized at final building permit stages.

8. Landscaping

Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the parking lot development within the Property, as amended from time to time.

9. Sidewalks

Sidewalks will be constructed within the Property in accordance with the City of Norman's applicable standards and specifications, as may be amended from time to time.

10. Lighting

The commercial and multi-family uses on the Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

11. Initial Phasing and Development Plan

It is anticipated that the development of the Property will occur in multiple phases. It is expected that the initial phase of development will include Development Area 1 and the portion of Development Area 2 located West of Norman Center Court, with the anticipated second phase of development including the remaining portion of Development Area 2. A Preliminary Phasing Plan is attached showing a conceptual sequencing of development. Notwithstanding the foregoing, the actual timing, sequence, commencement, completion, and number of future phases will be determined by market demand and absorption rates, and many other market factors outside the control of the Applicant.

EXHIBIT A

Legal Description of the Property

A tract of land lying in Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 35;

THENCE South 00°30'04" East, along the west line of said Section 35, a distance of 830.86 feet;

THENCE North 89°29'56" East, perpendicular to said west line, a distance of 50.00 feet to the east right-of-way line for 36th Avenue S.W., also being the POINT OF BEGINNING;

THENCE Easterly, along the southerly and easterly line of the Final Plat of STRAWBERRY LAKE SECTION 1, recorded in Book 16 of Plats, Page 23, Cleveland County Clerk's Office, the following Three (3) courses:

1. South 45°35'33" East a distance of 537.56 feet;
2. North 44°24'27" East a distance of 506.00 feet;
3. Northerly, along a non-tangent curve to the right having a radius of 95.00 feet (said curve subtended by a chord which bears North 08°10'19" West a distance of 115.49 feet) for an arc length of 124.13 feet to the Southwest corner of the Final Plat of STRAWBERRY LAKES SECTION 5, recorded in Book 16 of Plats, Page 179, Cleveland County Clerk's Office;

THENCE Easterly, along the southerly line of said STRAWBERRY LAKES SECTION 5, the following Five (5) courses:

1. Easterly, along a non-tangent curve to the right, having a radius of 1,025.00 feet (said curve subtended by a chord which bears North 88°11'54" East a distance of 91.24 feet) for an arc length of 91.27 feet;
2. Easterly, along a curve to the left, having a radius of 770.74 feet (said curve being subtended by a chord which bears North 86°20'33" East a distance of 118.46 feet) for an arc length of 118.57 feet;
3. Easterly, along a curve to the right, having a radius of 1,816.33 feet (said curve being subtended by a chord which bears North 86°05'47" East a distance of 263.60 feet) for an arc length of 263.83 feet;

4. Easterly, along a curve to the right, having a radius of 400.00 feet (said curve subtended by a chord which bears South 81°03'35" East a distance of 120.77 feet) for an arc length of 121.23 feet;
5. South 72°22'38" East a distance of 47.63 feet to a point on the westerly right-of-way line of Norman Center Court as shown on the Final Plat of STRAWBERRY LAKE SECTION 2, recorded in Book 16 of Plats, Page 67, Cleveland County Clerks Office;

THENCE Southerly, along the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2, on a non-tangent curve to the right, having a radius of 388.13 feet (said curve subtended by a chord which bears South 20°19'48" West a distance of 36.67 feet) for an arc length of 36.68 feet to the Northeast corner of the Final Plat of STRAWBERRY LAKE SECTION 6, recorded in Book 17 of Plats, Page 22, Cleveland County Clerk's Office;

THENCE Westerly, along the north line of said Final Plat of STRAWBERRY LAKE SECTION 6, the following Four (4) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 30.00 feet (said curve subtended by a chord which bears North 51°29'41" West a distance of 21.39 feet) for an arc length of 21.88 feet;
2. North 72°22'38" West, a distance of 42.27 feet;
3. Westerly, along a non-tangent curve to the left, having a radius of 371.66 feet (said curve subtended by a chord which bears North 81°22'25" West a distance of 116.24 feet) for an arc length of 116.72 feet;
4. Westerly, along a non-tangent curve to the left, having a radius of 1,792.33 feet (said curve subtended by a chord which bears South 87°35'03" West a distance of 127.48 feet) for an arc length of 127.51 feet to the Northwest corner of said STRAWBERRY LAKE SECTION 6;

THENCE South 19°50'43" West, along the west line of said STRAWBERRY LAKE SECTION 6, a distance of 437.23 feet to the Northwest corner of Lot 2, STRAWBERRY LAKE SECTION 6;

THENCE North 89°28'08" East, along the north line of said Lot 2, a distance of 391.55 feet to the Northeast corner of Lot 2, also being a point on the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2;

THENCE Southeasterly, along the right-of-way limits said Norman Center Court, the following Eight (8) courses:

1. Southeasterly, along a non-tangent curve to the left, having a radius of 387.26 feet (said curve subtended by a chord which bears South 22°43'33" East a distance of 50.21 feet) for an arc length of 50.25 feet;
2. Southerly, along a curve to the right, having a radius of 290.36 feet (said curve being subtended by a chord which bears South 17°22'38" East a distance of 91.50 feet) for an arc length of 91.89 feet;
3. Southeasterly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears South 25°59'24" East a distance of 53.45 feet) for an arc length of 54.30 feet;
4. South 13°15'30" West, a distance of 31.29 feet;
5. North 89°28'08" East a distance of 133.97 feet;
6. North 35°03'16" West a distance of 21.91 feet;
7. Northerly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears North 00°31'55" East a distance of 143.13 feet) for an arc length of 167.15 feet;
8. Northwesterly, along a non-tangent curve to the right, having a radius of 248.94 feet (said curve subtended by a chord which bears North 31°43'46" West a distance of 187.73 feet) for an arc length of 192.49 feet;

THENCE Easterly, along a non-tangent curve to the right having a radius of 1,010.41 feet (said curve subtended by a chord which bears South 82°30'28" East a distance of 322.90 feet) for an arc length of 324.29 feet;

THENCE South 18°00'09" West, a distance of 291.80 feet;

THENCE North 89°28'08" East a distance of 15.80 feet;

THENCE South 27°14'56" East a distance of 294.39 feet;

THENCE South 83°43'01" East a distance of 73.17 feet to a point on the west line of PARKWAY PLAZA ADDITION, recorded in Book 17 of Plats, Page 57, Cleveland County Clerk's Office;

THENCE South 27°14'56" East, along the west line of said PARKWAY PLAZA ADDITION a distance of 337.21 feet;

THENCE South 62°45'04" West a distance of 51.82 feet;

THENCE South 00°18'11" East a distance of 101.69 feet to a point the west line of said PARKWAY PLAZA ADDITION;

THENCE Southeasterly, along the west line of said PARKWAY PLAZA ADDITION, the following Nine (9) courses:

1. South 00°18'11" East a distance of 150.52 feet;
2. South 25°24'32" East a distance of 475.59 feet;
3. South 40°53'25" East a distance of 63.30 feet;
4. North 89°02'02" East a distance of 173.37 feet;
5. South 27°14'56" East a distance of 38.21 feet;
6. South 34°02'05" West a distance of 108.89 feet;
7. South 41°07'36" East a distance of 443.87 feet;
8. South 27°11'49" East a distance of 305.85 feet;
9. South 00°18'14" East a distance of 546.23 feet to a point on the 1/16th Section line;

THENCE South 89°15'14" West, along said 1/16th Section line, a distance of 262.44 feet;

THENCE North 00°18'14" West a distance of 662.45 feet;

THENCE North 29°35'07" West a distance of 8.43 feet;

THENCE North 68°56'17" West a distance of 497.22 feet;

THENCE North 00°15'28" West a distance of 147.75 feet to a point on the south line of the Final Plat of WILLOWBEND ADDITION SECTION 5, recorded in Book 20 of Plats, Page 105, Cleveland County Clerk's Office;

THENCE South 89°44'32" West, along said south line, a distance of 27.79 feet to a point on the east line of the Final Plat of WILLOWBEND SECTION 3, recorded in Book 17 of Plats, Page 26, Cleveland County Clerk's Office;

THENCE Northerly, along said east line, being a non-tangent curve to the left, having a radius of 530.00 feet (said curve subtended by a chord which bears North 19°44'51" West a distance of 353.68 feet) for an arc length of 360.59 feet;

THENCE Northwesterly, continuing along said west line, being on a non-tangent curve to the left having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 39°46'22" West a distance of 37.86 feet) for an arc length of 37.86 feet to the north line of said WILLOWBEND ADDITION SECTION 3;

THENCE South 49°41'35" West, along said north line a distance of 60.00 feet;

THENCE Northwesterly, along a non-tangent curve to the left, having a radius of 1,970.00 feet (said curve subtended by a chord which bears North 51°37'55" West a distance of 773.68 feet) for an arc length of 778.74 feet to a point on the east line of the Final Plat of WILLOWBEND ADDITION, recorded in Book 16 of Plats, Page 186, Cleveland County Clerk's Office;

THENCE North 13°09'13" East, along said east line a distance of 61.75 feet;

THENCE Westerly, along the north line (Lot 1, Block 5 was Vacated per DECREE OF VACATION, recorded in Book 3903, Page 1491, Cleveland County Clerk's Office) of said WILLOWBEND ADDITION the following Three (3) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 76°09'30" West a distance of 898.34 feet) for an arc length of 905.84 feet;
2. South 89°28'08" West, a distance of 298.79 feet;
3. North 45°30'58" West a distance of 35.35 feet to a point 50.00 feet east of the West line of said Section 35;

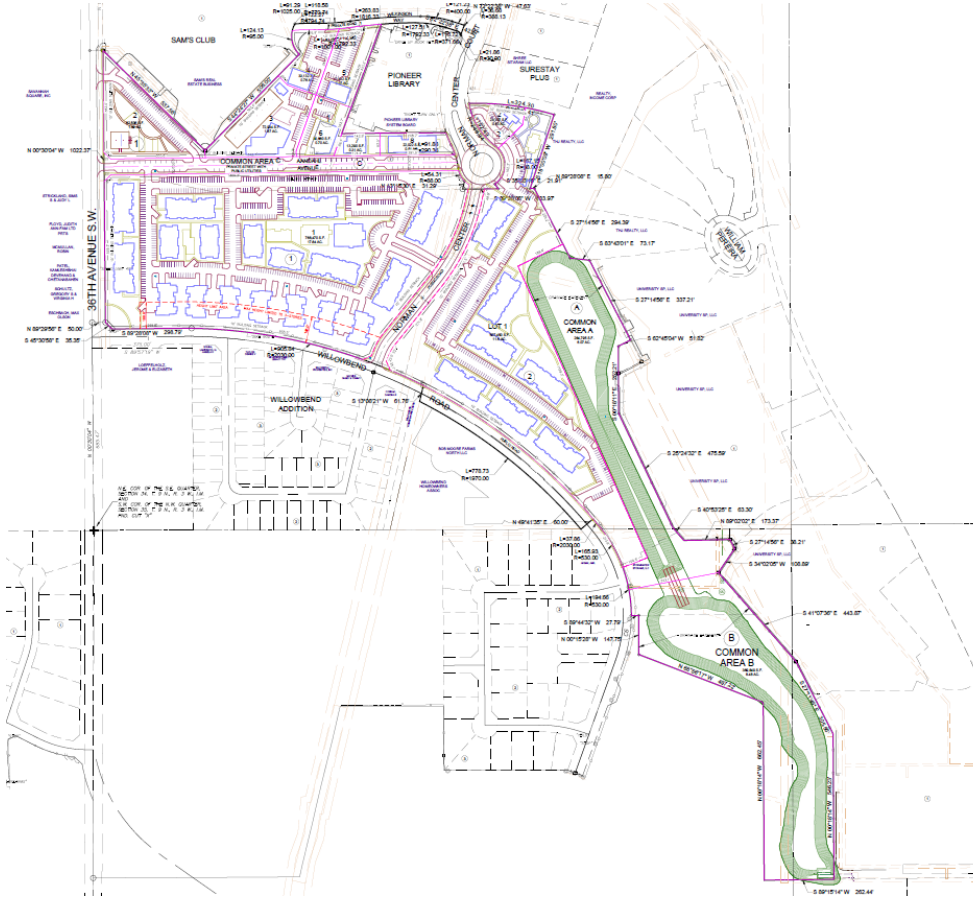
THENCE North 00°30'04" West, parallel with and 50.00 feet east of said west line, a distance of 1,022.37 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 2,420,255 square feet or 55.5614 acres, more or less.

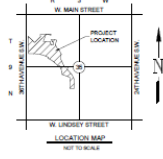
The basis of bearing used for this legal description was South 00°30'04" East, along the west line of said Section 35 as established using GPS observations and the Oklahoma State Plane Coordinate System (South Zone).

The bearing of South 00°30'04" East as shown on the west line of the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, I.M., as established using the Oklahoma State Plane Coordinate System South Zone NAD83 (NSRS 2011), was used as the basis of bearing for this survey.

EXHIBIT B
Preliminary Site Development Plan
Full Size Documents Submitted to City Staff



BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, CLEVELAND COUNTY,
STATE OF OKLAHOMA
SITE PLAN-OVERALL



STORM DRAINAGE DETENTION FACILITY BASINEMENT
 STORM DRAINAGE DETENTION FACILITY BASINEMENTS ARE REQUIRED AS ORDER TO PROVIDE FOR RETENTION OF STORM DRAINAGE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY BASINEMENT SHALL BE THE RESPONSIBILITY AND LIABILITY OF THE DEVELOPER. THE CITY ENGINEER SHALL BE THE AUTHORITY FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE CITY ENGINEER SHALL BE THE AUTHORITY FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE CITY ENGINEER SHALL BE THE AUTHORITY FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE CITY ENGINEER SHALL BE THE AUTHORITY FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY.

SIDEWALK NOTE:
 SIDEWALKS SHALL BE INSTALLED ADJACENT TO 38TH AVENUE, S.W. WILLOWBEND ROAD, NORMAN CENTER COURT AND MARSHALL AVENUE AT THE TIME OF CONSTRUCTION.



EXHIBIT C
Allowable Uses

Development Area 1

- General Commercial and Retail Uses, such as, but not limited to:
 - Art Gallery, Museum, Shop, Store, or Studio
 - Commercial Athletic Gyms and Similar Workout Facilities;
 - Baby or Maternity Store;
 - Bank;
 - Bakery and Baked Goods;
 - Bar;
 - Barber Shop, Beauty Parlor, Salon, and Similar Personal Care Establishments;
 - Book Store;
 - Butcher or Meat Market;
 - Carpenter and cabinet shop;
 - Cleaning and dyeing works;
 - Camera shop;
 - Candy store;
 - Catering establishment;
 - Childcare establishment;
 - Clothing or apparel store;
 - Coffee Shop;
 - Cosmetics Store;
 - Craft Store;
 - Department Store;
 - Dairy products or ice cream store;
 - Delicatessen store;
 - Dress shop;
 - Drug store or fountain;
 - Electric sales and service;
 - Electric transmission station;
 - Farmers Market;
 - Feed and fuel store;
 - Frozen food locker;
 - Fabric or notion store;
 - Florist;
 - Furniture Store;
 - Fine Goods Store;
 - Gift Shop;
 - Grocery or supermarket;
 - Glass shop;
 - Golf course, miniature or practice range;
 - Hardware store;
 - Heating, ventilating or plumbing supplies, sales and service;
 - Health and Personal Goods Store;
 - Home Décor;

- Home Goods Store;
- Hotel
- Interior decorating store;
- Jewelry/Fine Goods Store;
- Key Shop;
- Leather Store/ Leather Goods;
- Laundry;
- Lodge hall;
- Music, radio or television shop;
- Messenger/Phone/Electronic Store;
- New Auto Sales;
- Optical Store;
- Office Buildings;
- Party Supply Store;
- Printing plant;
- Painting and decorating shop;
- Pet shop/Veterinarian;
- Pharmacy;
- Photographer's studio;
- Radio and television sales and service;
- Restaurants; A restaurant may include live entertainment and/or a dance floor, provided the kitchen remains open with full food service whenever live entertainment is offered;
- Retail spirits store/Liquor Store;
- Retail Stores, Kiosks, Stalls, and Booths;
- Supermarket;
- Sporting goods sales;
- Stationery store;
- Shoe store or repair shop;
- Sign painting shop;
- Tailor Shop/Services;
- Theaters, Bowling Alley, Arcade, and Similar Entertainment Establishments, including those that sell alcoholic beverages in compliance with state law;
- Toy Store; and
- Wholesale distributing center.
- Outdoor Activity, Sport Areas, and Live Entertainment Areas (not exempt from Noise Ordinance Permits)
- Outdoor advertising signs, only as permitted by applicable Norman regulations, as amended from time to time;
- Multi-family residential dwelling units
- Mixed Use buildings containing office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

Development Area 2

- Multi-family residential dwelling units

- Townhomes
- Short-term rentals
- Ground floors may contain, but are not obligated to contain, office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures.
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar private recreational amenities for the residents of the development.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

EXHIBIT D

Preliminary Plat

Full Size Documents Submitted to City Staff

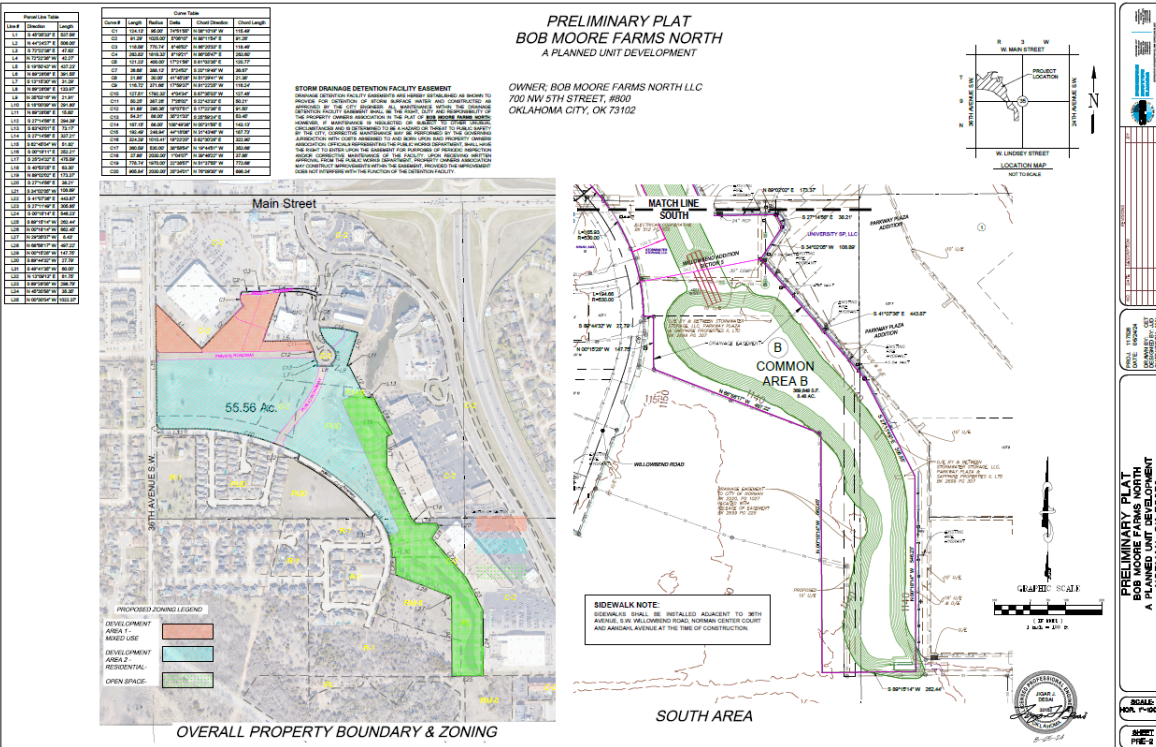
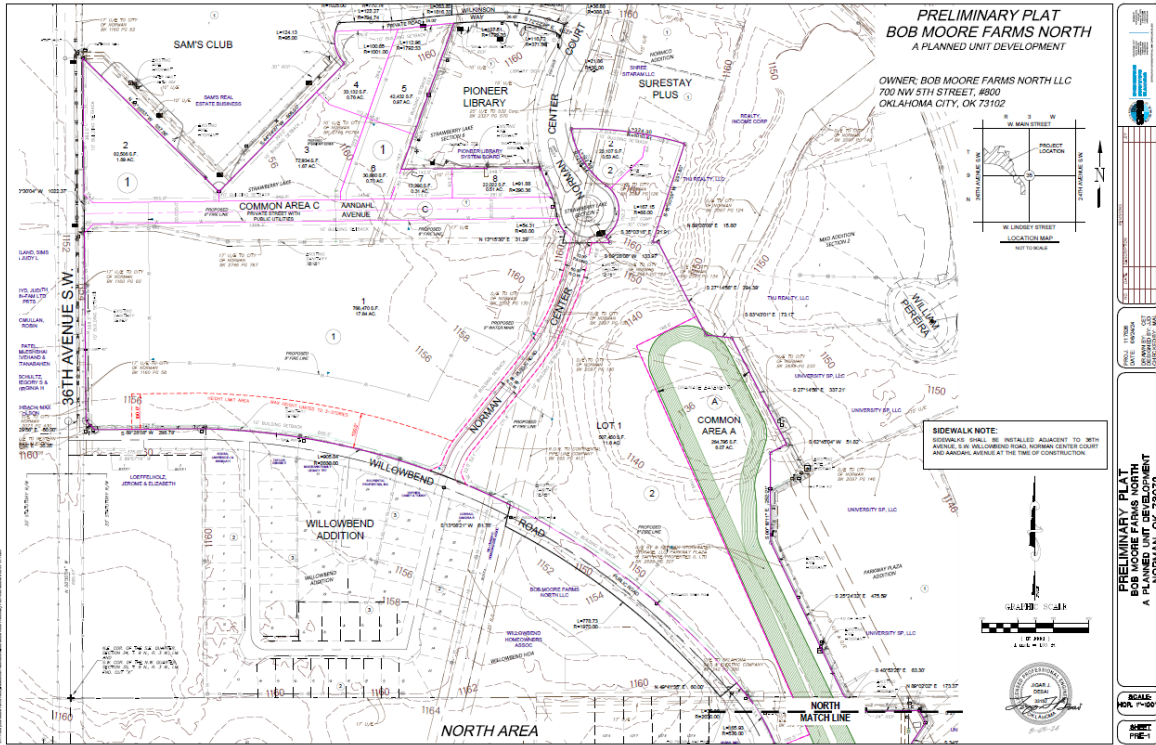
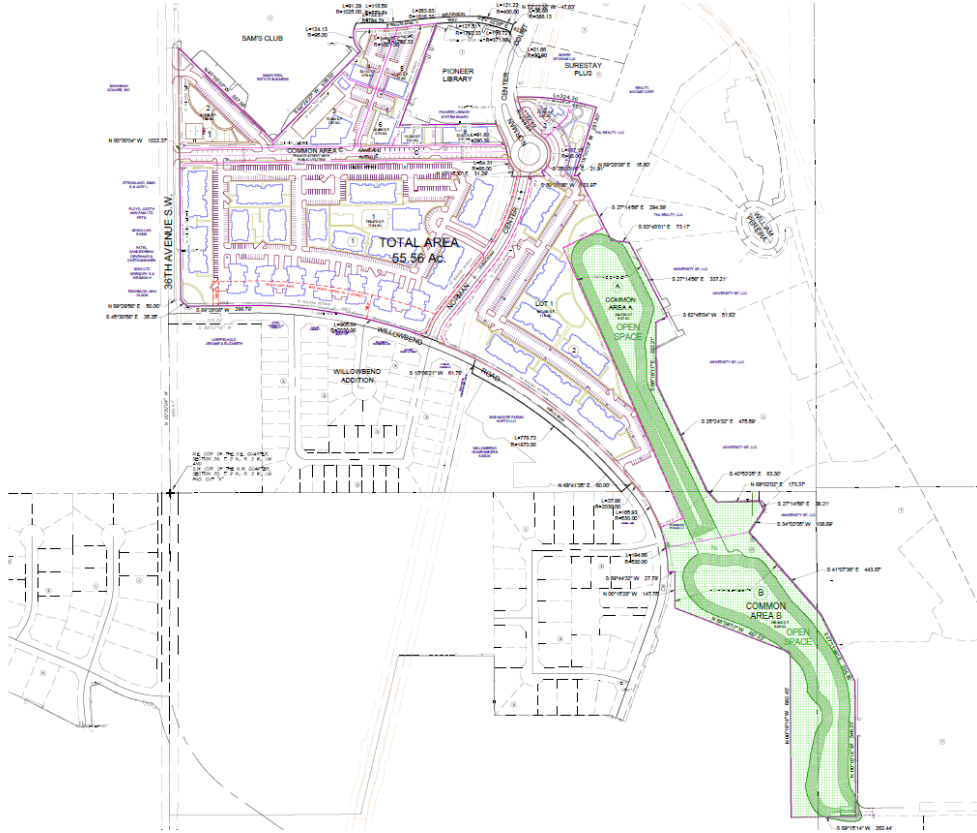


EXHIBIT E

Preliminary Open Space Plan

Full Size Documents Submitted to City Staff



BOB MOORE FARMS NORTH
 A PLANNED UNIT DEVELOPMENT
 NORMAN, CLEVELAND COUNTY,
 STATE OF OKLAHOMA
 OPEN SPACE EXHIBIT



Open Space (Common Area A & B Ponds)		
Color	Area/Acres	Percentage (%)
Open Space	14.56	25
Developed Area	41.00	74
Total	55.56	100


 1"=150'



EXHIBIT F
 Depiction of Development Areas
Full Size Documents Submitted to City Staff

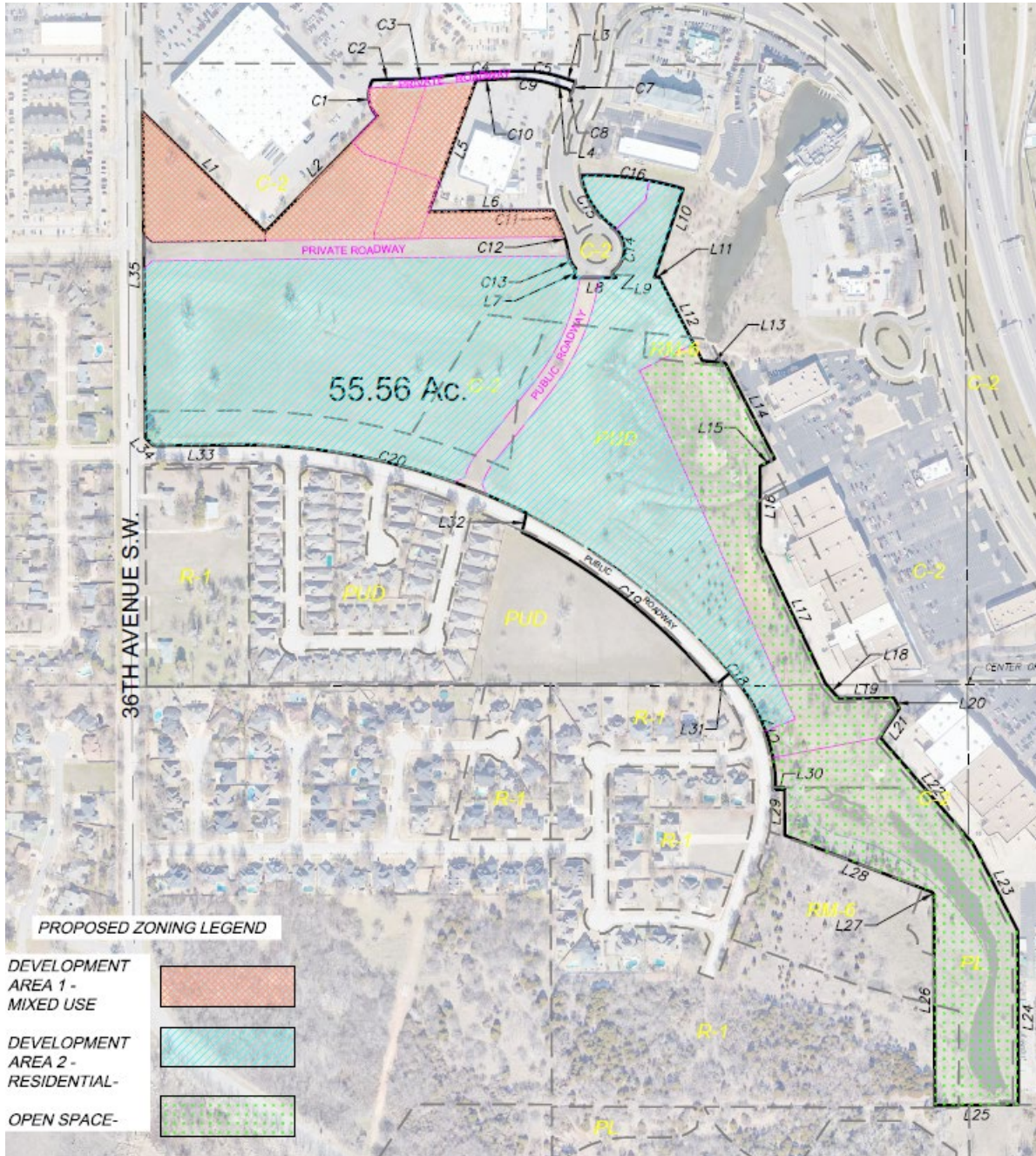
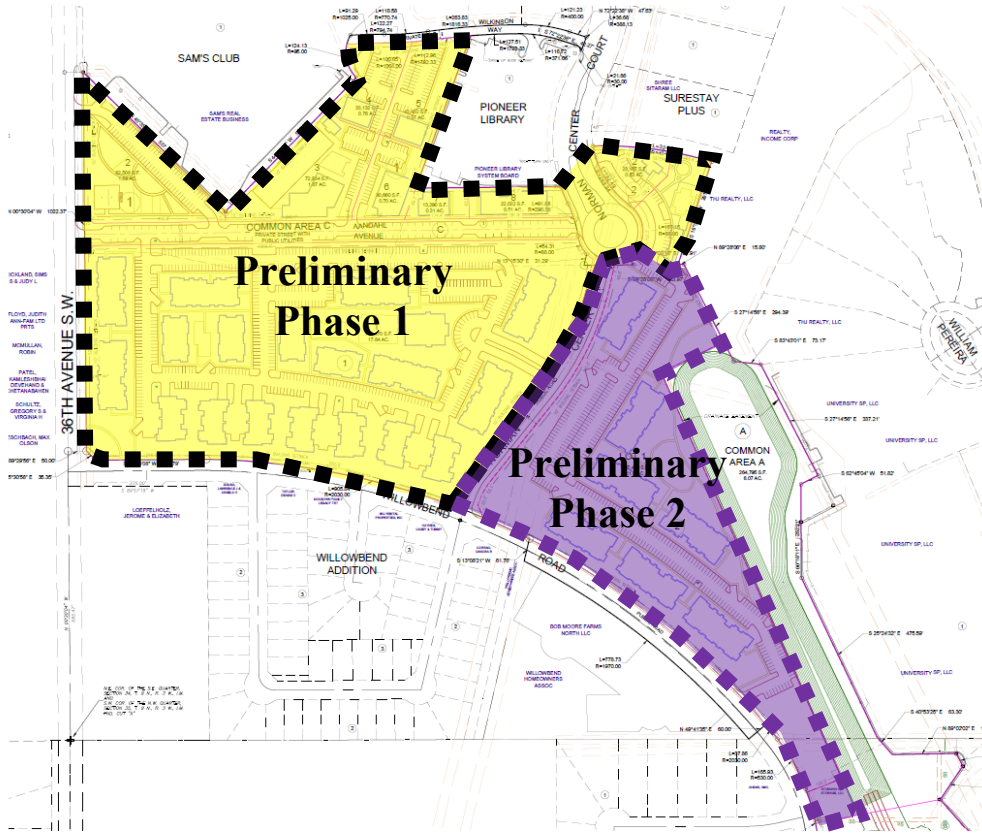


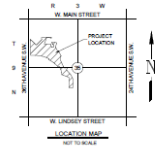
EXHIBIT G

Preliminary Phasing Plan

Full Size Documents Submitted to City Staff



**BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, CLEVELAND COUNTY,
STATE OF OKLAHOMA
SITE PLAN-NORTH**



STORM DRAINAGE DETENTION FACILITY BASEMENT
 STORM DRAINAGE DETENTION FACILITY BASEMENTS ARE HEREBY SET FORTH AS NECESSARY TO PROVIDE FOR PROTECTION OF EXISTING SURROUNDING AREAS AND CONSTRUCTION OF DETENTION FACILITY BASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS. IF NECESSARY, A DRAINAGE DETENTION FACILITY SHALL BE PROVIDED TO PROTECT ADJACENT AREAS FROM FLOODING. THE CITY ENGINEER'S REQUIREMENTS SHALL BE THE FINAL AUTHORITY IN ALL MATTERS RELATING TO THE DESIGN AND CONSTRUCTION OF THE DETENTION FACILITY. THE CITY ENGINEER'S REQUIREMENTS SHALL NOT BE INTERFERED WITH BY THE PROVISIONS OF THIS PLAN.

SIDEWALK NOTE:
 SIDEWALKS SHALL BE INSTALLED ADJACENT TO BOTH AVENUE, W/ WILLOWBEND ROAD, NORMAN CENTER COURT AND AARLAND AVENUE AT THE TIME OF CONSTRUCTION.

