

CORPORATE ADDITION 1  
A Planned Unit Development

PUD PLAN  
City of Norman, Oklahoma

THE CHICKASAW NATIONS INDUSTRIES, INC., hereinafter referred to as "CNI" respectfully submits a Preliminary Plat for a part of the original 47.54 acre tract, and with it submits this as a revised a Planned Unit Development Amendment (PUD), as to be applied to the currently proposed roughly 3.5 acre subject tract, located on John Saxon Boulevard, approximately ½ mile East of 24<sup>th</sup> Avenue S.E. and ¼ mile south of State Highway No. 9, all as more particularly described in this PUD Plan report (hereinafter referred to as the "Property"). A Preliminary Plat and Application is submitted concurrently with this PUD Amendment along with a Site Development Map.

BACKGROUND: For many years, this unplatted Property remained undeveloped, as a part of the campus of Saxon Publishing Company. The Property was formerly zoned A-2 by the City of Norman until it was adopted as a PUD for the Corporate Addition. No part of the Property is within the 100 Year Flood Plain, according to FEMA maps currently adopted by the City of Norman. When the Norman 2025 Plan was originally adopted, this land was identified as "Future Urban Service Area" and proposed for Industrial uses, but is now designated as Current Urban Service Area. This application will meet the goals specified by the Norman 2025 Plan, as amended from time to time.

PROPOSED LAND USE: NEDC owns the majority of the property in this application. A portion of the Property was initially transferred to the Chickasaw Nation, Inc. which also owns the building located on Lot 1, Block 1 of Saxon Industrial Park, Phase II. The remaining Property is planned to be developed as commercial office space, research and technology companies, data centers, related businesses, and ancillary facilities. Layout of lots is as shown on attached EXHIBIT A.

BUILDING DESIGN AND MATERIALS: Proposed major buildings may be approximately 100,000 square feet in size, and multistory, or may be smaller as the needs of the property owners determine. The intent is to closely match the architecture of the existing office building (former Saxon Publishing Corporate Offices) purchased by CNI. The setbacks, building heights and coverages shall be governed by the site plan as submitted with this PUD. Buildings on the Property throughout the PUD are to be compatible in design, and in color, with each other and with adjoining industrial and institutional uses. Buildings with metal exterior walls are prohibited in the PUD, except for ancillary storage buildings which satisfy City of Norman ordinances. No garish colors shall be utilized on exterior walls and/or exterior fixtures.

PLATS: Upon approval of the Preliminary Plat submittal, CNI will proceed with Final Plat for the portion of the Property being developed, and improvement plans for the Property to be prepared and submitted to the City of Norman for review and approval. All Final Plat and building permits will be subject to then-applicable ordinances and regulations of the City of Norman, and to fees connected herewith.

PARKING: The amount of parking spaces provided will meet or exceed the requirements of the City of Norman parking ordinances.

WATER RIGHTS: The Property owner will retain all rights to non-potable groundwater lying in and under, and that may be produced from the entire Property, to be used for irrigation and landscaping.

ACCESS: Primary access to the Property will be by an extension of John Saxon Boulevard. No alleyways have been proposed. Other access to the site will be a connecting road to the west into Norman Business Park Addition. This proposed roadway will be constructed in the first phase with the initial Final Plat of Lot 1.

LANDSCAPING/GREENWAYS: At least ten percent (10%) of the net area of the Property will be designated as open space. Much of the existing trees will be utilized where possible, and additional landscaping features are planned. The open space area Block A will be maintained by the owner of Lot 1, Block 1. The project will fully comply with all City of Norman ordinances and regulations relating to landscaping, open space, and drainage requirements. Landscaping will be shown on an accompanying Site Plan to the Final Plat, including irrigation systems. Actual construction of landscaping shown on a parcel can be deferred to the time a building permit is issued. The Property owner will always be responsible for the installation and maintenance of landscaping, plus the installation and maintenance of any stormwater detention areas on the Property.

PARKING & OFF-STREET LOADING: All uses within the PUD will comply with parking and off-street loading requirements in accordance with City of Norman ordinances.

STORMWATER DRAINAGE/DETENTION: All stormwater detention will be contained within designated detention/retention facilities and/or ponds and conveyance structures for the developed Property in accordance with the design criteria as established by the City of Norman Department of Public Works. Installation and maintenance of drainage and detention/retention facilities will be provided by the Property owner.

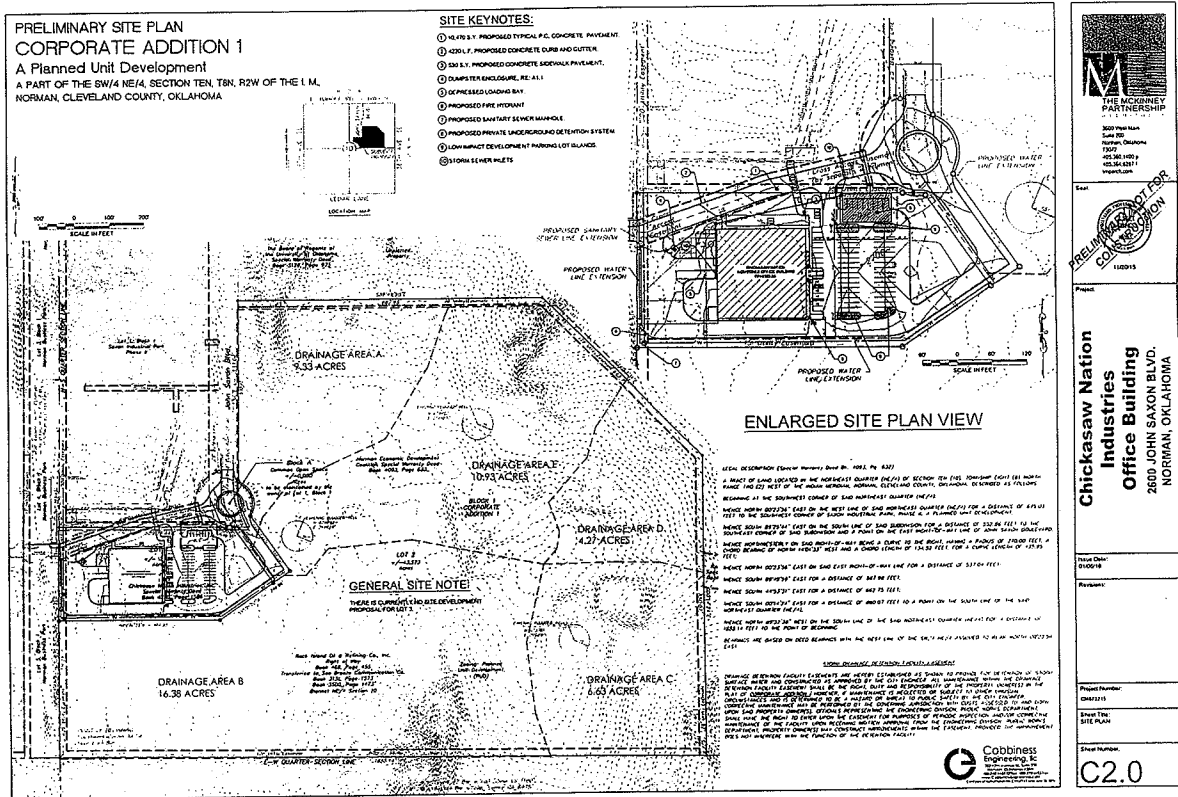
SIGNAGE: Wall signs and ground signs may be installed, if they adhere to requirements in the Norman Sign Code (Chapter 18). Each and every sign must comply fully with the City of Norman Sign Ordinance and other applicable regulations, with the following exception:

TRANSPORTATION IMPROVEMENTS: The existing street providing access from State Highway 9 (John Saxon Boulevard) is of "collector" width. As the intersection of John Saxon Boulevard and State Highway No. 9 is currently signalized with dedicated accel/decel lanes, no additional improvements are anticipated to this intersection. Also, the intersection with the entrance to Norman Business Park (Technology Place) is currently signalized. Future improvements to the intersection of 36th Avenue S.E. could occur, given the necessity, and at the time access through the City parkland becomes available.

(full size copy as submitted to City with this PUD separately)



Site Plan as proposed for the Subject Tract of this PUD  
(full size copy as submitted to City with this PUD separately)



## EXHIBIT C

Landscape and Open Space Plan as proposed for the Subject Tract of this PUD  
(full size copy as submitted to City with this PUD separately)

