



The City of NORMAN

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

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-02

APPLICANT: Fulton Worster Group on behalf of Shery & Gerald Gudgel

DATE: January 8, 2015

LOCATION: Approx. the 6500 block of North Interstate Drive, directly north of North Norman Business Park Addition 8

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a proposed 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 the development of office and retail uses on the southern tract. This property is currently zoned I-2, Heavy Industrial District, and a change of zoning will not be required.

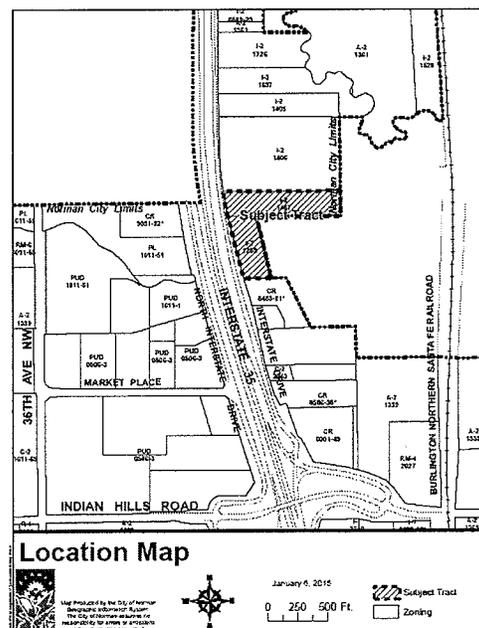
Please join us for a Pre-Development discussion of this proposal on Thursday, January 22, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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 before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Brad Worster, (405) 701-0200 between 8:00 a.m. and 5:30 p.m. 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. PD15-02

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 Fulton Worster Group on behalf of Sherry & Gerald Gudgel (owners)	ADDRESS Fulton Worster Group 132 N Santa Fe Norman, OK 73069
EMAIL ADDRESS Consulting@FWGcommercial.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Brad Worster (405)701-0200 BEST TIME TO CALL: Monday - Friday 8:00am - 5:30pm

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
 in approximately the 6500 block on North Interstate Drive directly north of the North Norman Business Park Addition

and containing approximately 7.2 **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):

The proposed North Point Addition shall contain 2 separate blocks with the northern block containing approximately 4.2 acres remaining as it is currently being used by Minick Materials. The southern block containing approximately 3 acres is planned as an office building with some retail use. Only about 1 /2 of the southern parcel will have improvements leaving the southern portion as open/green space. No additional curb cuts will be made onto North Interstate Drive as each parcel already has one and secondary access will be from the private access drive on the northern edge of Block 1.

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

Items submitted:

Concurrent Planning Commission Review Requested: _____

OFFICIAL USE ONLY

- 2025 Plan Amendment
- Growth Boundary
- Land Use
- Transportation
- Rezoning to _____ District(s)
- Special Use for _____
- Preliminary Plat North Point Addition (Plat Name)
- Norman Rural Certificate of Survey (COS)
- Commercial Communication Tower

- 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: 1-2
 Current Plan Designation: _____

Received on: 1-5-15
 at 3:35 a.m./p.m.
 by mt

Development Description

North Point Addition Preliminary Plat

The development consists of two parcels located north of Indian Hills Road on the east side of I-35. Both zoned I-2 and contain approximately 7.2 acres, combined. The preliminary plat proposes keeping the same number of parcels as currently exists and the same zoning.

The northern parcel is currently occupied by Minick Materials and will continue with its existing use with no planned changes to the premises. The southern ~3 acre parcel (Tract 1) has a billboard on the southern-most corner but currently has no buildings or paving on the site.

A single building with ample parking is planned for the northern part of Tract 1 leaving the southern half of the parcel (approximately) as a greenbelt.

No additional entrances are planned along N. Interstate Drive; each existing parcel already has access as well as a private common drive on the northern edge of tract 1 which is used to access the City of Moore facilities to the east. This drive would be used for secondary access to both parcels to allow traffic circulation.

