



Application for
Pre-Development Informational Meeting

Case No. PD 15-30

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 Nancy Guerra & Don Hatcher	ADDRESS Fulton Worster Group 132 N Santa Fe Norman, OK 73069
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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
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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 _____
Part of the West Half (W/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section
THIRTY-SIX (36), Township NINE (9) North, Range THREE (3) West of the Indian Meridian, Cleveland County,
Oklahoma, described as follows: Beginning at the Southwest corner of said West Half (W/2), running thence East
330 feet; thence North 344 feet; thence West 330 feet; thence South 344 feet to the point of beginning.

and containing approximately 2.0 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 use is General Commercial. There are no specific users identified at the time of application.

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

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Y
- 2025 Plan Amendment
 - Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to General Commercial District(s)
 - Special Use for _____
 - Preliminary Plat Hatcher Addition (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-6
Current Plan Designation: Office

Concurrent Planning Commission Review Requested: NO

Received on:
September 4, 2015

at 1:30 a.m./p.m.

by [Signature]

Development Description

Proposed Hatcher Addition

The proposed Hatcher Addition will divide the existing 2.0 acre parcel at the northeast corner of 24th Avenue SW and Brooks Street into two lots fronting on 24th Avenue SW. The corner lot is approximately 1.2 acres and the north lot 0.8 acres.

There are currently two curb cuts on 24th Avenue and we propose consolidating those two into one located approximately 180 feet north of Brooks Street. An internal common access drive will allow vehicles to exit on Brooks Street taking advantage of the stoplight for vehicles exiting the property going southbound on 24th Avenue.

The property is currently zoned RM-6 (Medium Density Apartments) and the Norman 2025 Land Use Plan designation is Office.

There are multi-family projects adjacent to the premises to the east, south and west and commercial properties to the north.

24th Avenue between Boyd and Lindsey is primarily commercial. Since this property is located on the corner of an arterial street and the intersection has a stoplight, a commercial use is appropriate.

Given the number of multi-family projects planned and constructed in Norman over the last few years developing this site as it is currently zoned would add even more supply to the market and potentially lower occupancy and rent rates for existing apartment projects.

The conceptual site plan proposes the storm water detention as a greenspace buffer on the northeast side of the property as well as a green belt between the access drive to Brooks Street and the existing residential property to the east.

The property is currently on the market for sale though there are no specific users identified at this time.

