

PD20-25
Cinnamon Creek, L.L.C.

This application is on hold pending the receipt of a site plan showing how the applicant intends to develop the property they will be adding to the Cinnamon Creek Apartment complex.

They will be submitting additional information, and a new Pre-Development Informational Meeting will be held on Thursday, November 19. New notices will be mailed to those currently on the mailing list.



The City of NORMAN

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

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD20-25
DATE: October 8, 2020
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Preliminary Plat, Rezoning and NORMAN 2025 Amendment

APPLICANT: Cinnamon Creek, L.L.C.
LOCATION: 1811 Oklahoma Avenue
WARD: 4

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, rezoning and NORMAN 2025 Plan amendment. This property is currently zoned R-1, Single Family Dwelling District and RM-2, Low Density Apartment District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, October 22, 2020 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. *This meeting will be held via ZOOM video conference due to the COVID-19 emergency orders and restrictions on gathering sizes currently in place. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on October 22nd and we will send you the link to access the meeting.*

This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 12, 2020 meeting. You will also be receiving notice of that meeting in the near future.

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 prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, David Kinnard, (405) 410-9703 during business hours. 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. PD 20-25

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 Cinnamon Creek LLC	ADDRESS 1149 E. Brooks Norman 73071
EMAIL ADDRESS dhkinnard@gmail.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) DAVID KINNARD BEST TIME TO CALL: 405 410 9703

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

A proposal for development on a parcel of land, generally located

at 1811 Oklahoma Avenue
Norman OK 73071

and containing approximately 1.88 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):

R0023290: 1.25 Acres. Approx. 1/2 of this lot
West of the creek will be used for residential

R0023292: .63 Acres. Combining the entire lot
with east 1/2 of above lot.

East 1/2 of R0023290 + entire R0023292 to
be added onto R0024860. Additional land
reserved for future development

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

- 2025 Plan Amendment Growth Boundary
- Land Use
- Transportation
- Rezoning to RH-2 District(s)
- Special Use for _____
- Preliminary Plat Cinnamon Creek 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: R-1, Single Family
 Current Plan Designation: Low Density Residential

Concurrent Planning Commission Review Requested:

Received on: 10-6-2020

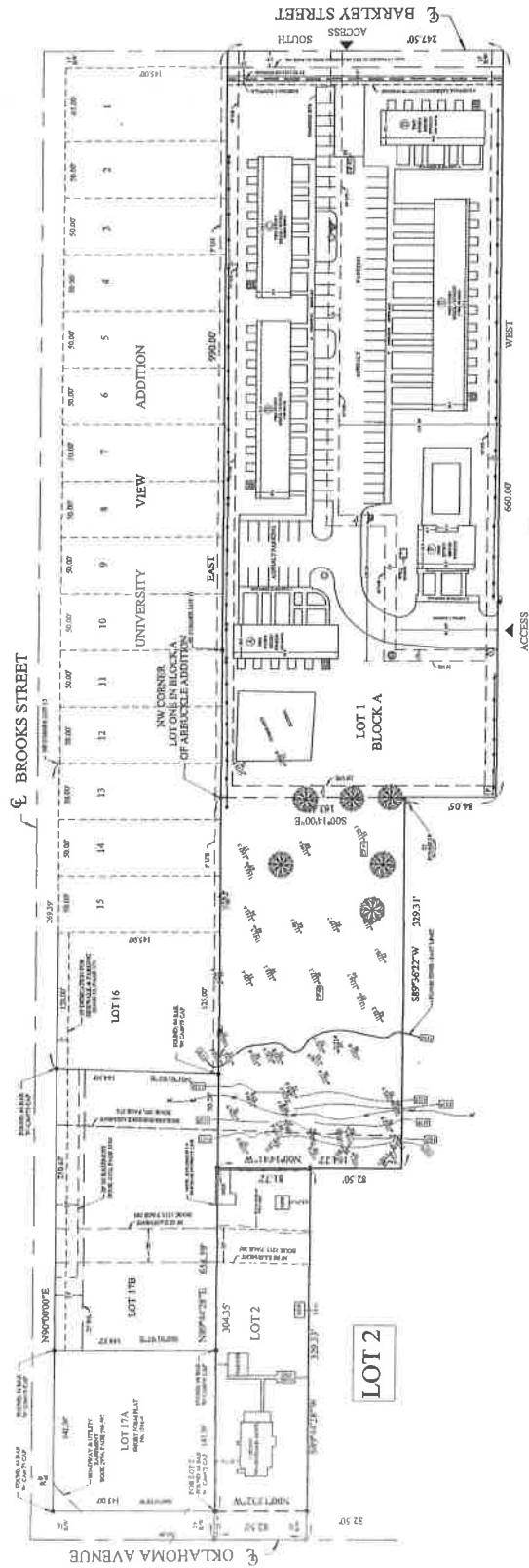
at _____ a.m./p.m.

by ant

OFFICE USE ONLY

CINNAMON CREEK ADDITION PRELIMINARY DEVELOPMENT MAP

1800 BARKLEY STREET, NORMAN, CLEVELAND COUNTY, OKLAHOMA




LOT 1

LEGEND:

- C LIGHT STAND
- D DRAINAGE
- F FIRE HYDRANT
- G GAS
- H HOLE
- I IRRIGATION
- J JOINT
- K KILN
- L LIGHT
- M MOUNTAIN
- N NORTH
- O OIL
- P PUMP
- Q QUARTER
- R RAILROAD
- S SAND
- T TANK
- U UTILITY
- V VALVE
- W WATER
- X X-RAY
- Y YARD
- Z ZONE
- AA AIR
- BB BENCH
- CC CALCULATED POINT
- DD DECK
- EE ELEVATION
- FF FENCE
- GG GROUND
- HH HIGHWAY
- II IRON
- JJ JUNCTION
- KK KITCHEN
- LL LUMBER
- MM MOUNTAIN
- NN NORTH
- OO OIL
- PP PUMP
- QQ QUARTER
- RR RAILROAD
- SS SAND
- TT TANK
- UU UTILITY
- VV VALVE
- WW WATER
- XX X-RAY
- YY YARD
- ZZ ZONE
- AAA AIR
- BBB BENCH
- CCC CALCULATED POINT
- DDD DECK
- EEE ELEVATION
- FFF FENCE
- GGG GROUND
- HHH HIGHWAY
- III IRON
- JJJ JUNCTION
- KKK KITCHEN
- LLL LUMBER
- MMM MOUNTAIN
- NNN NORTH
- OOO OIL
- PPP PUMP
- QQQ QUARTER
- RRR RAILROAD
- SSS SAND
- TTT TANK
- UUU UTILITY
- VVV VALVE
- WWW WATER
- XXX X-RAY
- YYY YARD
- ZZZ ZONE

AREA = 5.61 ACRES +/-



CENTERLINE SERVICES L.L.C.
C.A.# 45371 S. Ex. 690/18
238 SOUTHWEST STREET,
NORMAN, OKLAHOMA
P.O. BOX 104
NORMAN, OKLAHOMA 73068
PHONE: 7808
(405) 872-2594
FAX: 10/06/20

12,424

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10/06/20