



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: PD20-28
DATE: December 3, 2020
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Preliminary Plat

APPLICANT: Wynn-Wynn, L.L.C.
LOCATION: 3724 Classen Boulevard
WARD: 7

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. This property is currently zoned I-1, Light Industrial District, and a change of zoning will not be required.

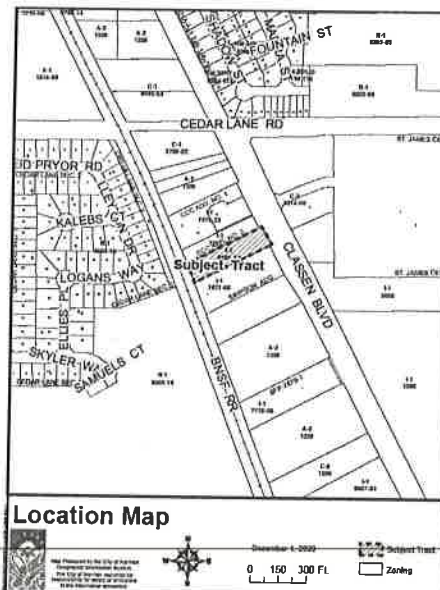
Please join us for a Pre-Development discussion of this proposal on Thursday, December 17, 2020 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. *This meeting 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 December 17 and we will send you the link to access the meeting.*

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.

If you have questions about the proposal, please call the contact person, Mark Grubbs, [\(405\) 265-0641](tel:4052650641) 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 20-28

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 Wynn-Wynn, LLC	ADDRESS 3650 Classen Blvd Norman, OK 73071
EMAIL ADDRESS mark.grubbs@gc-okc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Mark Grubbs, 405-265-0641 BEST TIME TO CALL: Between 7:30 am & 5:30 pm

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

A proposal for development on a parcel of land, generally located _____
 at 3724 Classen Blvd. (preliminary & final plat applications)

and containing approximately 1.16 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):

Applicant proposes one office/warehouse building on the site with accessory parking

<p>This proposed development will necessitate (check all that apply):</p> <p><input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary</p> <p><input type="checkbox"/> Land Use</p> <p><input type="checkbox"/> Transportation</p> <p><input type="checkbox"/> Rezoning to _____ District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input checked="" type="checkbox"/> Preliminary Plat <u>Wynn - Wyan</u> (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p> <p><input type="checkbox"/> Commercial Communication Tower</p>	<p>Items submitted:</p> <p><input checked="" type="checkbox"/> Deed or Legal Description</p> <p><input checked="" type="checkbox"/> Radius Map</p> <p><input checked="" type="checkbox"/> Certified Ownership List</p> <p><input checked="" type="checkbox"/> Written description of project</p> <p><input checked="" type="checkbox"/> Preliminary Development Map</p> <p><input checked="" type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>1-1, Light Industrial</u></p> <p>Current Plan Designation: _____</p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>11/20/2020</u></p> <p>at <u>2:45</u> a.m./p.m.</p> <p>by <u>mt</u></p>
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WYNN-WYNN

An Industrial Plat located at

3724 Classen Boulevard

The developer of this property proposes a light manufacturing industrial building on the subject site, with office lease space planned for the frontage along Classen Boulevard. Appropriate parking facilities will be provided for the proposed uses. Landscaping will comply with current ordinance requirements.

RUBBS CONSULTING, LLC
 CIVIL ENGINEERING & LAND PLANNING

PROJECT CONSULTANTS: ENGINEER OF ARCHITECTURE, LANDSCAPE ARCHITECT, PLANNER
 1001 N. 10th Street
 Suite 100
 Norman, OK 73061
 Phone: 405.326.1234
 Fax: 405.326.1235
 Email: info@rubbs.com



WYNN-WYNN
 3724 CLASSEN BLVD.
 NORMAN, OK

REVISIONS

NO.	DESCRIPTION	DATE

SP
 SHEET NUMBER

