



Pre-Development Informational Meeting

APPLICANT/LAND OWNER Jonathan Hunnell	ADDRESS 405 Kensington Rd Norman, OK 73072
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EMAIL ADDRESS jon@sconedcity.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Jonathan Hunnell; 503-887-2459 BEST TIME TO CALL: M-F Business Hours
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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 at 309 S Peters

and containing approximately 0.1 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 Applicant seeks a rezoning to C-3 in order to convert the existing house into a neighborhood cafe. The property is located within walking distance from the residential homes to the south, the courthouse, and Main Street. The cafe will retain the existing spirit and charm of the residential home, which will allow the cafe to serve as an appropriate buffer between the commercial uses to the north and residential uses to the south.

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

- 2025 Plan Amendment Growth Boundary
- Land Use
- Transportation
- Rezoning to C-3, Intensive Commercial District(s)
- Special Use for _____
- Preliminary Plat _____ (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-3

Current Plan Designation: office

Concurrent Planning Commission Review Requested:

Received on: 2-1-2021

at 1:00 a.m./p.m.

by mt

OFFICE USE ONLY

February 1, 2021

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

I'm the Applicant in the attached Pre-Development, 2025 Amendment, and Rezoning applications. I'm seeking to rezone the property located at 309 S Peters to C-3 in order to repurpose the existing home on the property into a neighborhood café. This location is within walking distance from Main Street, the Cleveland County Courthouse, and the residential homes to the south of the property. My use of the property would serve as an appropriate buffer between the commercial uses to the north and the residential uses to the south as I will retain the spirit and character of the existing residential structure.

I respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any question. Thank you for your consideration.

Sincerely,



JONATHAN HUNNELL

