



# 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:** PD21-08                      **APPLICANT:** Storage Oklahoma, L.L.C.

**DATE:** February 4, 2021                      **LOCATION:** SE corner of 12<sup>th</sup> Avenue N.E. and Tecumseh Road

**TO:** Interested Neighbors                      **WARD:** 6

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of a 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 commercial area and two residential lots. This property is currently zoned PUD, Planned Unit Development District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, February 25, 2021 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in the Executive Conference Room 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 COVID-19. 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](mailto:Current.Planning@NormanOK.gov) prior to noon on February 25<sup>th</sup> and we will send you the link to access the meeting.*

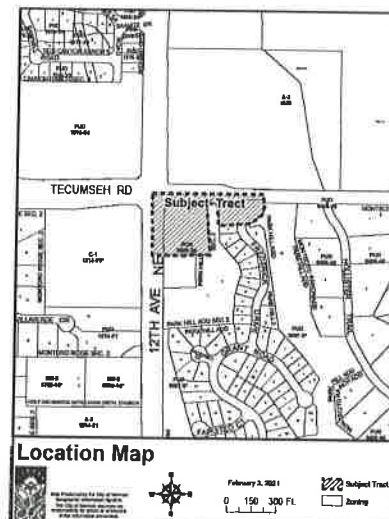
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 11, 2021 meeting.*

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 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, Terry Haynes, (405) 232-7715 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 21-08

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Storage Oklahoma, LLC	<b>ADDRESS</b> 15100 S. Western Ave., Ste 200 Oklahoma City, OK 73170
<b>EMAIL ADDRESS</b> terry.haynes@smcokc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> <sup>2-110</sup> Terry Haynes, PE (405) 232-7715 <b>BEST TIME TO CALL:</b> M-F 8-5

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

A proposal for development on a parcel of land, generally located 12th Ave NE and E. Tecumseh Rd.

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and containing approximately 4.1539 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 uses include a commercial development on the southeast corner of 12th Ave, NE and Tecumseh Road which is planned for a self storage facility as well as two residential lots. The commercial area is approximately 3.03 acres and the residential area is approximately 1.12 acres including right-of-way and common areas.

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<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>Park Hill Mixed Use Addn, PUD</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 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>PUD</u></p> <p>Current Plan Designation: _____</p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>2-1-2021</u></p> <p>at _____ a.m./p.m.</p> <p>by <u>[Signature]</u></p>
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OFFICE USE ONLY

PRELIMINARY DEVELOPMENT MAP  
**PARK HILL MIXED USE ADDITION**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.W. 1/4 OF SECTION 16, T9N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

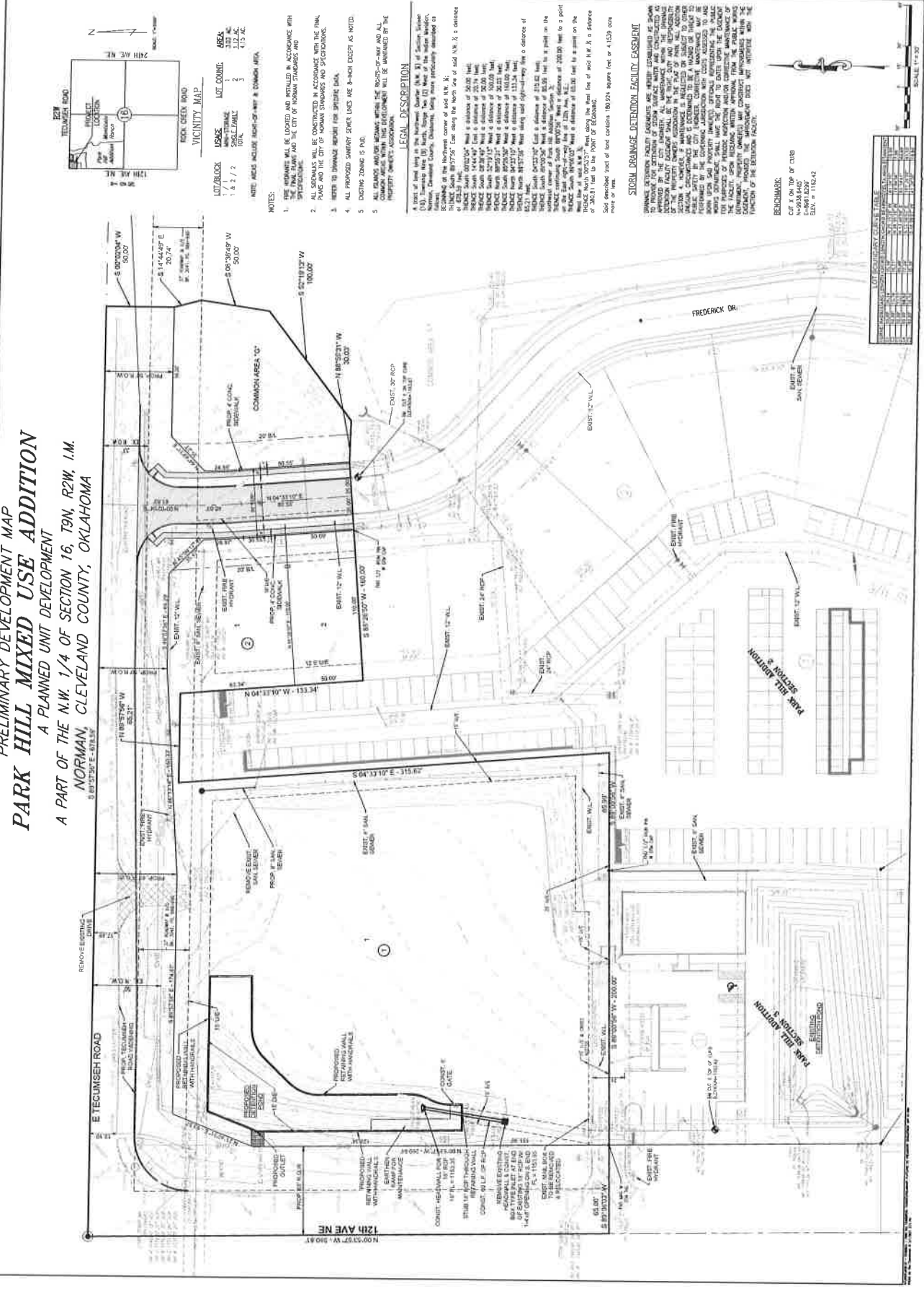
**PARK HILL MIXED USE ADDITION**  
 A PLANNED UNIT DEVELOPMENT  
 12TH AVE. N.E. & E. TECUMSEH RD.  
 NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.  
 210 West Main Street, Suite 100  
 Norman, Oklahoma 73101  
 Phone: (405) 833-1111  
 Fax: (405) 833-1112  
 E-Mail: info@smc-engineers.com

DATE: 11/11/14  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PREPARED BY: J. HARRIS  
 PROJECT NO.: 14-001

OWNER / DEVELOPER:  
 STANLEY COUNTESS  
 1510 S. WESTERN AVE., SUITE 200  
 CLEVELAND COUNTY, OKLAHOMA 73115  
 PHONE: 405-833-1111

NOTES:  
 1. THE INFORMATION HEREON IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.  
 2. THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS SHALL BE THE GOVERNING DOCUMENTS.  
 3. ALL UTILITIES SHALL BE LOCATED AND DEPTHED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.  
 4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.  
 5. DRAINAGE ZONES IS FUEL.  
 6. ALL UTILITIES AND/OR MESSAGES SHALL BE NOTED ON-PLAN AND ALL COMMON AREAS WITH THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.



LOT BLOCK: 1 / 1  
 USAGE: MANUFACTURING  
 LOT COUNT: 3  
 SINGLE FAMILY: 1.12 AC  
 TOTAL: 4.15 AC

NOTE: AREAS INCLUDE HIGH-CAPACITY & COMMON AREA.

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  6. ALL UTILITIES AND/OR MESSAGES SHALL BE NOTED ON-PLAN AND ALL COMMON AREAS WITH THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

**LEGAL DESCRIPTION**

A portion of land lying in the Northwest Quarter (N.W. 1/4) of Section 16, Township 9 North, Range 2 West, I.M., Cleveland County, Oklahoma, being more particularly described as follows:

TRACT South 81°57'59" East along the North Line of said N.W. 1/4 a distance of 113.00 feet to the Northwest corner of said N.W. 1/4.

TRACT South 89°02'04" West a distance of 50.00 feet to the Northwest corner of said N.W. 1/4.

TRACT South 14°44'49" East a distance of 20.74 feet to the Northwest corner of said N.W. 1/4.

TRACT South 24°17'17" West a distance of 20.25 feet to the Northwest corner of said N.W. 1/4.

TRACT North 80°23'27" West a distance of 20.25 feet to the Northwest corner of said N.W. 1/4.

TRACT North 84°13'17" West a distance of 113.00 feet to the Northwest corner of said N.W. 1/4.

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TRACT South 82°02'27" East a distance of 113.00 feet to the Northwest corner of said N.W. 1/4.

TRACT South 89°02'04" West a distance of 50.00 feet to the Northwest corner of said N.W. 1/4.

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TRACT South 82°02'27" East a distance of 113.00 feet to the Northwest corner of said N.W. 1/4.

Said described tract of land contains 180,924 square feet or 4.1529 acres or less.

**STORM DRAINAGE DETENTION FACILITY BASIN**

THE FOLLOWING FACILITY DIMENSIONS ARE REFERENCED AS SHOWN TO THE CENTERLINE OF THE FACILITY UNLESS OTHERWISE SPECIFIED. APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE JURISDICTION OF THE PROPERTY OWNER'S ASSOCIATION IS THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE FACILITY UNLESS OTHERWISE SPECIFIED. THE CITY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE FACILITY UNLESS OTHERWISE SPECIFIED. THE CITY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE FACILITY UNLESS OTHERWISE SPECIFIED.

BENCHMARK:  
 CUT X ON TOP OF CURB  
 N=993.645'  
 E=1150.42'

NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. YD.)
1	GRAVEL	1,200	120
2	CONCRETE	500	50
3	ASPHALT	800	80
4	PAVING	1,000	100
5	LANDSCAPING	1,500	150
6	UTILITIES	200	20
7	SEWER	100	10
8	WATER	100	10
9	ROADWAY	1,000	100
10	LANDSCAPING	1,500	150
11	UTILITIES	200	20
12	SEWER	100	10
13	WATER	100	10
14	ROADWAY	1,000	100
15	LANDSCAPING	1,500	150
16	UTILITIES	200	20
17	SEWER	100	10
18	WATER	100	10
19	ROADWAY	1,000	100
20	LANDSCAPING	1,500	150
21	UTILITIES	200	20
22	SEWER	100	10
23	WATER	100	10
24	ROADWAY	1,000	100
25	LANDSCAPING	1,500	150
26	UTILITIES	200	20
27	SEWER	100	10
28	WATER	100	10
29	ROADWAY	1,000	100
30	LANDSCAPING	1,500	150
31	UTILITIES	200	20
32	SEWER	100	10
33	WATER	100	10
34	ROADWAY	1,000	100
35	LANDSCAPING	1,500	150
36	UTILITIES	200	20
37	SEWER	100	10
38	WATER	100	10
39	ROADWAY	1,000	100
40	LANDSCAPING	1,500	150
41	UTILITIES	200	20
42	SEWER	100	10
43	WATER	100	10
44	ROADWAY	1,000	100
45	LANDSCAPING	1,500	150
46	UTILITIES	200	20
47	SEWER	100	10
48	WATER	100	10
49	ROADWAY	1,000	100
50	LANDSCAPING	1,500	150

