



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: PD21-07 **APPLICANT:** Geoffrey Arce

DATE: March 4, 2021 **LOCATION:** 3766 E. Robinson Street

TO: Interested Neighbors **WARD:** 5

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Rezoning and NORMAN 2025 Land Use Plan Amendment

You are receiving this letter because you own property within the 550-foot notification boundary of a Pre-Development application to consider a rezoning and NORMAN 2025 Land Use Plan amendment to accommodate a commercial endeavor. This property is currently zoned A-2, Rural Agricultural District. Rezoning to PUD (Planned Unit Development) is requested, as well as a Land Use Plan amendment from Country Residential Designation to Commercial Designation.

Please join us for a Pre-Development discussion of this proposal on **Thursday, March 25, 2021 from 6:30 p.m. until 7:00 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 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 prior to noon on March 25th 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 April 8, 2021 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, Geoffrey Arce, (405) 761-4422. 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 21-07

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 Geoffrey Arce	ADDRESS 3766 E Robinson
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EMAIL ADDRESS geoffrey@ecrasystems.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Geoffrey - 405-761-4422 BEST TIME TO CALL:
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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 _____
Eastern Norman, 1/2 mile east of intersection of
Robinson and 36th St. SE, on the South side of Robinson.

and containing approximately 5 _____ **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):
1-2 Acres of land adjacent to Robinson St. will be used to office a powersports dealership.

OFFICE USE ONLY

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

2025 Plan Amendment Growth Boundary

Land Use

Transportation

Rezoning to PUD _____ 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: A-2

Current Plan Designation: _____

Concurrent Planning Commission Review Requested: [Signature]

Received on: 2-1-2021

at 4:45 a.m./p.m.

by [Signature]



Storage

Storage

Agri-wedding
Event Venue

