



Application for Pre-Development Informational Meeting

Case No. PD 21-11

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 4305 LLC - THE BERRY PROJECT LLC	ADDRESS 14708 STONE MANOR DR OKC, OK 73142
EMAIL ADDRESS pjp@csookc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) PETER PETROMILLI (405) 821-4434 BEST TIME TO CALL: DAYTIME

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

A proposal for development on a parcel of land, generally located JAMES GARNER AVE
BETWEEN SYMMES & APACHE

and containing approximately .3 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):

ORANGE - URBAN GENERAL w/ 4 BEDROOM TOWNHOUSES ALLOWED.

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

- 2025 Plan Amendment
- Growth Boundary
- Land Use
- Transportation
- Rezoning to _____ District(s)
- Special Use for Four Bedrooms/Unit
- Preliminary Plat _____ (Plat Name)
- Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)
- 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: CCFBC

Current Plan Designation: _____

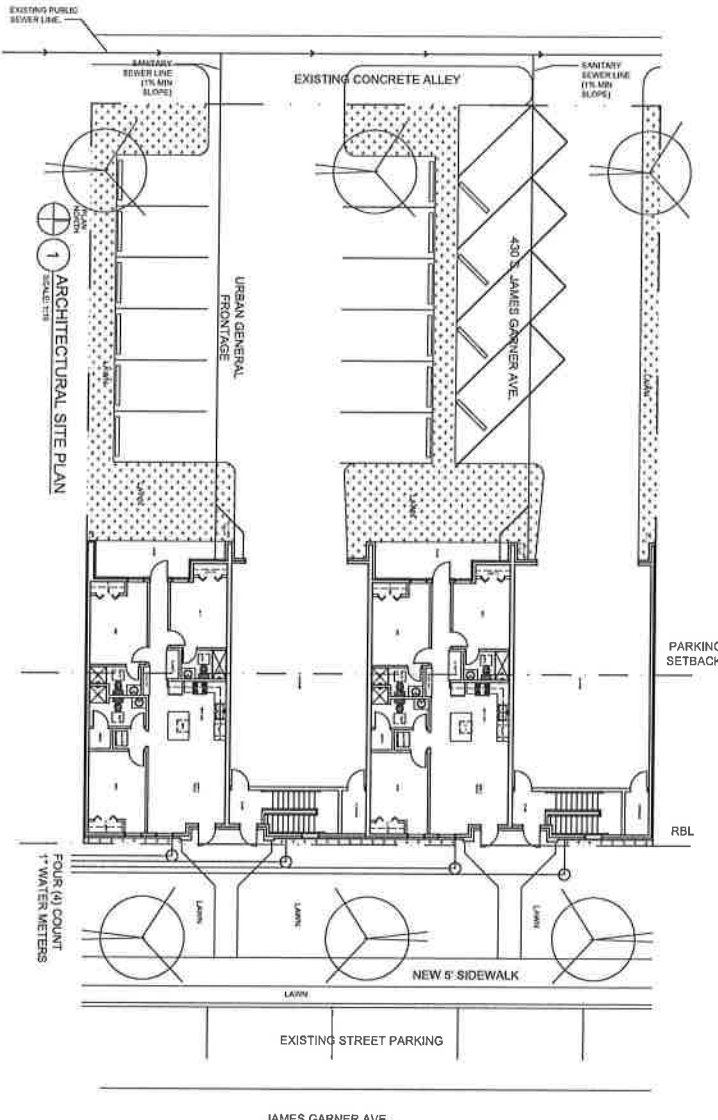
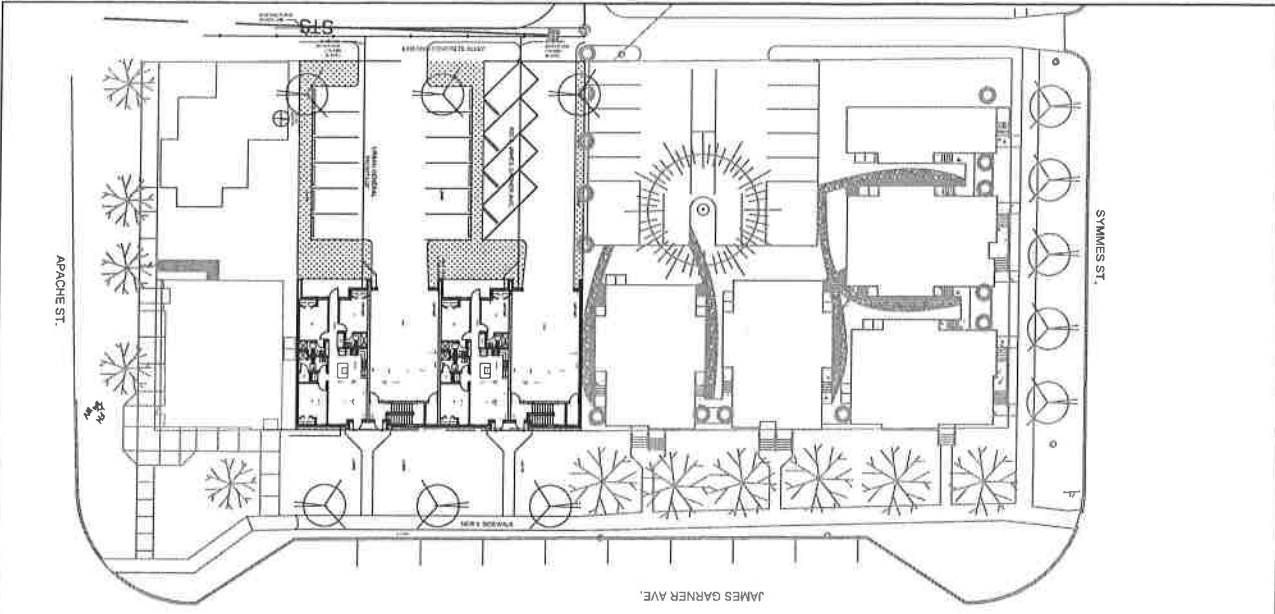
Concurrent Planning Commission Review Requested: 0

Received on:

3-2-2021

at 3:00 a.m./p.m.

by met



(Street tree)

Frontage along James Garner 100' total length
 Required - 100% = 100'
 Actual - 100% = 100'
 Total building area - 8,000 sf

Lot Size = 13,000 sf
 Required Open space - 15% = 1,950 sf
 Actual Open Spaces - 27% = 3,527 sf
 At Grade - 1,927 sf
 On Roof - 1,600 sf

Trees (2.5 diameter min x 3)

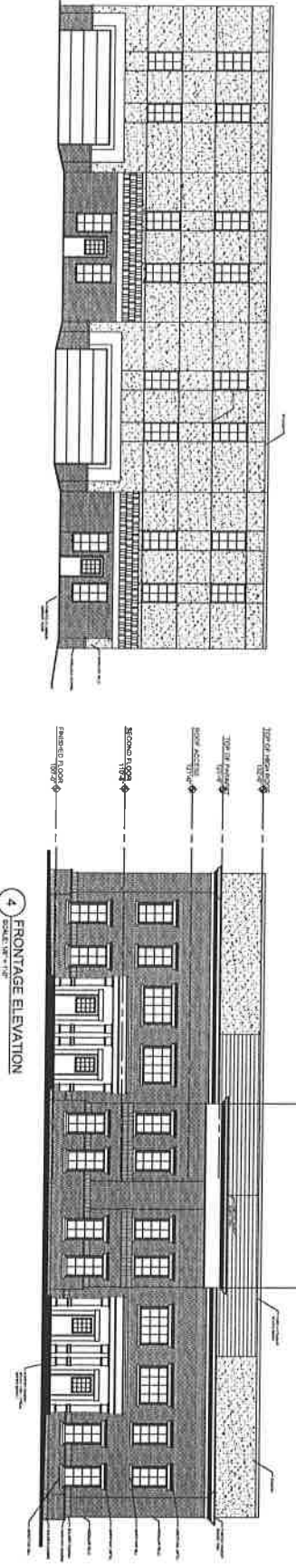
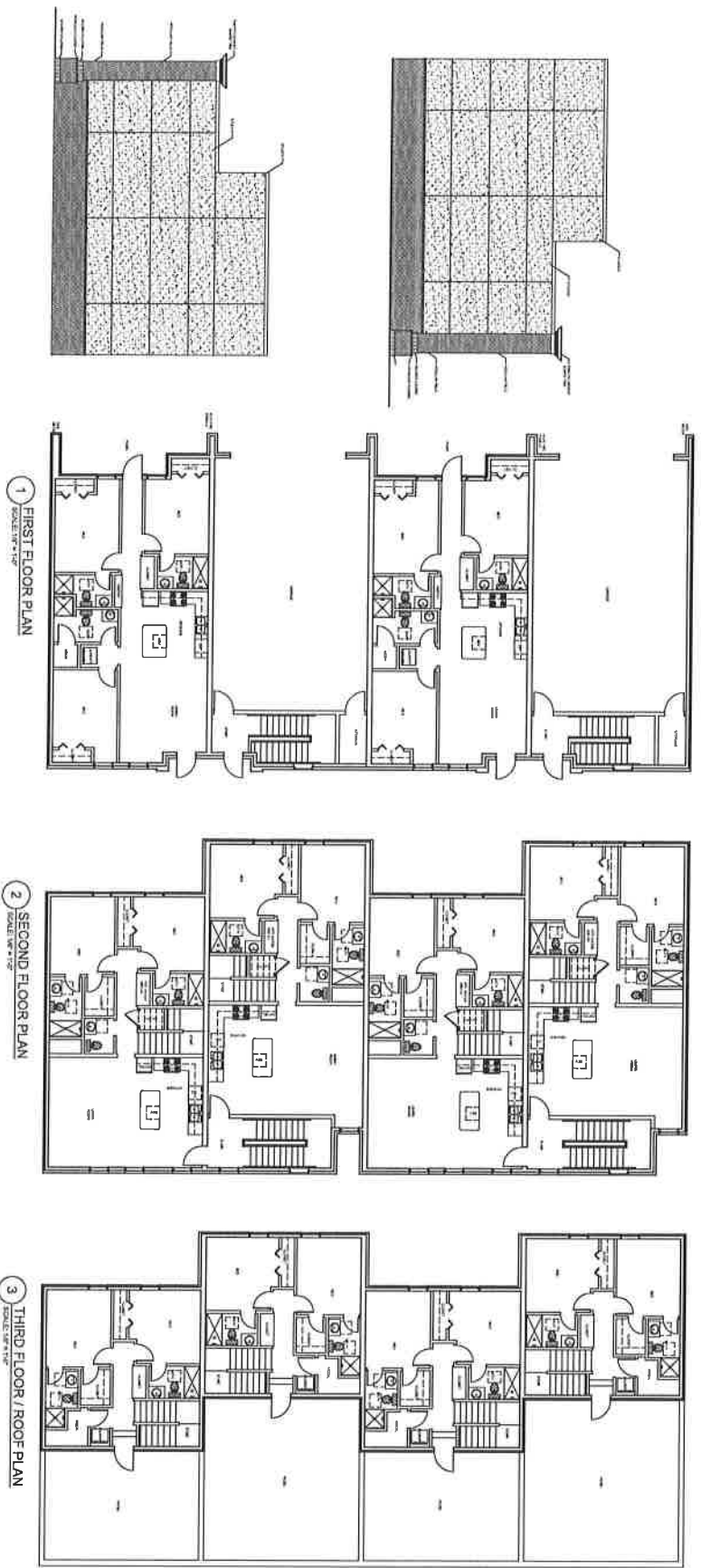
CSO
DEVELOPMENT
 430 S. JAMES GARNER AVE
 NORMAN, OK 73061

430 S. James Garner
Special Use Permit Drawings
 Norman, OK

<p>Project Name: G-101</p>	<p>Site Plan & Frontage</p>	<p>Scale: AS SHOWN</p>	<p>Author: [Signature]</p>	<p>Check: [Signature]</p>	<p>Date: 03/13/2011</p>
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CSO
DEVELOPMENT
 1000 S. GARDNER
 NORMAN, OK 73102
 405.261.1434
 www.cso.com

430 S. James Garner
Special Use Permit Drawings
 Norman, OK



NOT FOR CONSTRUCTION

G-102

FLOOR PLANS & ROOF PLAN

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