



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: PD21-13
DATE: April 8, 2021
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Realty Office

APPLICANT: Susan Draper
LOCATION: 911 N. Lahoma Avenue
WARD: 4

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a change in use of the property from a church to a realty office. This property is currently zoned R-1, Single Family Dwelling District, and a request has been made to change the zoning to O-1, Office-Institutional District, along with an amendment to the NORMAN 2025 Land Use Plan from Institutional Designation and Industrial Designation to Office Designation.

Please join us for a Pre-Development discussion of this proposal on **Thursday, April 22, 2021 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 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 April 22nd 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 May 13, 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, Susan Draper, (405) 882-8100 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 21-13

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 <u>SUSAN DRAPER</u>	ADDRESS <u>915 ST PONCA AVE</u>
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EMAIL ADDRESS <u>SUSAN@DRAPERREALTY.NET</u>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>SUSAN DRAPER 405-882-8100</u> BEST TIME TO CALL: <u>M-F 9-5</u>
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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 911 N. LAHOMA AVE

and containing approximately .332 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):
REALTY OFFICES FROM EXISTING BUILDING

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment
 - Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to D-1, Office-Institutional District(s)
 - Special Use for _____
 - 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: R-1, Single Family
Current Plan Designation: Institutional & Industrial

Concurrent Planning Commission Review Requested: 0

Received on: 4-2-2021
at 1:30 a.m./p.m.
by MD

City of Norman WebMap

