



# 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:** PD21-17  
**DATE:** June 10, 2021  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Preliminary Plat

**APPLICANT:** The Uplands Development Co., LLC  
**LOCATION:** NW corner of Indian Hills Road and 36<sup>th</sup> Avenue N.W.  
**WARD:** 8

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 for Uplands Addition for the development of retail, professional offices, apartments, and single family detached homes. The preliminary plat for this development has expired; there have been no changes to the previously approved design. This property is currently zoned R-1, Single Family Dwelling District; RM-6, Medium Density Apartment District; CO, Suburban Office Commercial District; RM-2, Low Density Apartment District; and C-2, General Commercial District, and a change of zoning will not be required.

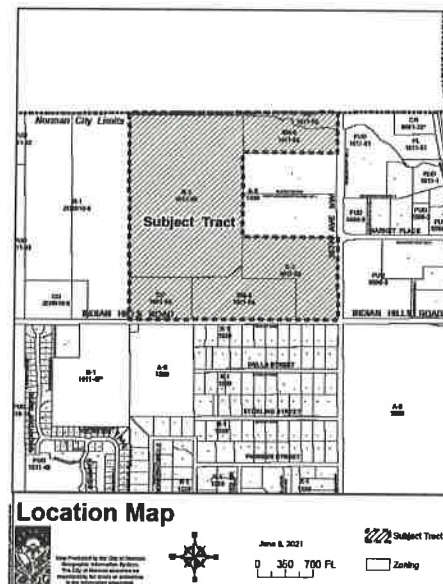
Please join us for a Pre-Development discussion of this proposal on Thursday, June 24, 2021 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room A of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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 before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Chris Anderson, (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 21-17

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>  The Uplands Development Co., LLC	<b>ADDRESS</b>  2110 Hallbrooke Drive Norman, OK 73071
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<b>EMAIL ADDRESS</b>  chris.anderson@smcokc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b>  Chris Anderson, P.E. 405.232.7715 <b>BEST TIME TO CALL:</b> 8am-5pm M-F
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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 \_\_\_\_\_  
Indian Hills Road and 36th Ave., NW (northwest corner)

and containing approximately 130 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):

- Commercial 21.64 ac.
- Office 9.79 ac.
- Multi-Family 16.56 ac.
- RM-6 11.02 ac.
- R-1 65.57 ac.
- Parkland 5.27

OFFICIAL USE ONLY

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment
  - Growth Boundary
  - Land Use
  - Transportation
  - Rezoning to \_\_\_\_\_ District(s)
  - Special Use for \_\_\_\_\_
  - Preliminary Plat Uplands Addition (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-1, RM-6, C-1, RM-2, C-2  
Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: 4-7-2021  
at \_\_\_\_\_ a.m./p.m.  
by mt

June 4, 2021

**SMC**

Your Civil Engineering Solution

Consulting Engineers, P.C.  
815 West Main  
Oklahoma City, OK 73106  
405-232-7715  
FAX 405-232-7859  
www.smcokc.com

Civil Engineering  
Land Development  
Storm Water Management

Terence L. Haynes  
Christopher D. Anderson  
Muhammad A. Khan

Mr. Ken Danner  
Subdivision Development Manager  
City of Norman  
201-A West Gray Street  
Norman, Oklahoma 73070  
Ph. : 366-5458

Re : Preliminary Development Application  
Uplands Addition – Indian Hills Road at 36<sup>th</sup> Ave. N.W.  
Norman, Oklahoma  
SMC 6271.00

Dear Mr. Danner,

This is an application for a project that had a previously approved Preliminary Plat which has expired. There have been no changes to the previously approved design. This project is a multi-use development that will include retail, professional offices, apartments, and single family detached homes. This project creates the new North Norman Parkway. The proposed neighborhoods will connect to the parkway.

Please find enclosed the following items for this submittal:

1. A copy of the legal description of the project.
2. A copy of the radius map.
3. Two copies of a certified ownership list of all property owners within 350 feet of the property.
4. A completed application.
5. A written description of the proposed project.
6. A Preliminary Development Map on 30" x 42" paper.
7. A reduction of the Preliminary Development Map on 8-1/2" x 11" paper.
8. A Greenbelt Enhancement Statement.
9. A filing fee check in the amount of \$125.

With receipt of this application, please proceed with placing this item on the next available meeting dates.

Sincerely,

SMC Consulting Engineers, P.C.



Christopher D. Anderson, P.E.

c.c. Trey Bates  
File

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