



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: PD21-19 **APPLICANT:** Cox Brothers Holdings, L.L.C.
DATE: June 10, 2021 **LOCATION:** SW corner of Tecumseh and 72nd
Avenue N.E.
TO: Interested Neighbors **WARD:** 5
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Special Use for an Agri-Wedding Venue

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for an Agri-Wedding Venue. This property is currently zoned A-2, Rural Agricultural District.

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 C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

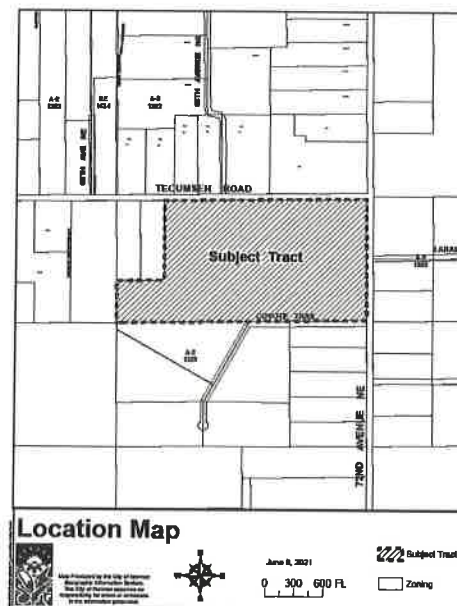
This applicant has filed a concurrent application for Planning Commission consideration of this project at their July 8, 2021 meeting. You will also be receiving notice of that meeting in the near future.

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, Ben Cox, (405) 763-7100 any time. 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 21-19

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 Cox Brothers Holdings LLC	ADDRESS 2204 Valley Hollow Norman, OK 73071
EMAIL ADDRESS Bencoxmail@gmail.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Ben Cox 405 763-7100 BEST TIME TO CALL: Any time

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

A proposal for development on a parcel of land, generally located (Sec 18-9w-1w see metes & bounds
SW/corner Townshen 1/2 land NE NE/4)
Norman, OK 73026

and containing approximately 0.5 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):

Agri Wedding Venue

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment
 - Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to _____ District(s)
 - Special Use for Agri-Wedding Event Venue
 - Preliminary Plat _____ (Plat Name)
 - Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)
 - Commercial Communication Tower

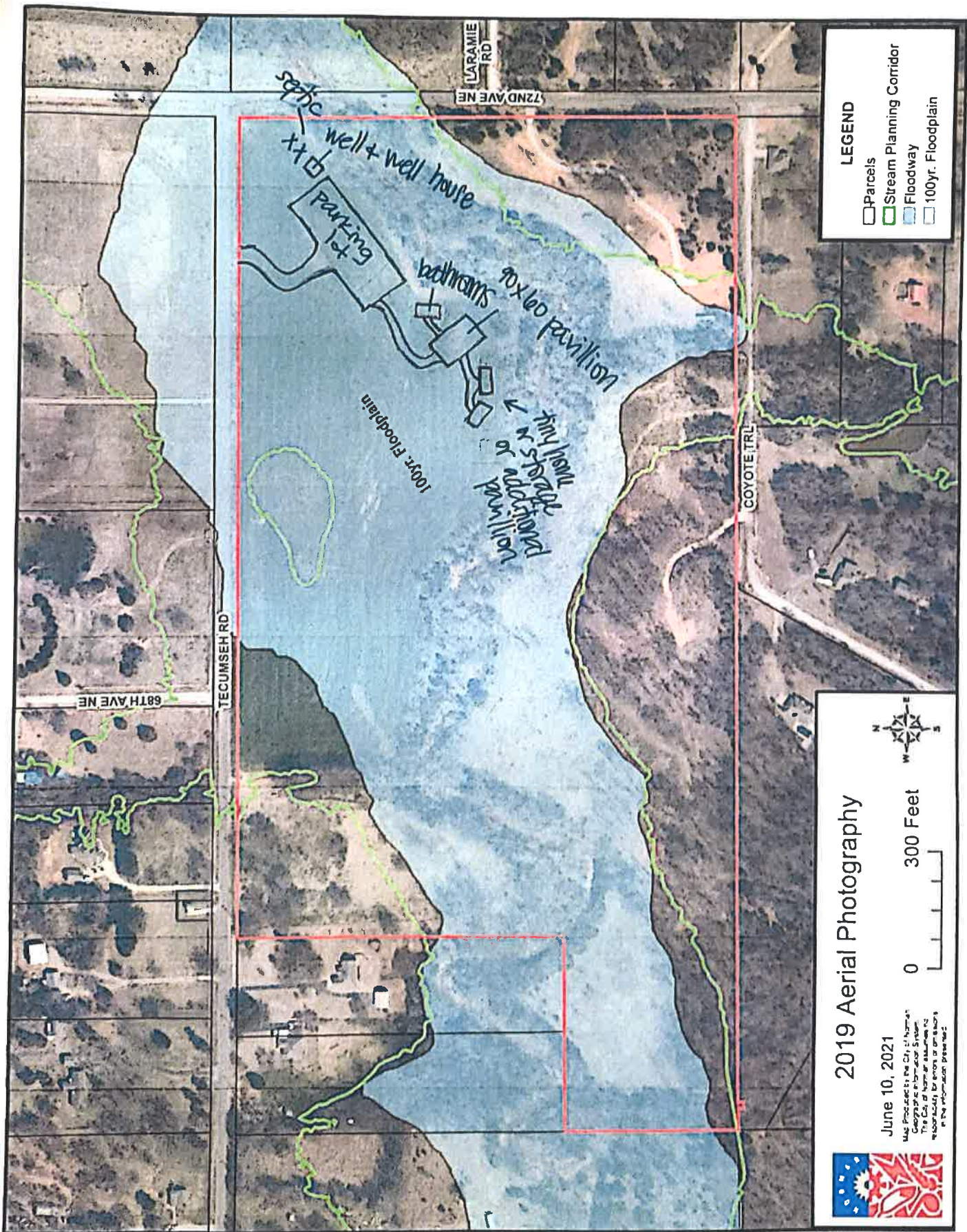
- Items submitted:
- Deed or Legal Description
 - Radius Map
 - Certified Ownership List
 - Written description of project
 - Preliminary Development Map
 - Greenbelt Enhancement Statement
 - Filing fee of \$125.00
- Current Zoning: A-2, Local Agricultural
- Current Plan Designation: _____

Concurrent Planning Commission Review Requested:

Received on: 6-7-2021

at 1:19 a.m. (p.m.)

by mt



2019 Aerial Photography

June 10, 2021

Map produced by the City of Norman
 Geographic Information System
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented



LEGEND

- Parcels
- Stream Planning Corridor
- Floodway
- 100yr. Floodplain