



# 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:** PD21-28   **APPLICANT:** Geoffrey Arce

**DATE:** August 5, 2021   **LOCATION:** 3766 E. Robinson Street

**TO:** Interested Neighbors   **WARD:** 5

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** **RESCHEDULED** Pre-Development Discussion of a Rezoning Request & NORMAN 2025 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 request. This property is currently zoned A-2, Rural Agricultural District, and rezoning to PUD, Planned Unit Development, is being requested.

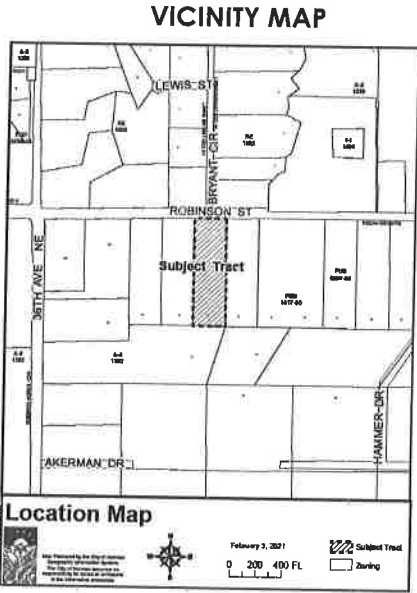
Please join us for a **RESCHEDULED** Pre-Development discussion of this proposal on **Thursday, August 26, 2021 from 5:30 p.m. until 6:00 p.m.** This meeting was rescheduled because the applicant was not present at the meeting scheduled for July 22. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

*This applicant has filed a concurrent application for Planning Commission consideration of this project at their August 12, 2021 meeting. You should have received notice of that meeting. This application will now be postponed until the **September 9, 2021** Planning Commission meeting; another notice will not be mailed.*

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](tel:405-761-4422) any time. We look forward to your participation and thank you for taking an active role in your community.





# Application for Pre-Development Informational Meeting

Case No. PD 21-28

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>  Geoffrey Arce	<b>ADDRESS</b>  3766 E Robinson
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<b>EMAIL ADDRESS</b>  geoffrey@ecrasystems.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Geoffrey 4057614422 <b>BEST TIME TO CALL:</b> Any
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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 & 36th St. SE, on south side of rd.

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):

Used Vehicle and Parts Sales, in addition to all uses currently allowed under existing A-2 zoning.

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

- 2025 Plan Amendment       Growth Boundary
- Land Use
- Transportation
- Rezoning to A-2 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

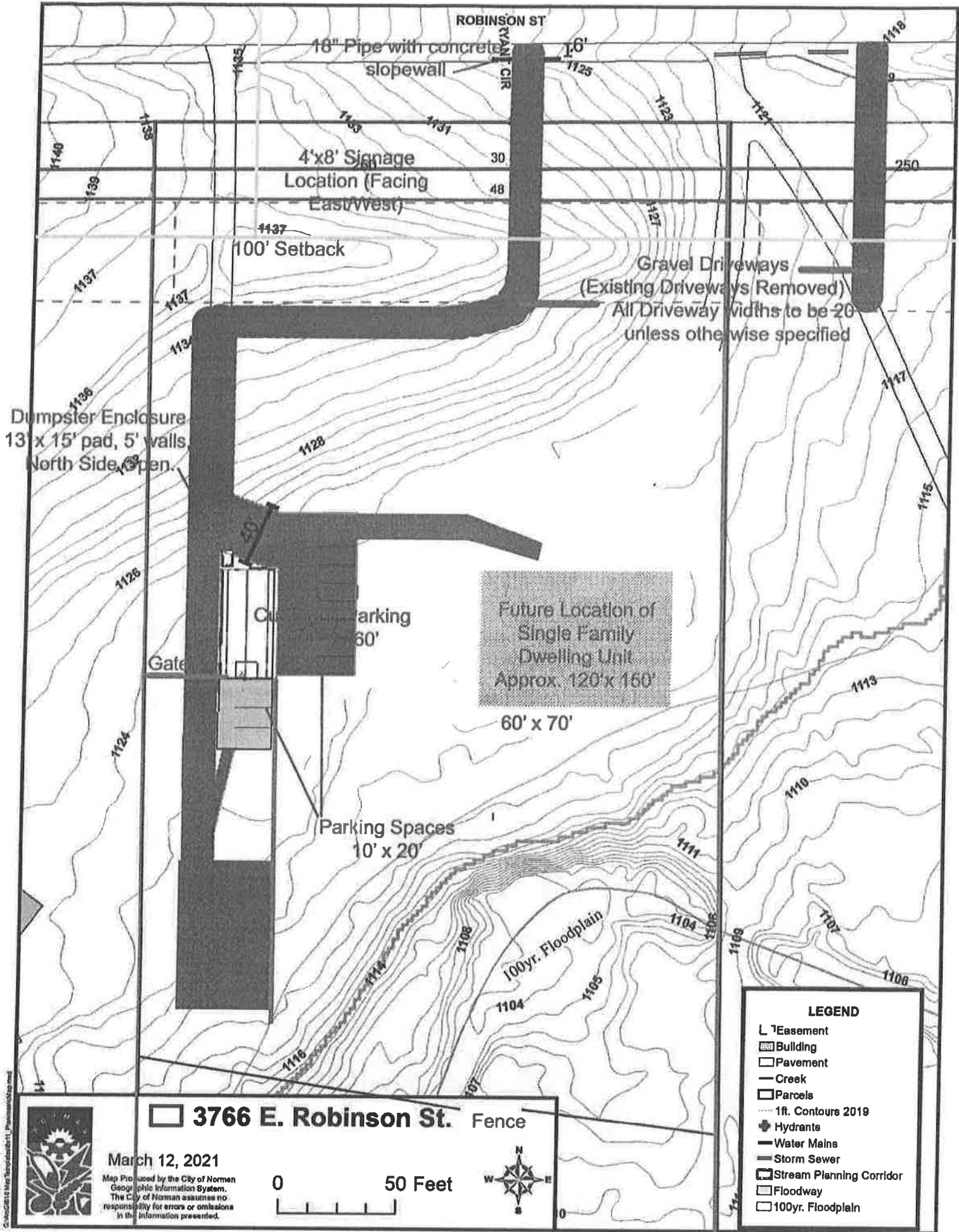
Current Zoning: A-2  
Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested: P

Received on: 7-9-2021  
at \_\_\_\_\_ a.m./p.m.

by [Signature]

OFFICE USE ONLY



ROBINSON ST

16" Pipe with concrete  
sloped wall

4'x8' Signage  
Location (Facing  
East/West)

100' Setback

Gravel Driveways  
(Existing Driveways Removed)  
All Driveway Widths to be 20'  
unless otherwise specified

Dumpster Enclosure  
13' x 15' pad, 5' walls  
North Side, Open.

Future Location of  
Single Family  
Dwelling Unit  
Approx. 120' x 150'

Courtyard  
Parking  
60'

60' x 70'

Parking Spaces  
10' x 20'

Gate



March 12, 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.

0 50 Feet



LEGEND	
[Symbol]	Easement
[Symbol]	Building
[Symbol]	Pavement
[Symbol]	Creek
[Symbol]	Parcels
[Symbol]	1ft. Contours 2019
[Symbol]	Hydrants
[Symbol]	Water Mains
[Symbol]	Storm Sewer
[Symbol]	Stream Planning Corridor
[Symbol]	Floodway
[Symbol]	100yr. Floodplain