



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: PD21-31

DATE: October 7, 2021

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Preliminary Plat

APPLICANT: United Pentecostal Church

LOCATION: 3221 N. Porter Avenue

WARD: 6

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 the development of an addition to the existing church. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will not be required.

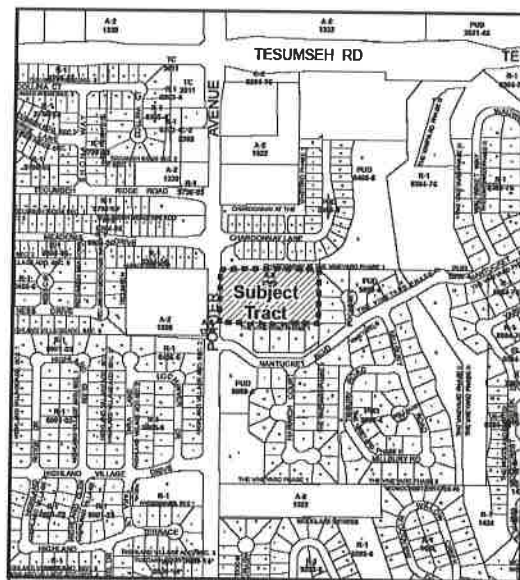
Please join us for a Pre-Development discussion of this proposal on Thursday, October 28, 2021 from **6:30 p.m. until 7:00 p.m.** The meeting will be held in **Conference Room D of Building A** of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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, Kent Mace, (405) 872-7594 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Location Map

October 8, 2021

0 200 400 FL

Subject Tract

Zoning

Map Prepared by the City of Norman Geographic Information Systems. The City of Norman assumes no responsibility for errors or omissions. No warranties provided.



Application for
Pre-Development Informational Meeting

Case No. PD 21-31

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 <i>United Pentecostal Church, by Kent Mace, MacBax Land Surveying</i>	ADDRESS <i>3221 N Porter Avenue. Norman, OK, 73071</i>
EMAIL ADDRESS <i>Kent@MBLS.US</i>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <i>Kent Mace 405-872-7594</i> BEST TIME TO CALL:

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

A proposal for development on a parcel of land, generally located on the east side of N. Porter Avenue, one quarter of a mile south of W Tecumseh Road.

and containing approximately 5.0 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):
See the attached

OFFICE USE ONLY	This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review Requested: _____
	<input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary	<input checked="" type="checkbox"/> Deed or Legal Description	Received on: <u>9-16-2021</u>
	<input type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Radius Map	at <u>8:00</u> <u>a.m./p.m.</u>
	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Certified Ownership List	by <u>mt</u>
	<input type="checkbox"/> Rezoning to _____ District(s)	<input checked="" type="checkbox"/> Written description of project	
<input type="checkbox"/> Special Use for _____	<input checked="" type="checkbox"/> Preliminary Development Map		
<input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name)	<input type="checkbox"/> Greenbelt Enhancement Statement		
<input type="checkbox"/> Norman Rural Certificate of Survey (COS)	<input checked="" type="checkbox"/> Filing fee of \$125.00		
<input type="checkbox"/> Commercial Communication Tower	Current Zoning: _____		
	Current Plan Designation: _____		

August 25, 2021

**Pre-Development Written Description
United Pentecostal Church
3221 N Porter Avenue, Norman, Oklahoma, 73071**

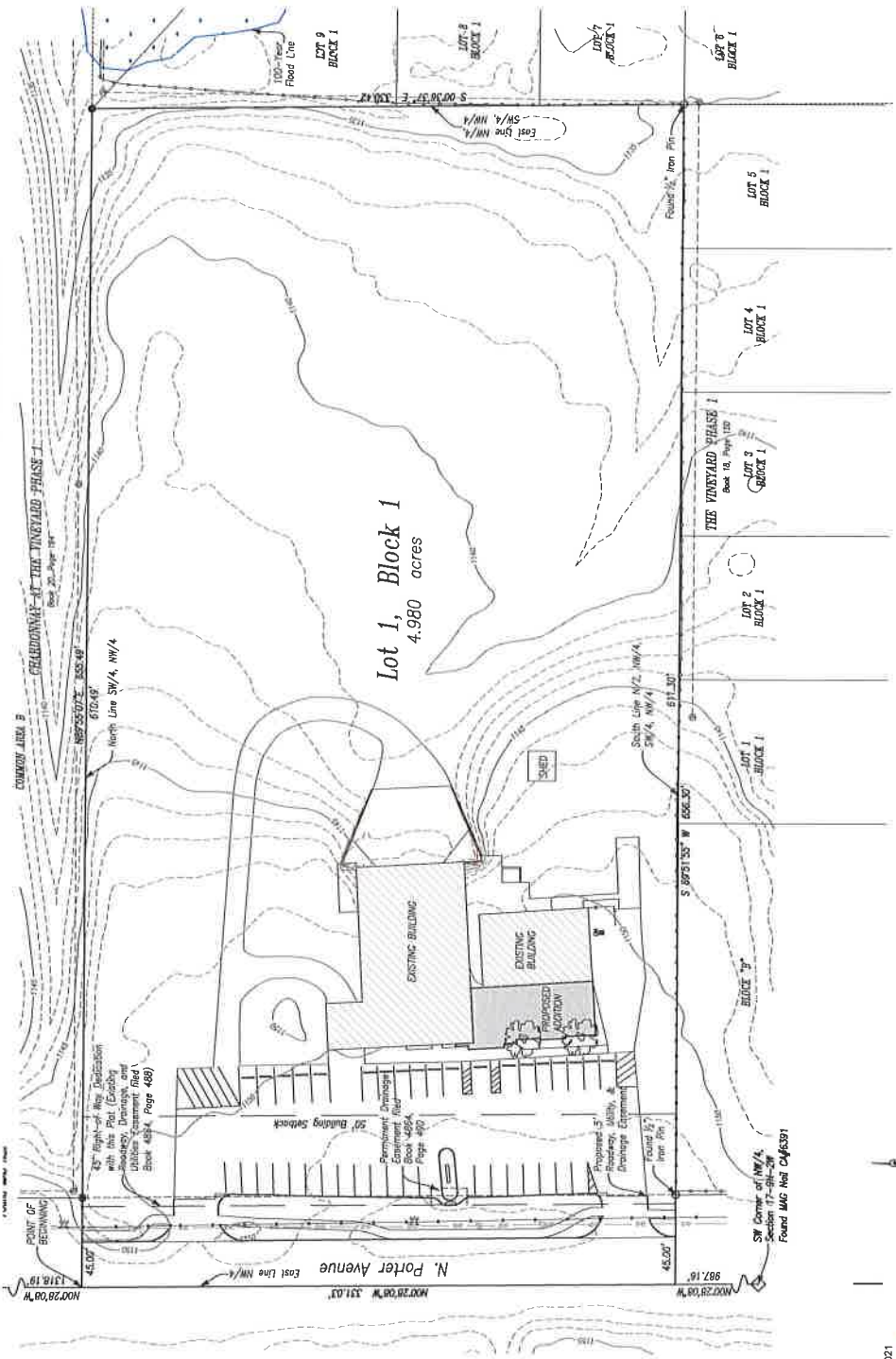
Prepared for:
United Pentecostal Church

The site is a 4.98-acre, unplatted site. The current use and the proposed use is a church. Currently there is three building on site. 1) a two story metal building with brick that serves as the church auditorium, 2) a detached two story building with brick that is the church classrooms, 3) is a utility shed. The church is requesting to build a 2000 square foot building that will connect the auditorium building with the classroom building. No other site improvements are planned. The church is going through the platting process in order to obtain a building permit.



MacBax Land Surveying, PLLC
civil engineering & land surveying services
Certificate of Authorization No. 8137

PRELIMINARY DEVELOPMENT MAP
APOSTOLIC WORSHIP CENTER
 NORTH HALF, NORTHWEST QUARTER, SOUTHWEST QUARTER,
 NORTHWEST QUARTER, SECTION 17,
 TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE INDIAN MERIDIAN
 CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION -
 The Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 17, Township 9 North, Range 2 West, Indian Meridian, City of Norman, Cleveland County, Oklahoma, containing 4.980 acres, more or less, as shown on the plat of 'THE VINEYARD PHASE I' recorded in the Public Records of Cleveland County, Oklahoma, Book 4834, Page 489.

OWNER
 UNITED EVANGELICAL CHURCH OF NORMAN, INCORPORATED
 3221 N. Porter Avenue
 Norman, Oklahoma 73071

ENGINEER
 PDC ENGINEERING, LLC
 4716 S. Stange Drive
 Norman, Oklahoma 73072
 P.O. Box 81
 Shawnee, Oklahoma 73082-0081
 Phone: 405-872-7354

SURVEYOR
 MACBAY LAND SURVEYING, PLLC
 4716 S. Stange Drive
 Norman, Oklahoma 73072
 Phone: 405-872-7354

- LEGEND**
- SET 1/2" IRON PIN WITH CAP/MAGNAX OR B37
 - ▲ SPOKE MACHINERY LA ESTP
 - ▲ SET CEMENT SPW/LE WITH SPOKE MACHINERY LA ESTP
 - FOUND IRON PIN WITH SPOKE MACHINERY LA ESTP
 - ◇ FOUND PLS MONUMENT
 - FOUND TRANSFORMER
 - POWER POLE
 - SOAKAWAY
 - FIRE HYDRANT
 - ELECTRIC/COMMUNICATION LINE
 - STRENGTH ELECTRIC LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM SEWER LINE
 - PROPOSED WATER LINE
 - CURB AND GUTTER
 - RECTANGULAR
 - ROUND
 - BOUNDARY LINE
 - LOT LINES
 - EASEMENT LINES
 - UTILITY CLASSIFICATION
 - DE - DRAINAGE EASEMENT
 - E - EASEMENT
 - S - EASEMENT LINE
 - UN - LIMITED OF ACCESS
 - RW - RIGHT OF WAY

August 25, 2021

MB MacBAY Land Surveying, PLLC
 civil engineering & land surveying services
 4716 Stange Drive
 Norman, Oklahoma 73072
 Phone 405-872-7354
 Ken@MBLS.us