



# 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:** PD21-33                                      **APPLICANT:** Michael Roberts

**DATE:** October 7, 2021                                  **LOCATION:** 520 West Tecumseh Road

**TO:** Interested Neighbors                                 **WARD:** 6

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

**SUBJECT:** Pre-Development Discussion of Preliminary Plat

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 Alpine Motorsports. This property is currently zoned I-1, Light Industrial District, and a change of zoning will not be required.

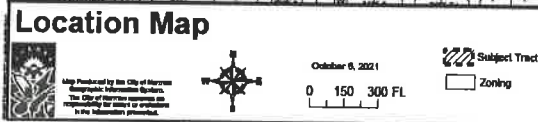
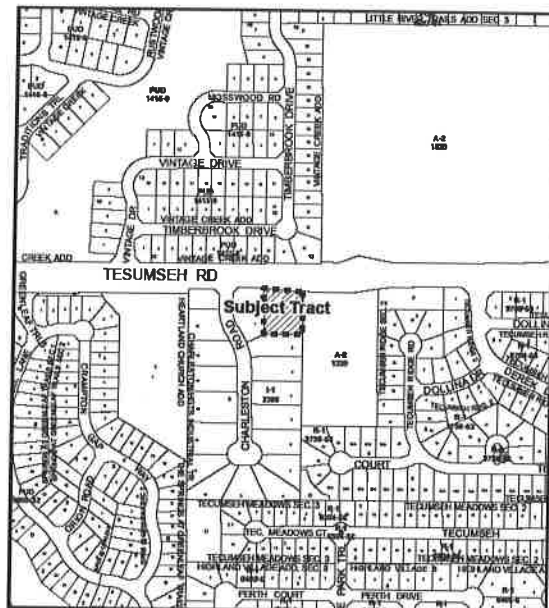
Please join us for a Pre-Development discussion of this proposal on Thursday, October 28, 2021 from **5:30 p.m. until 6:00 p.m.** The meeting will be held in **Conference Room C of Building A** of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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, J.W. Dansby, [\(405\) 760-8830](tel:4057608830) 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 21-33

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> Michael Roberts - Sole member <del>ETG HAM</del> ELYSIUM	<b>ADDRESS</b> 2719 Bart Conner Ct 73072 Norman Ok
<b>EMAIL ADDRESS</b> JW Dansby@Email.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> J. W. Dansby <b>BEST TIME TO CALL:</b> 8 AM - 5 PM - 05760 8830

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

A proposal for development on a parcel of land, generally located 520 West Trumseh Road Norman OK 73069

and containing approximately 1.0 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):

Automobile repair facility

1-4980 sq ft Building (Steel)

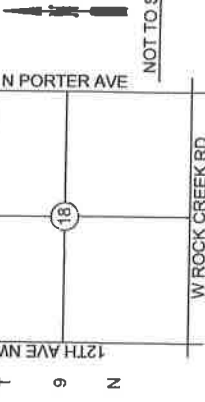
City of Norman water service

Aerobic on side sewer system

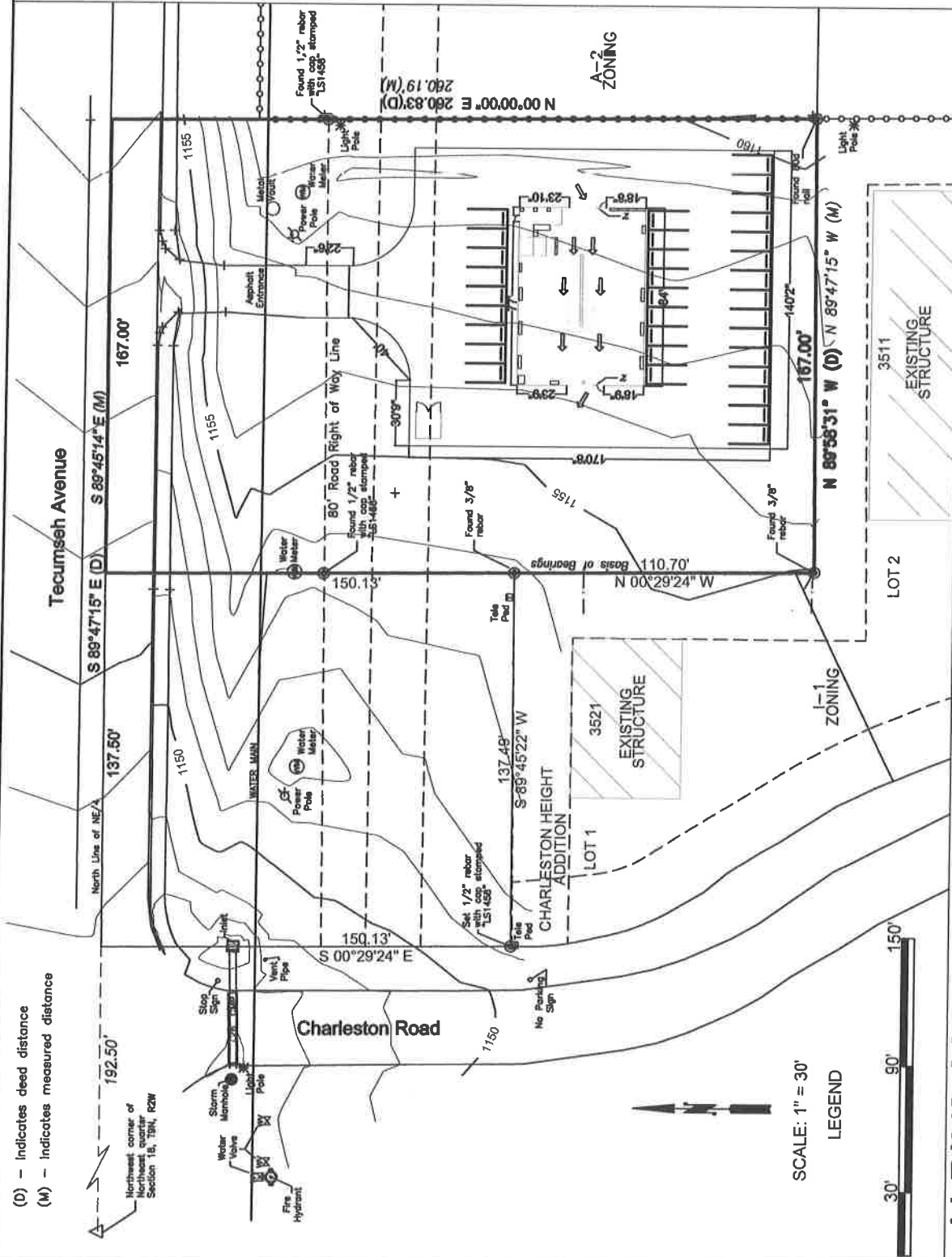
Parking lot Detention + Drainage

<b>This proposed development will necessitate (check all that apply):</b> <input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input type="checkbox"/> Rezoning to _____ District(s) <input type="checkbox"/> Special Use for _____ <input checked="" type="checkbox"/> Preliminary Plat <u>Alpine Motorsport Addition</u> (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	<b>Items submitted:</b> <input checked="" type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input checked="" type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>1-1, Light Industrial</u> Current Plan Designation: _____	<b>Concurrent Planning Commission Review Requested:</b> _____  <b>Received on:</b> <u>10-4-2021</u> <b>at</b> <u>1:15</u> a.m./p.m.  <b>by</b> <u>mt</u>
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OFFICE USE ONLY



Part of the North Half of the Northeast Quarter of Section 18, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:  
 The Northeast Quarter of Section 18, T9N, R2W, I.M., Thence North 200.83 feet; Thence S89°47'15" W a distance of 167 feet to the Point of Beginning  
 The Northwest Quarter of Section 18, T9N, R2W, I.M., Thence South 200.83 feet; Thence S89°47'15" W a distance of 167 feet to the Point of Beginning



(D) - Indicates deed distance  
 (M) - Indicates measured distance

Northwest corner of Section 18, T9N, R2W



SCALE: 1" = 30'

LEGEND



# ALPINE MOTORSPORT ADDITION PRELIMINARY DEVELOPMENT MAP

NE/4 OF SECTION 18, T9N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

**ZONING:**  
 EXISTING ZONING: A-2, -1  
**ENGINEER/SURVEYOR:**  
 DANSBY ENGINEERING PLC  
 GREG P. SKINNER L.S. #1458  
**OWNER:**  
 MICHAEL ROBERTS

DRAWING TITLE:	PRE-DEVELOPMENT MAP	CLIENT:	MICHAEL ROBERTS
DOCUMENT TITLE:	3287 ALPINE MOTORSPORT LLC	LOCATION:	553 W TECUMSEH RD, NORMAN, OK 73069
DRAWN BY:	DS	SCALE:	1"=30'
CHECKED BY:	MR	DATE:	10/04/2010
DRAWING NO.:	2387	DRAWING NO.:	1 OF 1
DATE:	6/20/12	REVISION:	

**Dansby Engineering PLC**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 2202 Westport Dr. Suite 8  
 Norman, OK 73068  
 C.A. No. 5331  
 (405) 321-4048 Exp. 6/30/22  
 REG. NO. 000020