





# Application for Pre-Development Informational Meeting

Case No. PD 21-35

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> Verdad Real Estate Derek Williams (developer)	<b>ADDRESS</b> 1211 S. White Chapel Blvd. Southlake, TX 76092
<b>EMAIL ADDRESS</b> dwilliams@verdad.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Derek Williams 214-662-8086 <b>BEST TIME TO CALL:</b> Any time

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

A proposal for development on a parcel of land, generally located 2301 McKown Dr. Norman, OK 73072

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IDEAL BUSINESS PARK LOT 1 BLK 1 LESS BEG NW/C LT 1 E55.13' S 42D W81.69' N60' POB

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& IDEAL BUSINESS PARK LOT 2 BLK 1

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and containing approximately 1.26 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):

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Per the conceptual site plan included, all 1.26 acres (approx.) of land is proposed for use of a convenience store, with possible made-in-store hot food, and prepackaged ready to eat foods, retail beer & wine, with outdoor canopy for fuel sales.

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

2025 Plan Amendment     Growth Boundary

Land Use

Transportation

Rezoning to \_\_\_\_\_ District(s)

Special Use for Automobile Service Station

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: C-1, Local Commercial

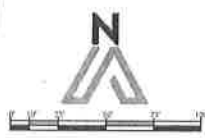
Current Plan Designation: \_\_\_\_\_

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

Received on: 10-4-2021

at 1:36 a.m./p.m.

by MT

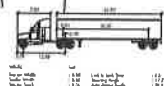


SIGNALIZED INTERSECTION

STATE HIGHWAY 9

24TH AVENUE SW

MCKOWN DRIVE



**PARKING REQUIREMENTS**  
RETAIL:  
6 SPACES + 1 SPACE / 200 S.F. CUSTOMER SERVICE AREA



SITE SPECIFICATIONS	
7-ELEVEN (PISO 2.0 PROTC)	
TOTAL LAND SIZE:	-54,900 S.F.
TOTAL BUILDING AREA:	4,872 S.F.
TOTAL PARKING REQUIRED:	21 SPACES
TOTAL PARKING PROVIDED:	45 SPACES



**PROPOSED 7-ELEVEN**  
NOTE: ALL DIMENSIONS AND LAND/BUILDING AREA CALCULATIONS ARE APPROXIMATE  
STATE HIGHWAY 9 & 24TH AVENUE SW | NORMAN | OK

1211 S. WHITE CHAPEL BOULEVARD  
SOUTH LAKE, TEXAS 76092  
817-807-8114 | 817-912-0550 | F  
VERDAD.COM | W

07/20/21  
DATE CREATED  
1" = 75'  
DRAWING SCALE

**VERDAD**

THIS SITE PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. IT IS SUBJECT TO GOVERNMENTAL CODES, TOWNY PLAN, AND ALL ENGINEERING REQUIREMENTS AS WILL BE DICTATED BY THE GOVERNING CITY OR MUNICIPALITY.