



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: PD22-01

APPLICANT: James L. Adair

DATE: January 6, 2022

LOCATION: 205 E. Main Street

TO: Interested Neighbors

WARD: 4

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of Special Uses

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 a Bar, Lounge or Tavern. This property is currently zoned C-3, Intensive Commercial District with Special Use for a Mixed Building for dwelling units on the upper floor(s), which will be renewed with this application.

Please join us for a Pre-Development discussion of this proposal on **Thursday, January 27, 2022 from 5:30 p.m. until 6:00 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.

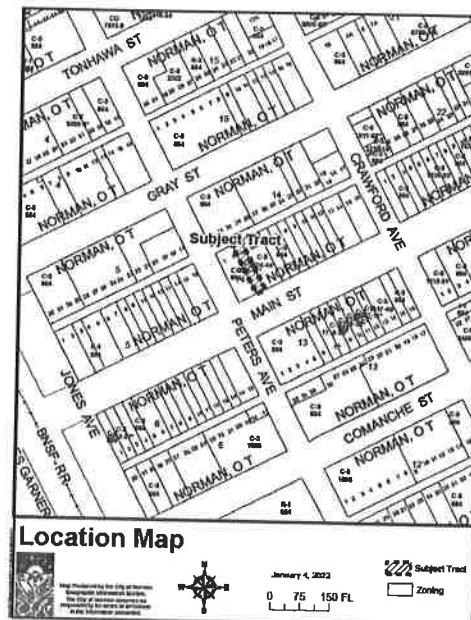
This applicant has filed a concurrent application for Planning Commission consideration of this project at their February 10, 2022 meeting. You will also be receiving notice of that meeting in the near future.

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, James L. Adair, (405) 321-8984 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 22-01

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 James L. Adair	ADDRESS 111 N Peters Ave, 101 Norman, OK 73069
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EMAIL ADDRESS jimadair@sbcglobal.net	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Jim Adair, 405.321.8984 BEST TIME TO CALL: 8-5
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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 _____

 Legal: NORMAN OT LOT 3 BLK 14. Address: 205 E Main, Norman OK 73069

and containing approximately .08 **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):
All allowable uses under the existing C-3 zoning, with a special use for a Bar, lounge, or tavern (O-7677-47; O-9192-18)

ALSO
RENEWAL of SPECIAL USE PERMIT for a MIXED USE BUILDING
FOR LOFT APARTMENTS ABOVE the GROUND FLOOR.

- This proposed development will necessitate (check all that apply):**
- 2025 Plan Amendment Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to _____ District(s)
 - Special Use for Bar, lounge, Tavern
 - 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-3
 Current Plan Designation: _____

Concurrent Planning Commission Review Requested: [Signature]

Received on: 1-3-2022
 at 10:00 a.m./p.m.
 by [Signature]

OFFICE USE ONLY



THE STATE OF OKLAHOMA
PEACOCK DESIGN, LLC
10000
11/22/2021

NEW PROJECT PLANS FOR:
205 E MAIN ST
NORMAN, OK 73069

JOB # : 0372-001
DATE : 11.22.2021
SCALE : AS SHOWN
SHEET NAME :
SHEET # : A1.1
REVISION # : X
DATE: 11/22/2021
DRAWN BY: J. COLE
CHECKED BY: J. COLE
www.peacockdesign.com
CERTIFICATE OF AUTHORIZATION:
ISSUED ON: JUNE 30, 2021
20172, Exp. 12/31/2021



↑ A SITE PLAN
SCALE: 1/16" = 1'-0"