



# 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:** PD22-05                      **APPLICANT:** Fred Thomas, IV  
Hampton Homes, LLC

**DATE:** March 10, 2022                      **LOCATION:** North 50' of Masonic Addition and  
vacant parcel to the North

**TO:** Interested Neighbors                      **WARD:** 8

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

**SUBJECT:** Pre-Development Discussion of a Preliminary Plat for Avadon Terrace Addition,  
Rezoning and NORMAN 2025 Land Use Plan Amendment

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a NORMAN 2025 Land Use Plan amendment, rezoning, and preliminary plat. This property is currently zoned R-1, Single Family Dwelling District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, March 24, 2022 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in Council Chambers 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 April 14, 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, Stephen Landes, (405) 275-5388 weekdays between 9:00 a.m. and 5:00 p.m. 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 22-05

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> Fred Thomas IV Hampton Homes, LLC	<b>ADDRESS</b> 1127 NW 25th St, Oklahoma City, OK 73106
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<b>EMAIL ADDRESS</b> fred@hamptonhomesok.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S) BEST TIME TO CALL:</b> (405)275-5388 - 9-5 Mon. to Fri. Stephen Landes - Representative slandes@landesengineering.net
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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 at 1700 N. Porter will include the North 50' of Masonic Addition and the open parcel to the north. The development will be surrounded on the north and west sides by Crystal Heights No. 2 Addition developed in the early 1970's. The east boundary is Porter Avenue.

and containing approximately 4.05 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):

The proposed use is Single Family residential. A PUD was developed to provide lots which meet conventional R-1 widths but will have lots with an area less than the 6,000 square foot minimum. The development will include two(2) common area blocks. The blocks will be for a detention area and a sales office later controlled by the HOA as a clubhouse with potential playground and other community amenities. The residential street will begin at the light on Porter and loop through the property.

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

- 2025 Plan Amendment     Growth Boundary
- Land Use
- Transportation
- Rezoning to \_\_\_\_\_ District(s)
- Special Use for \_\_\_\_\_
- Preliminary Plat Araden Terrace Addition (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: R-1, Single Family  
Current Plan Designation: Institutional

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

Received on: 2-22-2022

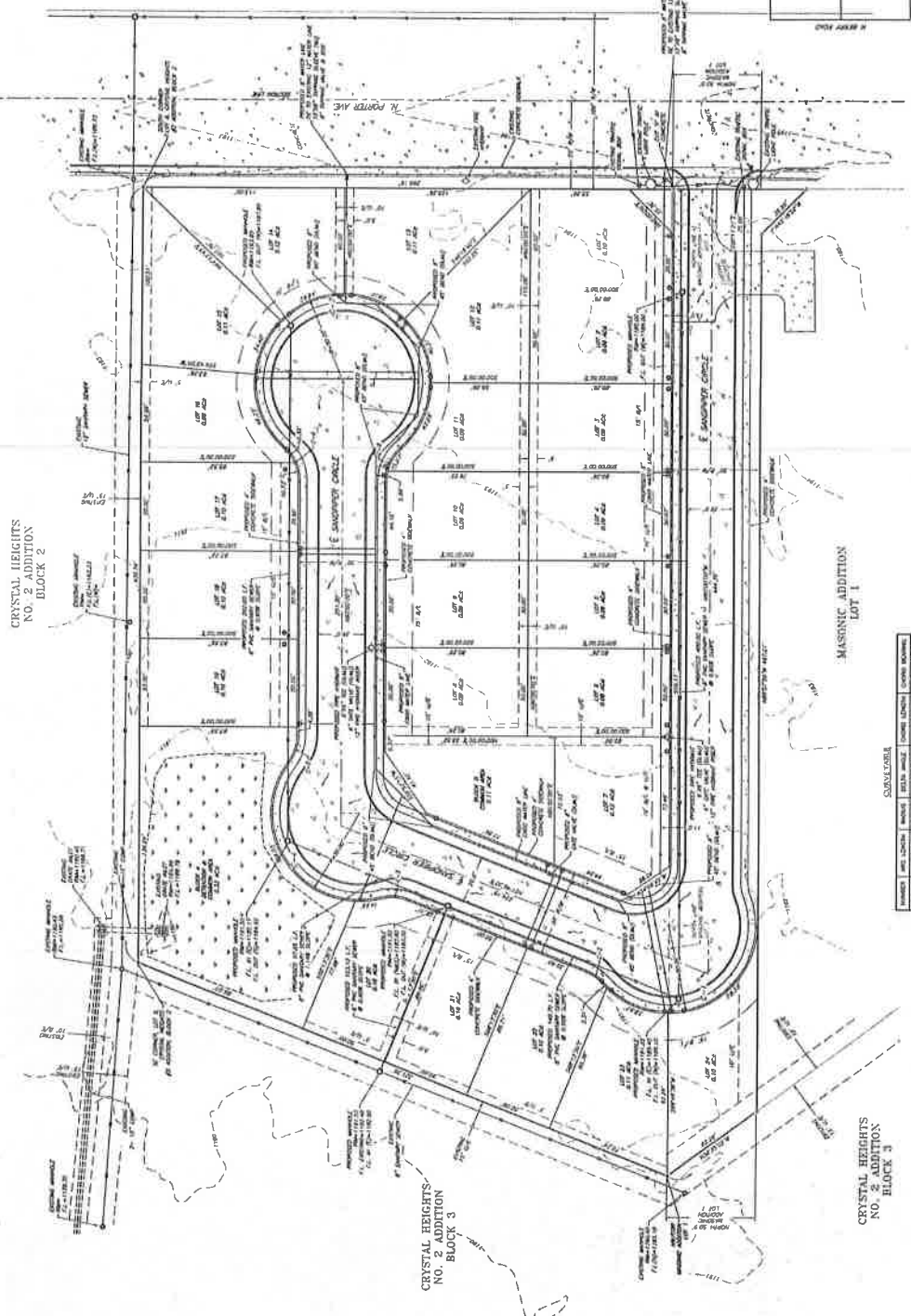
at \_\_\_\_\_ a.m./p.m.

by mt

OFFICE USE ONLY



NOTE:  
 ALL LOT AND BLOCK DIMENSIONS  
 ARE TO BE DETERMINED BY SURVEY.  
 SEE PLAN FOR ALL DIMENSIONS.



CONVEYANCE

TRACT	AREA	ACRES	SECTION	TOWNSHIP	RANGE	COUNTY	STATE
1	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
2	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
3	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
4	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
5	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
6	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
7	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
8	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
9	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
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16	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
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71	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
72	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
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76	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
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78	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
79	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
80	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
81	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
82	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
83	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
84	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
85	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
86	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
87	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
88	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
89	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
90	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
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93	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
94	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
95	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
96	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
97	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
98	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
99	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA
100	0.10	0.10	12	12N	10E	OKLAHOMA	OKLAHOMA

CRYSTAL HEIGHTS  
NO. 2 ADDITION  
BLOCK 2

MASONIC ADDITION  
LOT 1

CRYSTAL HEIGHTS  
NO. 2 ADDITION  
BLOCK 3

CRYSTAL HEIGHTS  
NO. 2 ADDITION  
BLOCK 3



Note to Contractors:  
 Call 504 11-800-332-6443  
 BEFORE ANY CONSTRUCTION BEGINS TO VERIFY THE LOCATION OF ALL UTILITIES AND TO OBTAIN THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
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SHEET NO. 2 OF 2  
 DATE: 3/13/2023  
 PROJECT: PRELIMINARY PLAT