



# 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:** PD22-08  
**DATE:** April 7, 2022  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Special Use for a Church, Temple or Other Place of Worship

**APPLICANT:** Hillel Foundation  
**LOCATION:** 494 Elm Avenue  
**WARD:** 4

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 Church, Temple or Other Place of Worship. This property is currently zoned R-3, Multi-Family Dwelling District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, April 28, 2022 from 6:00 p.m. until 6:30 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.

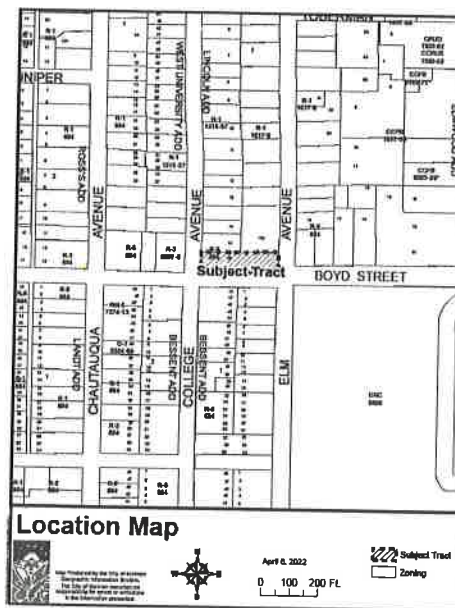
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their May 12, 2022 meeting. You will also be receiving notice of that meeting in the near future.*

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, Matt Peacock, (405) 990-8249 between 8 a.m. and 5 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 22-08

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>  HILLEL FOUNDATION, 494 Elm AVE, Norman, 73069	<b>ADDRESS</b>  494 Elm AVE, Norman, 73069
<b>EMAIL ADDRESS</b>  matt@peacockdesign.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Matt Peacock, Architect, 405.990.8249  <b>BEST TIME TO CALL: 8-5</b>

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

**A proposal for development on a parcel of land, generally located** \_\_\_\_\_  
**Legal Description:** LINCOLN LOT 16 BLK 1  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**and containing approximately** 0.47 **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):**

This will be for the demolition of the existing building, and the construction of a new building to be built in the same general location as the existing building. The use for this property was an approved use when it was originally constructed, but now requires special use as per the existing R-3 zoning (SEC. 422.5, paragraph 2, part E. Church, temple or other place of worship. (O-9596-19)).  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

2025 Plan Amendment     Growth Boundary  
 Land Use  
 Transportation

Rezoning to \_\_\_\_\_ District(s)  
 Special Use for Church, Temple, Place of Worship  
 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: R-3  
 Current Plan Designation: Institutional

**Concurrent Planning Commission Review Requested:** X

Received on: 4.4-2022  
 at \_\_\_\_\_ a.m./p.m.  
 by mt

OFFICE USE ONLY



Professional Engineer License No. 12345  
 State of Oklahoma  
 License Expiration Date: 12/31/2023

# HILTEL AT THE UNIVERSITY OF OKLAHOMA

NEW PROJECT PLANS FOR:  
 404 ELM AVE  
 NORMAN, OK

JOB # : 10283 - 001
DATE : 4 - 4 - 2022
SCALE : AS SHOWN
SHEET NAME : AS SHOWN
SHEET # : A1.0
REVISION # : X
2024 N. Chouteau Blvd. Oklahoma City, OK 73105 (405) 771-2005 www.peacockdesign.com
CERTIFICATE OF AUTHORIZATION: APR 17 2022 - APR 16 2023



A SITE PLAN  
 SCALE: 1/8" = 1'-0"