



# 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:** PD22-14  
**APPLICANT:** Rental Ranch II, L.L.C. and D.L.Hayes Co.  
**DATE:** June 9, 2022  
**LOCATION:** 621 Highland Parkway  
**TO:** Interested Neighbors  
**WARD:** 8  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a NORMAN 2025 Plan Amendment and Rezoning

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 Plan Amendment from Low Density Residential Designation to Commercial Designation and rezoning to SPUD, Simple Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, June 23, 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 July 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, Bill Hayes, (405) 326-9206 any time. 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 22-14

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> Rental Ranch II LLC D.L Hayes Co Inc	<b>ADDRESS</b> PO Box 5359 Norman, OK 73070
<b>EMAIL ADDRESS</b> B Hayes 92645@gmail.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Bill Hayes: 405-326-9206 <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 on Highland Parkway,  
1 block west of Flood St. Ave, Norman, OK.  
Address is 621 Highland Parkway plus a 25' x 140'  
piece of Land already zoned C-2 to the east &  
adjacent to the property.

and containing approximately 13,300 sq ft 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 is a combination of a residential lot plus  
a piece of Land adjacent to the property that is zoned C-2  
(25' x 140') which comprises all of this property.  
We want to build a storage building on this property.  
The building will be approximately 3900 SF metal  
building with two overhead doors & two 3' walk thru  
doors. We would like to get this property rezoned  
to a SPUD (Simple Planned Unit Development)

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

- 2025 Plan Amendment
- Growth Boundary
- Land Use
- Transportation
- Rezoning to SPUD District(s) \_\_\_\_\_
- Special Use for \_\_\_\_\_
- Preliminary Plat \_\_\_\_\_ (Plat Name)
- Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)
- 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 & C-2

Current Plan Designation: Low Density Residential  
& Commercial

Concurrent Planning Commission Review Requested: Y

Received on: 5-6-2022  
 at 10:00 (a.m.)

by mt

OFFICE USE ONLY

AREA CALCULATIONS:

TOTAL LAND AREA

APPROX.: 9800SF plus 3500SF  
OF C-2 EAST OF LOT  
FOR A TOTAL OF: 13,300SF

EXISTING BUILDING

APPROX. 3900SF

EXISTING IMPERVIOUS

SURFACE: 6270

(PROPOSE NEW PARKING plus  
TOTAL BUILDING)

PROPOSED GREEN SPACE: 6904

(INCLUDES 25' WIDE SPACE EAST  
OF LOT ZONED C-2)

↑N

621 HIGHLAND PARKWAY

SCALE 1/20

