



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: PD22-15

APPLICANT: City of Norman – Norman Utilities Authority

DATE: July 7, 2022

LOCATION: North of Robinson Street, approx. 2,000' east of 24th Avenue NE

TO: Interested Neighbors

WARD: 5

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Special Use for Municipal 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 Municipal Uses to amend the site plan, and request variances to the masonry requirement, to allow gravel parking for employees, and to the landscape requirements. This property is currently zoned A-1, General Agricultural District with Special Use for Municipal Uses.

Please join us for a Pre-Development discussion of this proposal on **Thursday, July 28, 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.

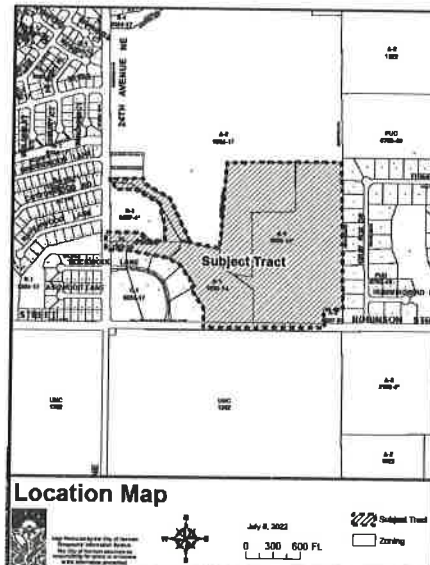
This applicant has filed a concurrent application for Planning Commission consideration of this project at their August 11, 2022 meeting. You will also be receiving notice of that meeting in the near future.

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, Nathan Madenwald, (405) 245-6921 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 22-19

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 City of Norman - Norman Utilities Authority	ADDRESS 201 West Gray, Building C Norman, OK 73069 <div style="text-align: right; font-family: cursive; color: blue; font-size: 2em; margin-top: 10px;"> </div>
EMAIL ADDRESS nathan.madenwald@normanok.gov	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Nathan Madenwald, Utilities Engineer (405) 245-6921 BEST TIME TO CALL: Normal Business Hours

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

A proposal for development on a parcel of land, generally located The North Half of the Northwest Quarter of said Northeast Quarter (N/2 NW/4 NE/4) AND The North 529 feet of the South Half of the Northwest Quarter of said Northeast Quarter (S/2 NW/4 NE/4).

and containing approximately 50.5 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):

- Lot 1 of the preliminary plat will be for the City of Norman Emergency Communications and Operations Center (ECOC). This lot is 5.54 acres in size.
- Lot 2 of the preliminary plat will be for the City of Norman Line Maintenance Facility, the Hall Park Tower, material storage, and continued disposal activity for the Vernon Campbell Water Treatment Plant.

Since the approval of the City of Norman - Hall Park Complex Preliminary Plat and Special Use Zoning 1920-14, the following modifications to the site plan are proposed:

1. New drive entrance for the ECOC and Line Maintenance Facility. Existing gravel drive to remain in use for other purposes.
2. Modified layout for the Line Maintenance Facility.
3. Modified layout for the ECOC.
4. Variance Request - Elimination of the required masonry for the building. Metal buildings proposed.
5. Variance Request - Allowance for gravel parking for City employees. Spaces for the public to be paved.
6. Variance Request - No minimum landscape requirements due to limited access and location at rear of lot.

OFFICE USE ONLY

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment
 - Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to _____ District(s)
 - Special Use for Municipal Uses
 - 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: _____
- Current Plan Designation: _____

Concurrent Planning Commission Review Requested:

Received on: 7-1-2022

at 3:20 a.m./p.m.

by ant



- LEGEND**
- 1 NORMAN COUNTY EMERGENCY OPERATIONS CENTER
 - 2 PUBLIC PARKING (16 SPACES)
 - 3 SECURED PARKING (57 SPACES)
 - 4 SECURED ENTRY
 - 5 PUBLIC ENTRY
 - 6 STAND-OFF ZONE
 - 7 LOADING ZONE
 - 8 EXISTING STORMWATER RETENTION DUMPSTER
 - 9 SECURED ENCLOSURE CEP
 - 10 SECURITY FENCE
 - 11 MONUMENT SIGN
 - 12 RV PARKING
 - 13 EV CHARGING
 - 14 CARD READER
 - 15

- PROPERTY LINE
- PERIMETER FENCE
- SITE ENTRY
- SECURED ENTRY
- PUBLIC PARKING
- FUTURE EXPANSION

