



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: PD22-17

APPLICANT: Zafar Baig

DATE: August 4, 2022

LOCATION: 4000 E. Robinson Street

TO: Interested Neighbors

WARD: 5

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a 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 to remove this property from a Special Enterprise Zone. This property is currently zoned PUD, Planned Unit Development, and rezoning is requested to A-1, General Agricultural District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, August 25, 2022 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

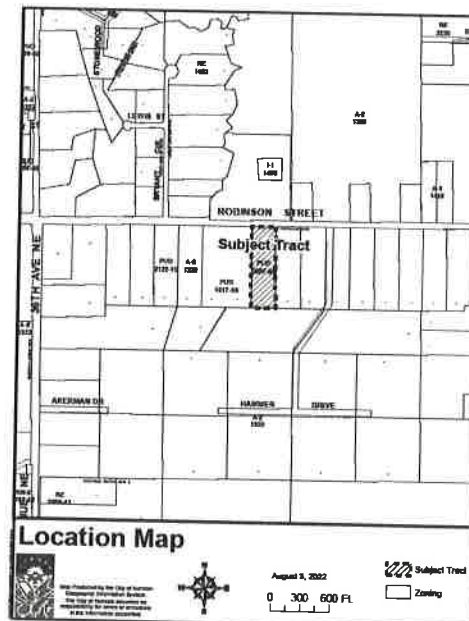
This applicant has filed a concurrent application for Planning Commission consideration of this project at their September 8, 2022 meeting. You will also be receiving notice of that meeting in the near future.

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, Zafar Baig, (405) 410-1579 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 22-17

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 ZAFAR BAIU	ADDRESS 3010 TARA 2H NORMAN OK 73069
EMAIL ADDRESS baigzafar62@gmail.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) ZAFAR BAIU 405 410 1579 BEST TIME TO CALL: 8 to 6 Pm

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

A proposal for development on a parcel of land, generally located 4000 E. Robinson
NORMAN OK 73026

and containing approximately 5 Acre 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):

Home

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

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation

Rezoning to A-1, General Agricultural District(s)
 Special Use for _____
 Preliminary Plat _____ (Plat Name)
 Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)
 Commercial Communication Tower

Items submitted:

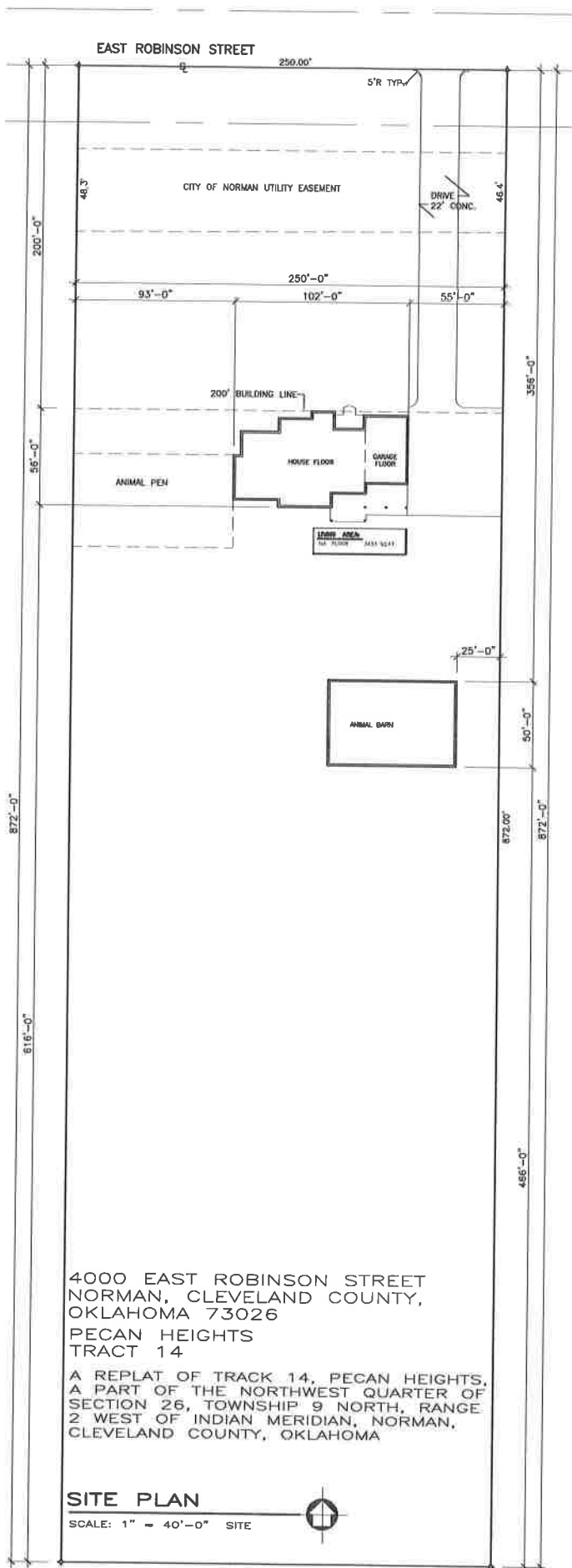
Deed or Legal Description
 Radius Map
 Certified Ownership List
 Written description of project
 Preliminary Development Map
 Greenbelt Enhancement Statement
 Filing fee of \$125.00

Current Zoning: PUD
 Current Plan Designation: _____

Concurrent Planning Commission Review Requested: 9-8-2022

Received on: 7-29-2022
 at _____ a.m./p.m.
 by [Signature]

OFFICE USE ONLY



4000 EAST ROBINSON STREET
 NORMAN, CLEVELAND COUNTY,
 OKLAHOMA 73026
 PECAN HEIGHTS
 TRACT 14

A REPLAT OF TRACK 14, PECAN HEIGHTS,
 A PART OF THE NORTHWEST QUARTER OF
 SECTION 26, TOWNSHIP 9 NORTH, RANGE
 2 WEST OF INDIAN MERIDIAN, NORMAN,
 CLEVELAND COUNTY, OKLAHOMA

SITE PLAN

SCALE: 1" = 40'-0" SITE

