



# 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:** PD22-22      **APPLICANT:** Carrie Willey, Telamon, on behalf of Anthemnet

**DATE:** September 8, 2022      **LOCATION:** 6698 East State Highway 9

**TO:** Interested Neighbors      **WARD:** 5

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

**SUBJECT:** Pre-Development Discussion of a new Cell Tower

You are receiving this letter because you own property within the 850-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of a new cell tower. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will not be required.

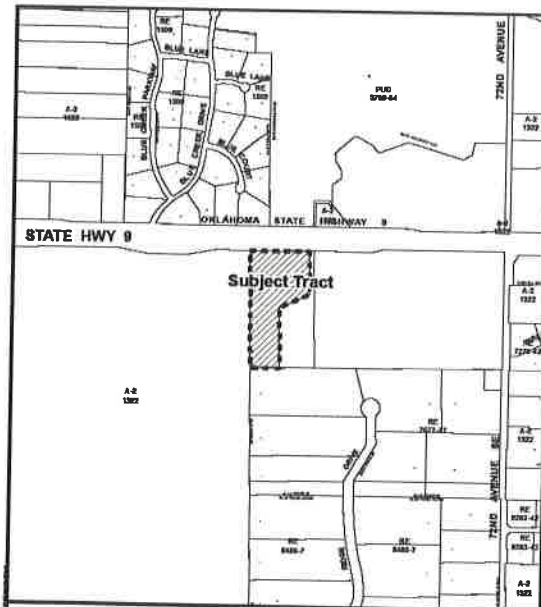
Please join us for a Pre-Development discussion of this proposal on Thursday, September 22, 2022 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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 before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Carrie Willey at 936-499-7438 or Kim Columbo at 909-202-3484 any time. We look forward to your participation and thank you for taking an active role in your community.

### VICINITY MAP



### Location Map





# Application for Pre-Development Informational Meeting

Case No. PD 22-22

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> Applicant: Carrie Willey; Telamon, on behalf of Anthemnet Land Owner: Bergen Holdings, LLC	<b>ADDRESS</b> (Applicant) Telamon Corporation 581 Enterprise Drive Edmond, OK 73013
<b>EMAIL ADDRESS</b> carrie.willey@telamon.com kim@anthemnet.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Carrie Willey - 936-499-7438 Kim Columbo - 909-202-3484 <b>BEST TIME TO CALL:</b> Anytime

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

**A proposal for development on a parcel of land, generally located** APN: 67817, Bergen Holdings LLC - Parent Parcel

Cell Tower Address received from City of Norman: 6698 East State Highway 9, Norman, OK 73026

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**and containing approximately** \_\_\_\_\_ **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):**

Verizon Wireless proposes 180' Monopole Tower on Parent Parcel owned by Bergen Holdings, LLC. The tower will sit within a 50' x' 50' compound, which will be surrounded by 7' high chain-link fence, within the tree-line of Bergen property. The lease space is intended to be occupied by Verizon as the first tenant, and is intended to host (3) future carriers, in order to minimize additional future verticality in the area to accommodate those carriers.

30' Wide Access and Utility Easement are included in the survey; Power will be provided by OEC, and fiber will be provided by Verizon at later time

Clearing of the Access and Utility Easement planned for commencement once Zoning and Permitting are approved and complete.

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<p>This proposed development will necessitate (check all that apply):</p> <p><input type="checkbox"/> 2025 Plan Amendment    <input type="checkbox"/> Growth Boundary</p> <p><input type="checkbox"/> Land Use</p> <p><input type="checkbox"/> Transportation</p> <p><input type="checkbox"/> Rezoning to _____ District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input type="checkbox"/> Preliminary Plat _____ (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p> <p><input checked="" type="checkbox"/> Commercial Communication Tower</p>	<p>Items submitted:</p> <p><input checked="" type="checkbox"/> Deed or Legal Description</p> <p><input checked="" type="checkbox"/> Radius Map</p> <p><input checked="" type="checkbox"/> Certified Ownership List</p> <p><input checked="" type="checkbox"/> Written description of project</p> <p><input checked="" type="checkbox"/> Preliminary Development Map</p> <p><input type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>A-2</u></p> <p>Current Plan Designation: <u>Country Residential Floodplain</u></p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>9-1-2022</u></p> <p>at <u>1:30</u> a.m./p.m.</p> <p>by <u>[Signature]</u></p>
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September 1, 2022

**Project Narrative – “Imhoff Road”**

Re: Anthemnet / Verizon Proposed Commercial Communication Tower  
6698 E State Hwy 9, Norman, OK 73026

Dear City of Norman Planning Department,

Telamon is currently working with Anthemnet on behalf of Verizon Wireless to fill gaps in cellular coverage in the rural area of Norman, Oklahoma. We have successfully located an ideal location which achieves the client’s coverage objectives, while we believe also meet the City of Norman requirements per the ordinance for Commercial Communication Towers.

Anthemnet is proposing to construct a 180’ Monopole Tower on the Bergen Holdings property, as depicted through the lease, survey, and drawings provided with this packet. The address for the proposed tower location is **6698 East State Highway 9, Norman, Oklahoma, 73026.**

We have obtained the Certified Ownership List (850’) which is attached to this packet. We have also attached the Deed, the fully executed lease agreement, the Survey and Legal Descriptions, and the Propagation Map provided by Verizon. (This shows the area with and without the new cell tower coverage). Please find the attached Preliminary Zoning Drawings, we welcome your feedback and input.

We appreciate the opportunity to attend the September 22<sup>nd</sup> Pre-Development Meeting, please confirm our item will be included on the agenda.

Please do not hesitate to reach out anytime with questions or concerns.

Kindest Regards,

**Carrie J. Willey**

Project Manager, Site Development



Telamon Corporation  
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