



The City of **NORMAN**

225 N. Webster Ave. • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD23-01
DATE: February 9, 2023
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a rezoning to Planned Unit Development

APPLICANT: RELA, LLC and SunHive Collective
LOCATION: 5201 24th Avenue NE
WARD: 5

You are receiving this letter because you own property within the 1,000-foot notification boundary of a Pre-Development application to consider rezoning to Planned Unit Development for SunHive Collective. This property is currently zoned A-2, Rural Agricultural District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, February 23, 2023 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **Conference Room B** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office.

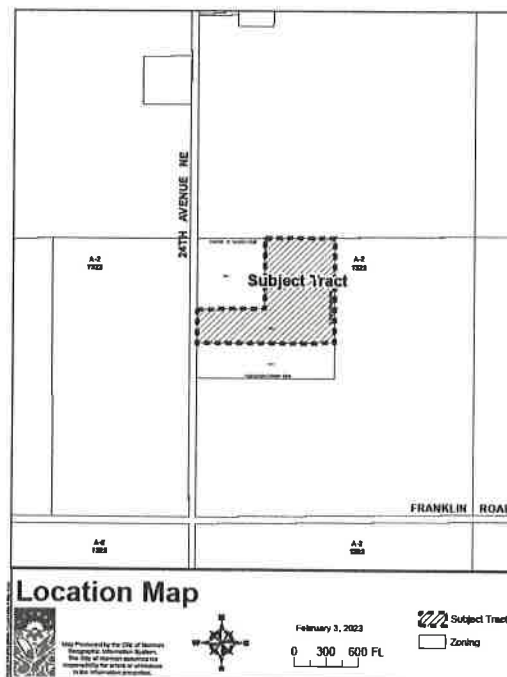
This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 9, 2023 meeting. You will also be receiving notice of that meeting in the near future.

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, Hussein Torbati, (405) 818-9600 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 23-01

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 RELA, LLC, Pati Torbati, Sole Member SunHive Collective, Hussein Torbati, Board Representative/Member	ADDRESS 7481 East Rock Creek Rd., Norman, OK 73026
---	--

EMAIL ADDRESS htorbati@classenurgentcare.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Hussein Torbati, 405-818-9600 BEST TIME TO CALL: Anytime
--	---

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

A proposal for development on a parcel of land, generally located 5201 24th Ave NE, Norman, OK 73071

and containing approximately 19.84 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):
 see attached page for detailed description of the use and improvements requested.

Approximately 5-6 acres surrounding the main residence will contain all the proposed improvements.
 The remainder of the property will remain in its current state.

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment
 - Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to PUD District(s)
 - Special Use for _____
 - 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: A-2
 Current Plan Designation: Country Residential

Concurrent Planning Commission Review Requested: [Signature]

Received on: 1-31-2023
 at 10:00 a.m./p.m.
 by [Signature]

OFFICE USE ONLY

Services and Business Use Description:

We plan for the property to be used by SunHive Collective.

This nonprofit organization provides a program for members with differing degrees of physical and/or intellectual disabilities to attend Monday through Friday from 8am to 6pm. SunHive also occasionally will have few weekend events for the members throughout the year, as well yearly daytime summer camps to introduce those younger disabled members, soon to graduate high school, to SunHive.

The members are assisted by caring and trained individuals to learn daily living skills, maintain and improve social skills, and to interact with the community. The program also provides a safe, inclusive place for the members to interact with their friends. Each person's individual and unique abilities are cultivated and fostered through hands-on experiences that help them thrive.

The animals and gardens will be used not only for relaxation, but to give the members purpose and responsibilities. SunHive hopes that one day, their members will sell their eggs and other farm products at the Farmers' Market.

Staff and any volunteers that may assist the staff are interviewed by the administrator and lead staff (who currently have a license as special education teachers). A background check is performed on all staff and volunteers.

A maximum of 30 members will be accepted with a staffing ratio of approximately 2:1 staff to members depending upon member need. The members will not have vehicles at the property, but will be dropped off and picked up by their guardians.

Norman Rural Certificate of Survey of F

FLETCHER FARMS

COS-0506-9

CROSS C RANCH COS

West 1/4 corner
(NW corner SW/4)
Section 3, T9N-R2W
Cleveland County,
Oklahoma

Legend	
	Building
	Easement
	Parcel
	2011 Contour
	Stream Planning Corridor
	100y Floodplain
	Roadway



N89°19'12"E
658.86'

heavy trees

pasture

NON BUILDABLE AREA
Flood Zone

pasture

heavy trees

pasture

heavy trees

heavy trees

TRACT TWO
19.84 acres

Tract 2 Plugged Oil Well

N89°35'13"E
1317.78'

TRACT ONE
10.00 acres

N00°12'36"W
24TH AVE

00 2.0Z

FLETCHER FARMS COS

S00°12'56"E

33' Statutory right of way
17' Roadway and Utility Easement
Block 3909

Activities Building

Resident (cousin)

Barn

metal bldg.

curr. resident