



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: PD23-05

DATE: March 9, 2023

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Preliminary Plat

APPLICANT: Gary Do and Lynn Do

LOCATION: 3360 Classen Blvd.

WARD: 7

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of commercial uses. This property is currently zoned C-2, General Commercial District, and a change of zoning will not be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, March 23, 2023 from 6:00 p.m. until 6:30 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.

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, Pham Do, (405) 831-8929 between 8:00-1:00 p.m., M-F. 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 23-05

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 Gary Do & Lynn Do	ADDRESS 2908 Twin Lake Dr. Moore, OK 73165
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EMAIL ADDRESS Pham Do 5@gmail.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Pham Do (405) 831-8929 BEST TIME TO CALL: M-F 8-1:00 PM
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 3360 E Classen Blvd
Norman, OK 73071

and containing approximately 2 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):

All 2 acres will be used as retail space for such businesses as restaurants, retail shops, insurance offices, etc.

<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 checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p> <p><input 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 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 checked="" type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>C-2</u></p> <p>Current Plan Designation: _____</p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>2-24-2023</u></p> <p>at <u>1:30</u> a.m./p.m.</p> <p>by <u>[Signature]</u></p>
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OFFICE UNSEALY

DESCRIPTION OF PROJECT

February 24, 2022

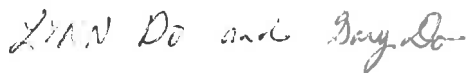
Dear City of Norman,

We are submitting for rezoning a 2 acres tract of land located at 3360 Classen Blvd in S.E. Norman directly west of Southlakes Blvd. It has 224 ft frontage on Classen Blvd. Access approach to the property will be directly across from the Southlakes Blvd.

Our intent is to re-zone the property from industrial (I-1) to commercial (C-2) designation. An upscale family restaurant with several high quality shops will be included in this development. Many people in the S.E. Norman area will benefit from this development.

Attached is a plot plan of how we envision the development. This project and its completion will add to the already transforming corridor of Classen Blvd from north of S.H. 9 to south of Cedar Lane in S.E. Norman. We will adhere to all City Council guidelines.

Respectfully submitted,

Handwritten signature in cursive script that reads "LYNN DO and Gary Do".

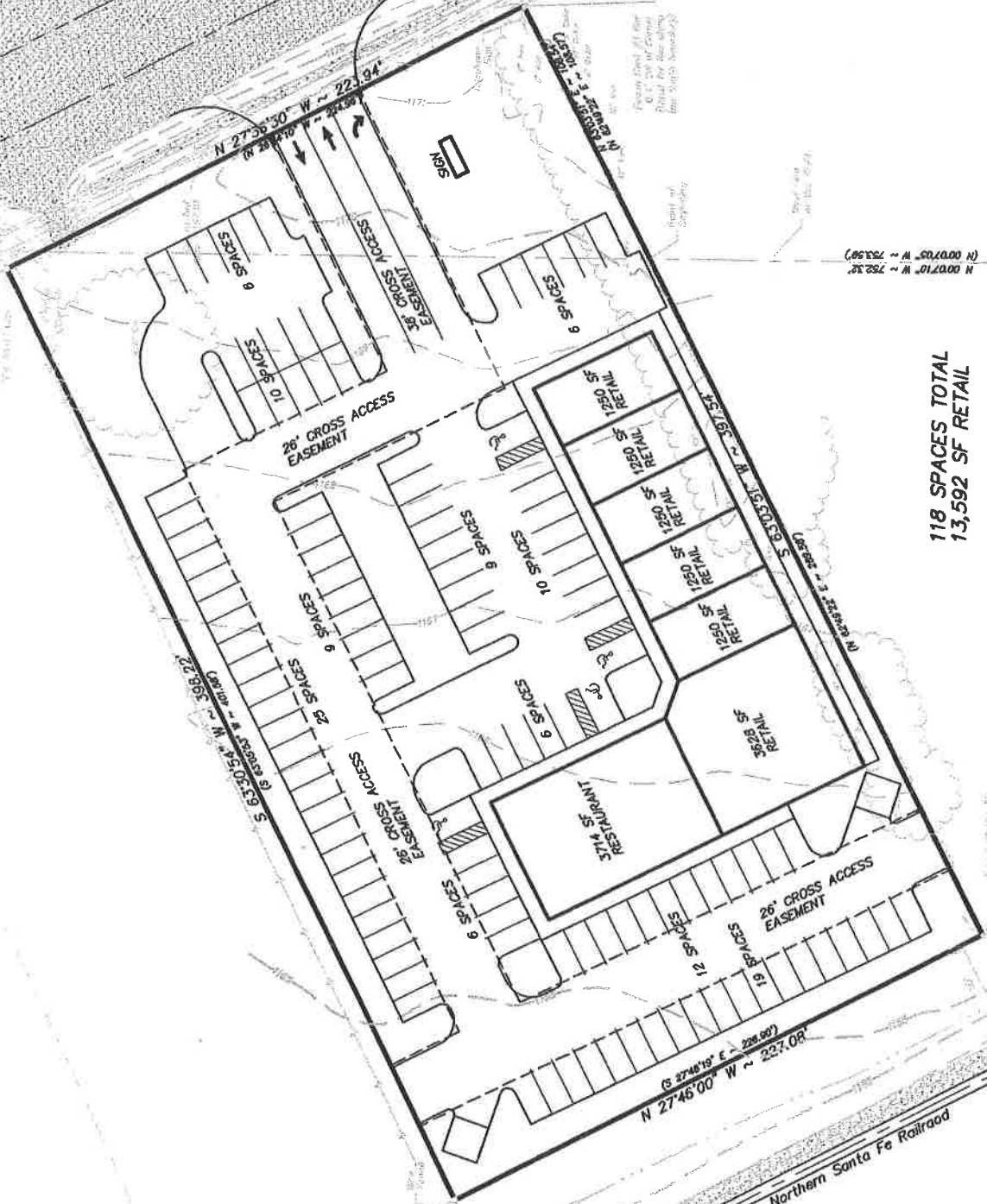
Lynn Do and Gary Do

SOUTH LAKE
CLASSEN BLVD. (HIGHWAY 77)

S 27°36'30" E

N 27°36'30" W ~ 222.94'
EASEMENT

(N 00°07'05" W ~ 753.38')
(S 63°03'15" W ~ 782.38')



118 SPACES TOTAL
13,592 SF RETAIL

S 27°46'00" W ~ 227.08'
S 27°48'19" E ~ 228.00'

Burnington Northern Santa Fe Railroad

NOT TO SCALE

As shown on 2/28/05