



# 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:** PD23-07

**DATE:** March 9, 2023

**TO:** Interested Neighbors

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

**SUBJECT:** Pre-Development Discussion of Rezoning

**APPLICANT:** Midway Grocery, Inc.

**LOCATION:** 601 W. Eufaula

**WARD:** 4

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning to SPUD, Simple Planned Unit Development. This property is currently zoned C-1, Local Commercial District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, March 23, 2023 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **Conference Room A** 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 April 13, 2023 meeting. You will also be receiving notice of that meeting in the near future.*

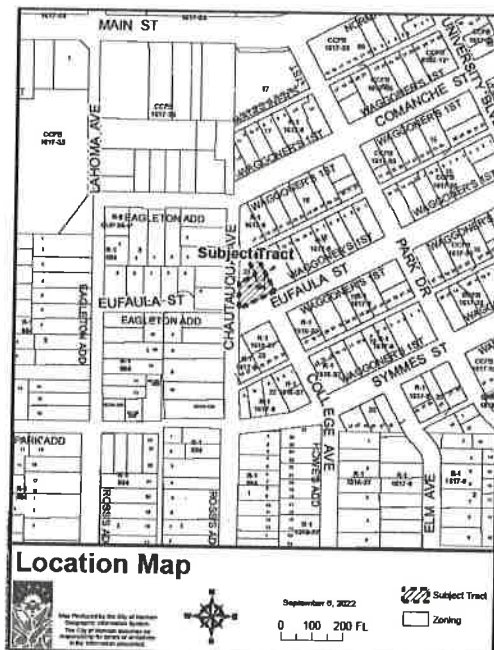
Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or 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, Hal Ezzell, (405) 760-1192, or Bob Thompson, (405) 406-4243 during business hours. We look forward to your participation and thank you for taking an active role in your community.

*PLEASE NOTE: The attached exhibits are only a portion of the SPUD Narrative that was submitted.*

### VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 23-07

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> Midway Grocery, Inc.	<b>ADDRESS</b> 601 W. Eufala ST Norman OK 73069
<b>EMAIL ADDRESS</b> hezzell@coxinet.net 405-760-1192	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Hel Ezzell 405-760-1192 <b>BEST TIME TO CALL:</b> Bob Thompson 405-406-1243

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

A proposal for development on a parcel of land, generally located 601 W. Eufala ST.  
For Special use zoning Designation For the Midway.

and containing approximately 0.234 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):

The Applicant is applying for a Special use zoning Designation for the existing business that will clarify and limit the existing uses of establishment.

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

- 2025 Plan Amendment
- Growth Boundary
- Land Use
- Transportation
- Rezoning to SMUD District(s)
- Special Use for \_\_\_\_\_
- Preliminary Plat \_\_\_\_\_ (Plat Name)
- Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)
- Commercial Communication Tower

Items submitted:

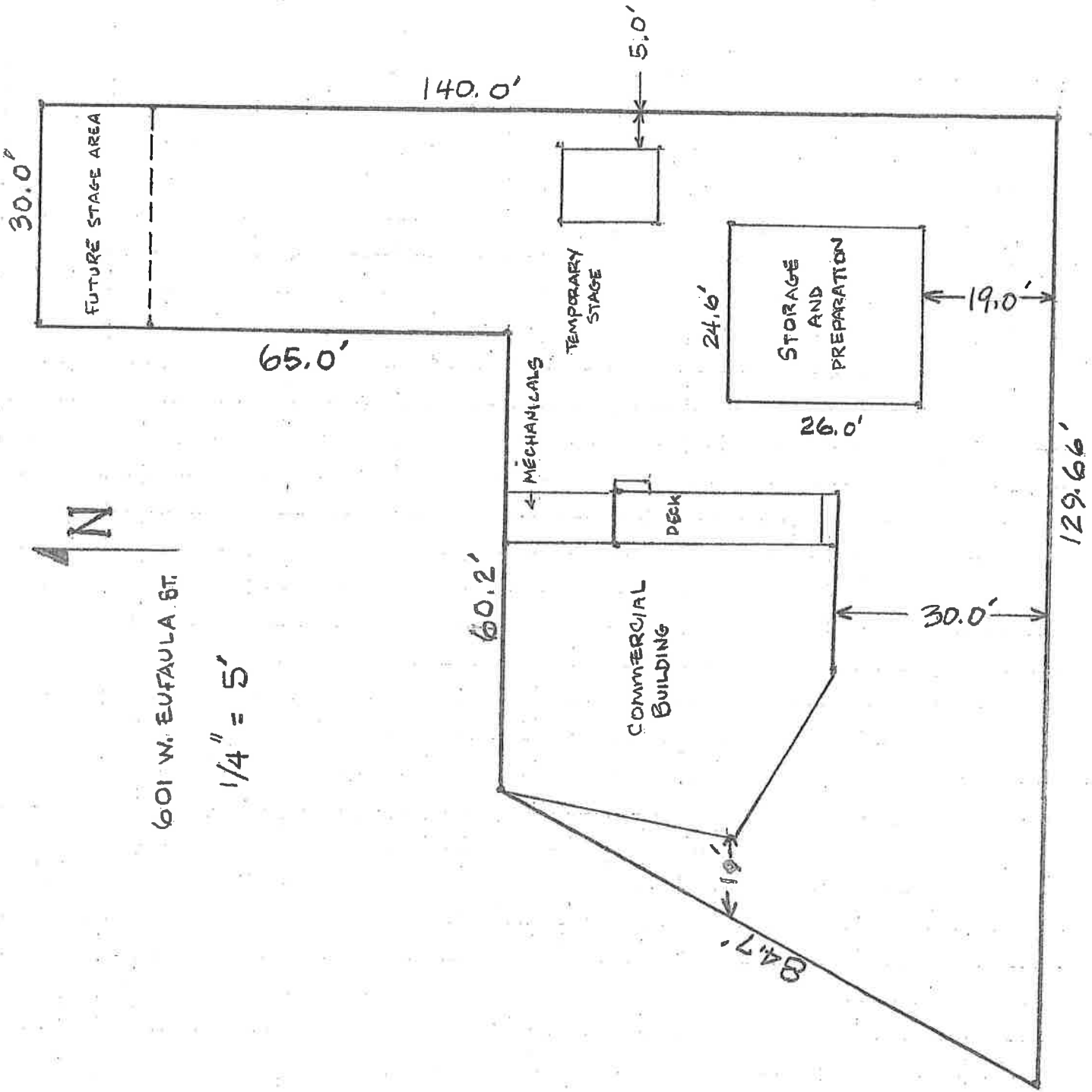
- Deed or Legal Description
- Radius Map
- Certified Ownership List
- Written description of project
- Preliminary Development Map
- Greenbelt Enhancement Statement
- Filing fee of \$125.00

Current Zoning: C-1  
 Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested:

Received on: 3-1-2023  
 at 12:00 a.m./p.m.  
 by met

OFFICE USE ONLY



601 W. EUFAULA ST.

1/4" = 5'

N

60.2'

140.0'

30.0'

65.0'

MECHANICALS

TEMPORARY STAGE

DECK

COMMERCIAL BUILDING

STORAGE AND PREPARATION

26.0'

24.6'

19.0'

30.0'

129.66'

19.0'

84.7'

**EXHIBIT B**

**SPECIFIC PERMITTED USES**

The following commercial uses will be permitted on the Property by virtue of the SPUD:

1. Restaurant
2. Catering establishment
3. Delicatessen store
4. Food Truck Parking
5. Office
6. Live entertainment and music (indoor)
7. Live entertainment and music (outdoor)