



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: PD23-17

APPLICANT: Simple Storage, L.L.C.

DATE: June 8, 2023

LOCATION: Near NE corner of 24th Avenue SE
and Imhoff Road

TO: Interested Neighbors

WARD: 5

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Preliminary Plat for Commercial/Office Development

You are receiving this letter because you own property within the 450-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of the subject tract. This property is currently zoned C-2, General Commercial District, and a change of zoning will not be required.

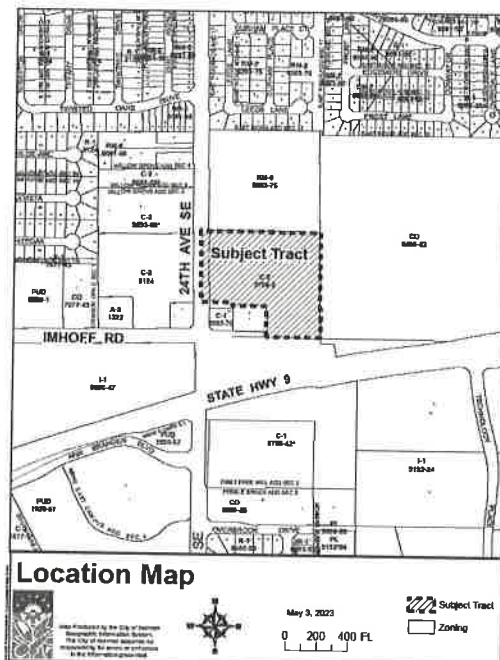
Please join us for a Pre-Development discussion of this proposal on Thursday, June 22, 2023 from 6:00 p.m. until 6:30 p.m. The meeting will be held in **Conference Room B** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office (**former Norman Public Library; entrance on north side**).

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, Luke Rountree, [\(405\) 509-6795](tel:4055096795) 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 23-17

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 <p style="margin-top: 10px;">Simple Storage, LLC</p>	ADDRESS <p style="margin-top: 10px;">PO Box 15329 Del City, OK 73155</p>
---	--

EMAIL ADDRESS <p style="margin-top: 10px;">luke.rountree@blockonecommunities.com</p>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <p style="margin-top: 10px;">Luke Rountree BEST TIME TO CALL: 8 - 5 M - F</p>
--	--

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

A proposal for development on a parcel of land, generally located _____
Northeast of the intersection of 24th Avenue SE and Imhoff Road

and containing approximately 9.85 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 Western portion of the site will consist of a Control Panel Manufacturer to be built on 4.85 acres. The remainder of the site will be a retail shopping center to be placed on 5 acres. There are some gas lines and easements that the developer will be unable to develop structures on.

The intent at this point is to subdivide the land into two parcels.

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

- OFFICE
USE
ONLY
- 2025 Plan Amendment Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to _____ District(s)
 - Special Use for _____
 - Preliminary Plat Simple Storage Subdivision (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: C-2, General Commercial
 Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on: 6-1-2023
 at _____ a.m./p.m.
 by mt

Development Plan for
~SITE DEVELOPMENT PLAN~

24th Ave SE, Suite 100
DA City, OK 73155
(405) 509-6795

Proposed Building A
18,000 sq ft

Proposed Building B
20,000 sq ft

LOT 1
12,300 sq ft

LOT 2
5,000 sq ft

24th Avenue SE
100' PUBLIC RIGHT-OF-WAY
(NO CONCRETE TYPING PROVIDED)
VARIABLE WITH ASPHALT AND GRANITE PAVEMENT

POINT OF COMMENCEMENT
SHOULD COORDINATE WITH ALL
SURROUNDING DEVELOPMENTS
OF SEC. 1, T.8N., R.5W., E.1M.

Site Information

Project Name: PROPOSED DEVELOPMENT

Project Address: 24th Ave SE, Suite 100, DA City, OK 73155

Project Owner: Simple Storage LLC

Site Area: 17,300 sq ft

Site Map Scale: 1" = 20'

Site Map Date: 12/11/2023

Site Map Author: [Name]

Site Map Title: [Title]

Site Map Notes

1. All dimensions are shown in feet and inches.

2. All dimensions are shown in feet and inches.

3. All dimensions are shown in feet and inches.

4. All dimensions are shown in feet and inches.

5. All dimensions are shown in feet and inches.

6. All dimensions are shown in feet and inches.

7. All dimensions are shown in feet and inches.

8. All dimensions are shown in feet and inches.

9. All dimensions are shown in feet and inches.

10. All dimensions are shown in feet and inches.