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: PD23-24

APPLICANT: Cimarron Precious Metals, Inc.

DATE: June 8, 2023

LOCATION: 1001 N. University Blvd.
WARD: 4

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a NORMAN 2025 Land Use Plan Amendment and Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a NORMAN 2025 Land Use Plan Amendment to remove the subject property from Special Planning Area 3 (SPA-3), while retaining the Commercial Designation. This property is currently zoned I-1, Light Industrial District and rezoning is being requested to SPUD, Simple Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, June 22, 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 ***(former Norman Public Library; entrance on north side)***.

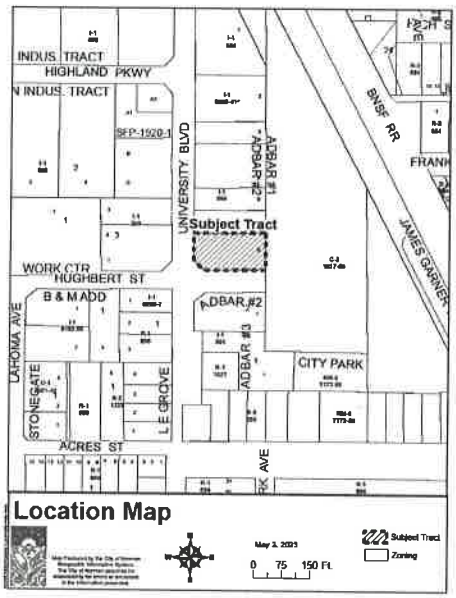
This applicant has filed a concurrent application for Planning Commission consideration of this project at their July 13, 2023 meeting. Notice of that meeting is included in this mailing.

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, Les White, (405) 627-5488 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. PD23-24

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT/LAND OWNER	ADDRESS
Cimarron Precious Metals, Inc.	1001 N. University Blvd.
EMAIL ADDRESS	**NAME AND PHONE NUMBER OF CONTACT PERSON(S)**
Les@CPM.Gold	Les White Cell: 405-627-5488 **BEST TIME TO CALL:**

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

A proposal for development on a parcel of land, generally located at 1001 N. University Boulevard.

Cimarron Precious Metals plans to rezone the subject tract from I-1, Light Industrial, to SPUD, Simple Planned Unit Development in order to add a commercial component (coin shop) to the existing building. No new buildings are planned, and no changes to the building are planned.

and containing approximately 0.430 **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):

OFFICE USE ONLY

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

- ☑ 2025 Plan Amendment
  - ☐ Growth Boundary
  - ☑ Land Use
  - ☐ Transportation
- ☑ Rezoning to SPUD 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: I-1, Light Industrial

Current Plan Designation: Commercial & Special Planning Area 3

Concurrent Planning Commission Review Requested: P

Received on: 6-6-2023

at 2:30 a.m./p.m.

by mt

03202023 mt

1001 N. University Blvd.

4/28/2023, 10:10:24 AM

Zoning

- A-1: General Agricultural
- A-2: Rural Agricultural
- C-1: Local Commercial
- C-2: General Commercial
- C-3: Intensive Commercial
- C-O: Suburban Office Commercial
- CCFB: Center City Form Based Code
- CO: Suburban Office Commercial
- CCPUD: Center City Planned Unit Development
- CR: Rural Commercial
- I-1: Light Industrial
- I-2: Heavy Industrial
- M-1: Restricted Industrial
- O-1: Office_Institutional
- PL: Park Land
- PUD: Planned Unit Development
- R-1: Single Family Dwelling
- R-1A: Single Family Attached Dwelling
- R-2: Two-Family Dwelling
- R-3: Multi-Family Dwelling
- R-E: Residential Estates
- RE: Residential Estates
- RM-2: Low Density Apartment
- RM-4: Mobile Home Park
- RM-6: Medium Density Apartment
- RO: Residence-Office
- ROW: Right of Way
- SPUD: Simple Planned Unit Development
- TC: Tourist Commercial
- Unclassified

Flood Hazard Zone

- 100
- floodway
- Stream Planning Corridors
- Historic Districts
- Porter Commercial Limit

1:235

0 0 0.01 0.01 mi

0 0 0.01 0.02 km

City of Norman, GIS Services Division

City of Norman, Interactive Map

The City of Norman assumes no responsibility of errors or omissions in the information presented.