



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: PD23-26 **APPLICANT:** G2SOK Investments, L.L.C.
DATE: July 13, 2023 **LOCATION:** West side of 36th Avenue NW
between Brownwood Dr. and
Buckingham Dr.
TO: Interested Neighbors **WARD:** 8
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of Rezoning

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 a personal storage facility. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will be required to PUD, Planned Unit Development. A NORMAN 2025 Land Use Plan amendment will also be needed.

Please join us for a Pre-Development discussion of this proposal on Thursday, July 27, 2023 from 5:30 p.m. until 6:00 p.m. The meeting will be held in **City Council Chambers** of the **Norman Municipal Building, 201 W. Gray Street**, 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, Jason Spencer, (405) 787-6270 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 23-26

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

| | |
|---|--|
| APPLICANT/LAND OWNER G2SOK INVESTMENTS, LLC | ADDRESS 15100 S Western Ave, STE #200 Oklahoma City, OK 73170 |
|---|--|

| | |
|---|--|
| EMAIL ADDRESS Bryan Stambeck - Manager bstambeck@yahoo.com | NAME AND PHONE NUMBER OF CONTACT PERSON(S) Jason A. Spencer (agent for owner) BEST TIME TO CALL: 405-787-6270 jason.spencer@craftontull.com |
|---|--|

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

A proposal for development on a parcel of land, generally located on the west side of 36th Ave NW, North of Tecumseh Road
Norman, Cleveland County, Oklahoma.

and containing approximately 5 ± **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 developer proposes a personal storage facility on the 5 acre subject property. The developer intends to rezone the subject property to a Planned Unit Development (PUD) allowing for personal storage. A Norman 2025 Land Use and Transportation Plan Amendment and a Preliminary Plat will also be submitted. Storm water detention is proposed along the east portion of the subject property.

OFFICE USE ONLY

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

| | |
|--|--|
| <input checked="" type="checkbox"/> 2025 Plan Amendment | <input type="checkbox"/> Growth Boundary |
| <input checked="" type="checkbox"/> Rezoning to <u>PUD</u> District(s) | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Special Use for _____ | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name) | |
| <input type="checkbox"/> Norman Rural Certificate of Survey (COS) - (NOT REQUIRED) | |
| <input type="checkbox"/> Commercial Communication Tower | |

Items submitted:

| |
|--|
| <input checked="" type="checkbox"/> Deed or Legal Description |
| <input checked="" type="checkbox"/> Radius Map |
| <input checked="" type="checkbox"/> Certified Ownership List |
| <input checked="" type="checkbox"/> Written description of project |
| <input checked="" type="checkbox"/> Preliminary Development Map |
| <input type="checkbox"/> Greenbelt Enhancement Statement |
| <input checked="" type="checkbox"/> Filing fee of \$125.00 |

Current Zoning: A-2

Current Plan Designation: low density Residential

Concurrent Planning Commission Review Requested: _____

Received on: 6-30-2023

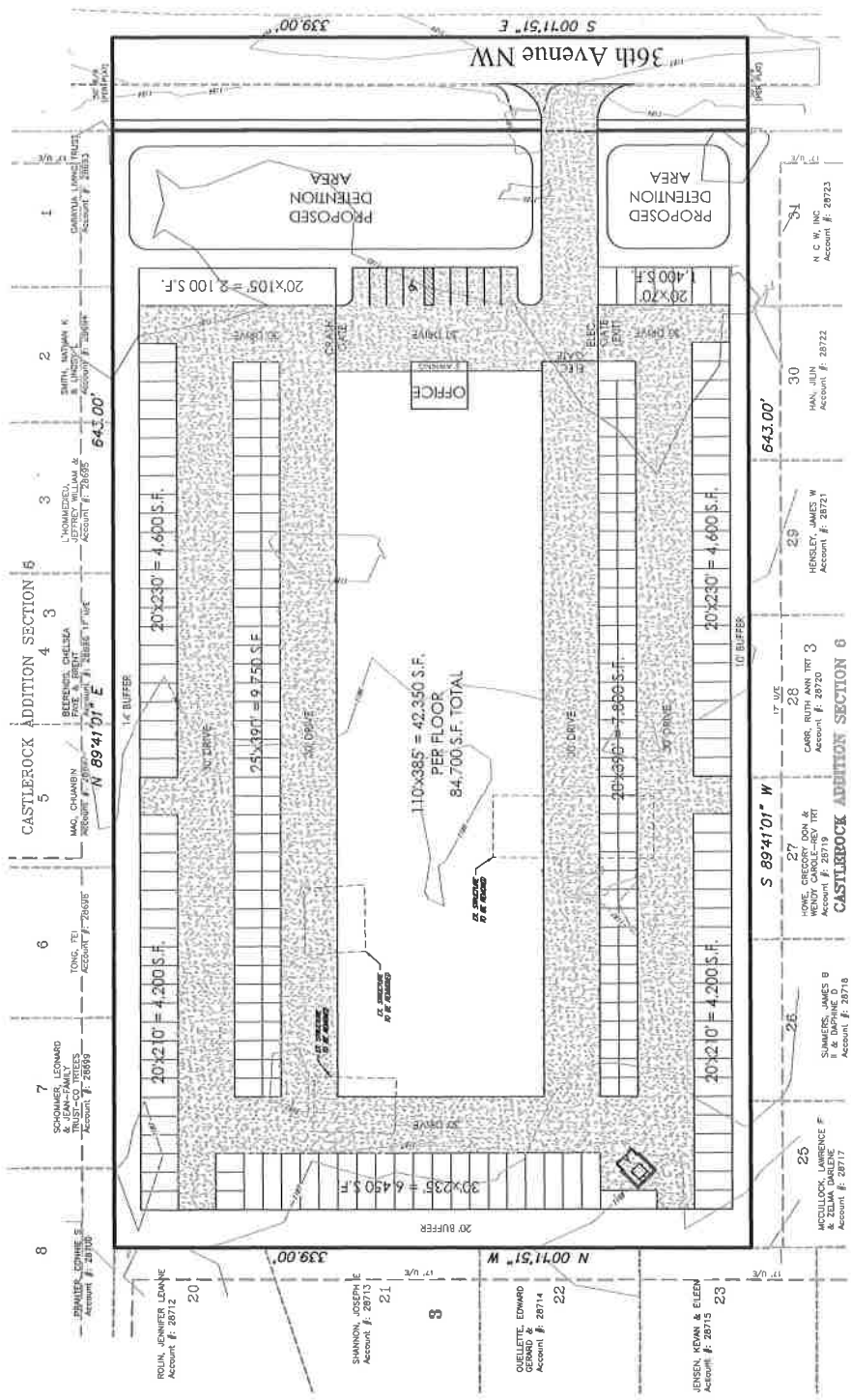
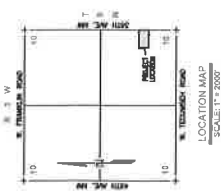
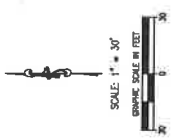
at _____ a.m./p.m.

by _____

PREDEVELOPMENT MAP
OF

3800 36TH AVE. NW

A PART OF THE SE/4 OF SECTION 10, T9N, R3W, I1M,
NORMAN, CLEVELAND COUNTY, OKLAHOMA



PREDEVELOPMENT MAP
3800 36TH AVE. NW
Norman, Oklahoma 73069

Crafton Tull
10000 N. Lincoln Blvd., Suite 200
Oklahoma City, Oklahoma 73120
Phone: (405) 233-1111
Fax: (405) 233-1112
www.craftontull.com

SHEET NO. 1 of 1
DATE: 07/03/23
PROJECT NO. 233606600