PLANNING AND COMMUNITY DEVELOPMENT Phone: 405-307-7112

CASE NUMBER: PD23-28

APPLICANT:

City of Norman

DATE:

July 13, 2023

LOCATION:

718 N. Porter Avenue

WARD:

4

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Rezoning and NORMAN 2025 Amendment

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a rezoning application for the subject Property. The owner intends to continue certain currently allowed C-2 uses and allow use of the first floor initially as a low-barrier emergency shelter, as a municipal service to the public. A NORMAN 2025 Amendment from Office Designation and Commercial Designation to Institutional Designation will be needed. This property is currently zoned C-2, General Commercial District, and RM-2, Low Density Apartment District, and rezoning will be requested to SPUD, Simple Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday**, **July 27**, **2023** from <u>6:00</u> <u>p.m.</u> until <u>6:30 p.m</u>. 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. A more detailed site plan proposal will be distributed at the Pre-Development meeting.

This applicant has filed a concurrent application for Planning Commission consideration of this project at their August 10, 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 contact the City of Norman at (405) 307-7112 during business hours, or email us at current.planning@normanok.gov. We look forward to your participation and thank you for taking an active role in your community.

## **VICINITY MAP**



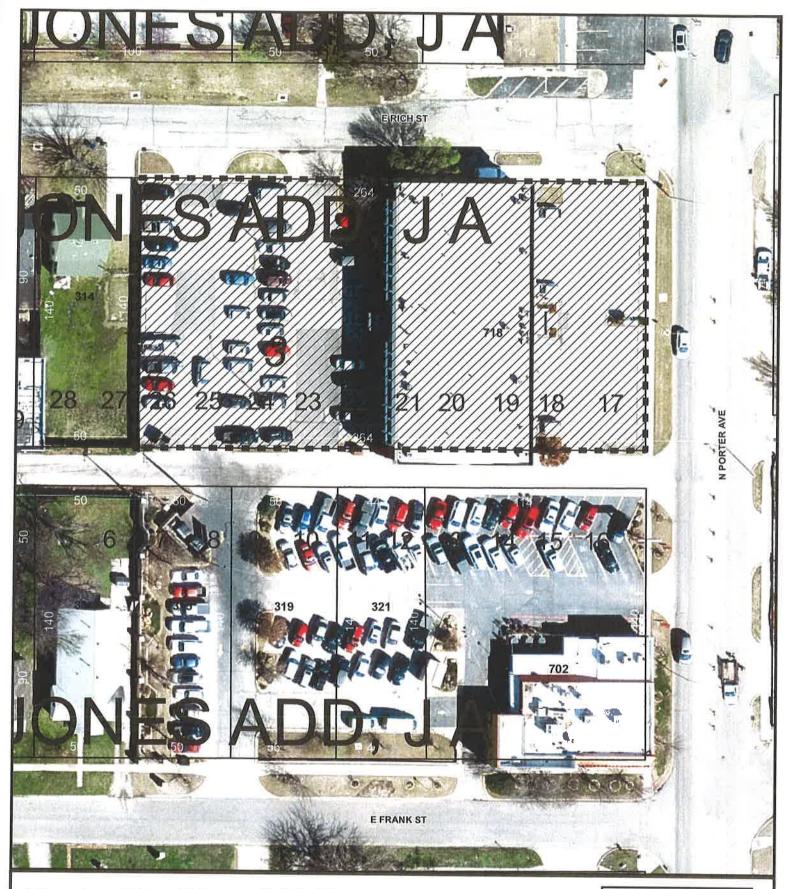


## Application for Pre-Development Informational Meeting

Case No. PD 23-28

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

APPLICANT/LAND-OWNER	ADDRESS 18 1	
Con of Harman -	710 11. 1001.	0.00
1 ()	ADDRESS 118 11. Poeter	30'
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EMAIL ADDRESS	NAME AND PHONE NUMBER OF CONTACT	PERSON(S)
Aurent Daning @ Davmanck	405-307.7112	
current. Planning @ Norman ch	BEST TIME TO CALL:	کے
3	111-1 0	3
Concurrent Planning Commission review requested and appl	ication submitted with this application	
	and the second s	N .
A proposal for development on a parcel of land, generally located Corner a		
1). Potter Sporce and E. Rich Street		
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and containing approximately 85 acres, will be brought forward to the Planning Commission and City		
and containing approximately 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 (plea each use):	se describe specific land uses and approxim	ate number of acres in
0.1	· 1 0 · M	70 4 11
The City of person as owner, intends to use the first flow		
of the Property writially as a sour-ballier emerkends		
Obstan as atmunicipal service to the sublice. The of the		
of Marron as amer will contract with a social		
Delvices organization for the daily dretter operation		
This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning
2025 Plan Amendment Growth Boundary	☐ Deed or Legal Description	Commission Review
Land Use	☐ Radius Map	Requested:
Transportation	Certified Ownership List	Received on:
Rezoning to Sind Plant Distriction	Written description of project	ROOGIYOU OII.
☐ Special Use for	☐ Preliminary Development Map	
Preliminary Plat (Plat Name)	Greenbelt Enhancement Statement	ata.m./p.m.
☐ Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)	Filing fee of \$125.00	
Commercial Communication Tower  Commercial Communication Tower		by
	Current Zoning:  Current Plan Designation:	
	I tuti Designation.	



## Photo Site Plan: 718 N Porter Ave

DATE: 7/13/2023



Map produced by the City of Norman Geographic Information System. The City of Norman assumes no Responsibility for errors or omissions in the information presented.



1 INCH = 50 FEET

0 12.5 25 50

Feet

## **LEGEND**



Subject Tract

Easemer



2021 Aerial Photo