



Application for Pre-Development Informational Meeting

Case No. PD 23-29

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 Holiday Heights Real Estate, LLC	ADDRESS 301 E. Dale Norman, OK 73069
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EMAIL ADDRESS MDEYong@me.com	NAME AND PHONE NUMBER OF CONTACT: Michael DeYong, 414- 5297 PERSON(S): BEST TIME TO CALL:
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 1413 N. Crawford Norman, OK. See Attached

and containing approximately .22 **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):

See Attached. .22 Acres

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

2025 Plan Amendment Growth Boundary

Land Use

Transportation

Rezoning to C-3, Intensive Commercial District(s)

Special Use for _____

Preliminary Plat _____ (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: R-1, Single Family

Current Plan Designation: Low Density Residential

Concurrent Planning Commission Review Requested:

Received on: 7-21-2023

at 2:00 a.m./p.m.

by mt

OFFICE USE ONLY

Pre-Development Informational Meeting Attachment

The subject property is a single residential lot of .22 acres located at 1413 N. Crawford Ave., in Norman, OK which is owned by the owners of the Holiday Heights SNF ("the Facility"). The lot is located directly north of and abuts the Facility, a commercial property. It is our understanding that the use of the property as a support location to the Facility actually pre-dates current ownership; though the full nature of that use is unknown at this time. The intent of the owners (and the requested relief) is to rezone the lot so that the owners may continue to use the property in support of the skilled nursing facility. Specifically, the owners seek to allow staff to perform laundry in the building now located on the lot. No other development plans for building or the lot are anticipated. Staff also currently uses a portion of the lot to provide overflow parking and would like to continue to use the lot in this respect. This avoids the necessity for parking associated with the Facility to be on the street or in other locations less convenient to the surrounding area.

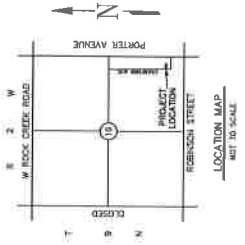
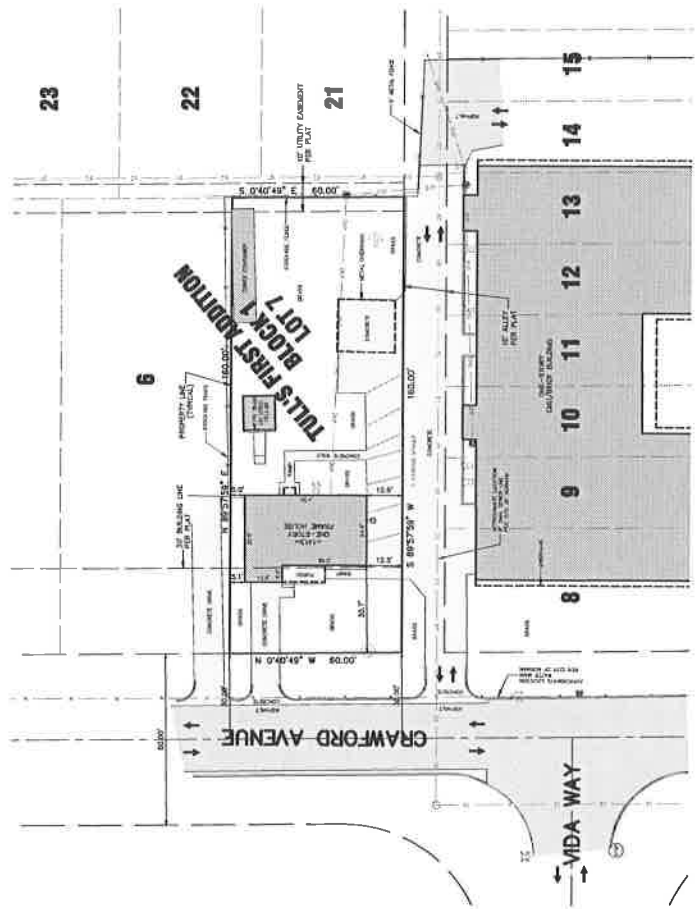
The general vicinity of the property (and much of the abutting property) are already zoned and utilized as commercial property. The proposed zoning change would not, therefore, be contrary to the public interest or to our knowledge result in a negative impact on the neighbors or the neighboring area. In addition, although the request is for a zoning change to conform to the uses described above; if a special use restriction is imposed in coordination with such change, the owners have no issue with such action.



LEGEND

- 1 - 1/2" = 1' - 1/2" (1/2" = 1' 1/2")
- 2 - 1/4" = 1' - 1/4" (1/4" = 1' 1/4")
- 3 - 1/8" = 1' - 1/8" (1/8" = 1' 1/8")
- 4 - 1/16" = 1' - 1/16" (1/16" = 1' 1/16")
- 5 - 1/32" = 1' - 1/32" (1/32" = 1' 1/32")
- 6 - 1/64" = 1' - 1/64" (1/64" = 1' 1/64")
- 7 - 1/128" = 1' - 1/128" (1/128" = 1' 1/128")
- 8 - 1/256" = 1' - 1/256" (1/256" = 1' 1/256")
- 9 - 1/512" = 1' - 1/512" (1/512" = 1' 1/512")
- 10 - 1/1024" = 1' - 1/1024" (1/1024" = 1' 1/1024")
- 11 - 1/2048" = 1' - 1/2048" (1/2048" = 1' 1/2048")
- 12 - 1/4096" = 1' - 1/4096" (1/4096" = 1' 1/4096")
- 13 - 1/8192" = 1' - 1/8192" (1/8192" = 1' 1/8192")
- 14 - 1/16384" = 1' - 1/16384" (1/16384" = 1' 1/16384")
- 15 - 1/32768" = 1' - 1/32768" (1/32768" = 1' 1/32768")
- 16 - 1/65536" = 1' - 1/65536" (1/65536" = 1' 1/65536")
- 17 - 1/131072" = 1' - 1/131072" (1/131072" = 1' 1/131072")
- 18 - 1/262144" = 1' - 1/262144" (1/262144" = 1' 1/262144")
- 19 - 1/524288" = 1' - 1/524288" (1/524288" = 1' 1/524288")
- 20 - 1/1048576" = 1' - 1/1048576" (1/1048576" = 1' 1/1048576")
- 21 - 1/2097152" = 1' - 1/2097152" (1/2097152" = 1' 1/2097152")
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- 24 - 1/16777216" = 1' - 1/16777216" (1/16777216" = 1' 1/16777216")
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- 30 - 1/1073741824" = 1' - 1/1073741824" (1/1073741824" = 1' 1/1073741824")
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- 38 - 1/274877906944" = 1' - 1/274877906944" (1/274877906944" = 1' 1/274877906944")
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- 42 - 1/4398046511104" = 1' - 1/4398046511104" (1/4398046511104" = 1' 1/4398046511104")
- 43 - 1/8796093022208" = 1' - 1/8796093022208" (1/8796093022208" = 1' 1/8796093022208")
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- 67 - 1/147573952589676412928" = 1' - 1/147573952589676412928" (1/147573952589676412928" = 1' 1/147573952589676412928")
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- 72 - 1/4722366482869645213696" = 1' - 1/4722366482869645213696" (1/4722366482869645213696" = 1' 1/4722366482869645213696")
- 73 - 1/9444732965739290427392" = 1' - 1/9444732965739290427392" (1/9444732965739290427392" = 1' 1/9444732965739290427392")
- 74 - 1/18889465931478580854784" = 1' - 1/18889465931478580854784" (1/18889465931478580854784" = 1' 1/18889465931478580854784")
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- 83 - 1/9671406556917033397649408" = 1' - 1/9671406556917033397649408" (1/9671406556917033397649408" = 1' 1/9671406556917033397649408")
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GRAPHIC SCALE
(OF FEET)
1 inch = 20 ft.



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