The City of
NORMAN

225 N. Webster • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

**CASE NUMBER:** PD23-30

**APPLICANT:** Hampton Homes, L.L.C.

**DATE:** September 14, 2023

**LOCATION:** 2281 36th Avenue N.W.

**WARD:** 8

**TO:** Interested Neighbors

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of a NORMAN 2025 Amendment, Rezoning and Preliminary Plat

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 Amendment, Rezoning and Preliminary Plat for a Multi-Family Residential development. This property is currently zoned C-1, Local Commercial District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, September 28, 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)***.

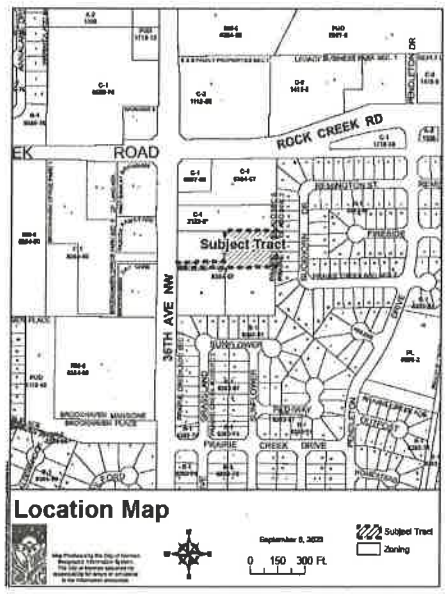
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 12, 2023 meeting. You will also be receiving notice of that meeting in the near future.*

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 call the contact person, Mark Grubbs, (405) 265-0641 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_____

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

| APPLICANT/ | ADDRESS |
|---|---|
| Hampton Homes, LLC | 2272 36th Avenue NW, Suite 100<br>Norman, OK 73072 |
| **EMAIL ADDRESS** | **NAME AND PHONE NUMBER OF CONTACT PERSON(S)** |
| mark.grubbs@gc-okc.com | Mark Grubbs, 405-265-0641<br>**BEST TIME TO CALL:** 8 to 5 |

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

**A proposal for development on a parcel of land, generally located** at 2281 36th Ave NW

**and containing approximately** 1.48 **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):**

Developer proposes a multi-family development (apartment home) consisting of 3 structures with 12 units in each, totaling 36 units

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: C-1, Local Commercial

Current Plan Designation: _____

OFFICE USE ONLY

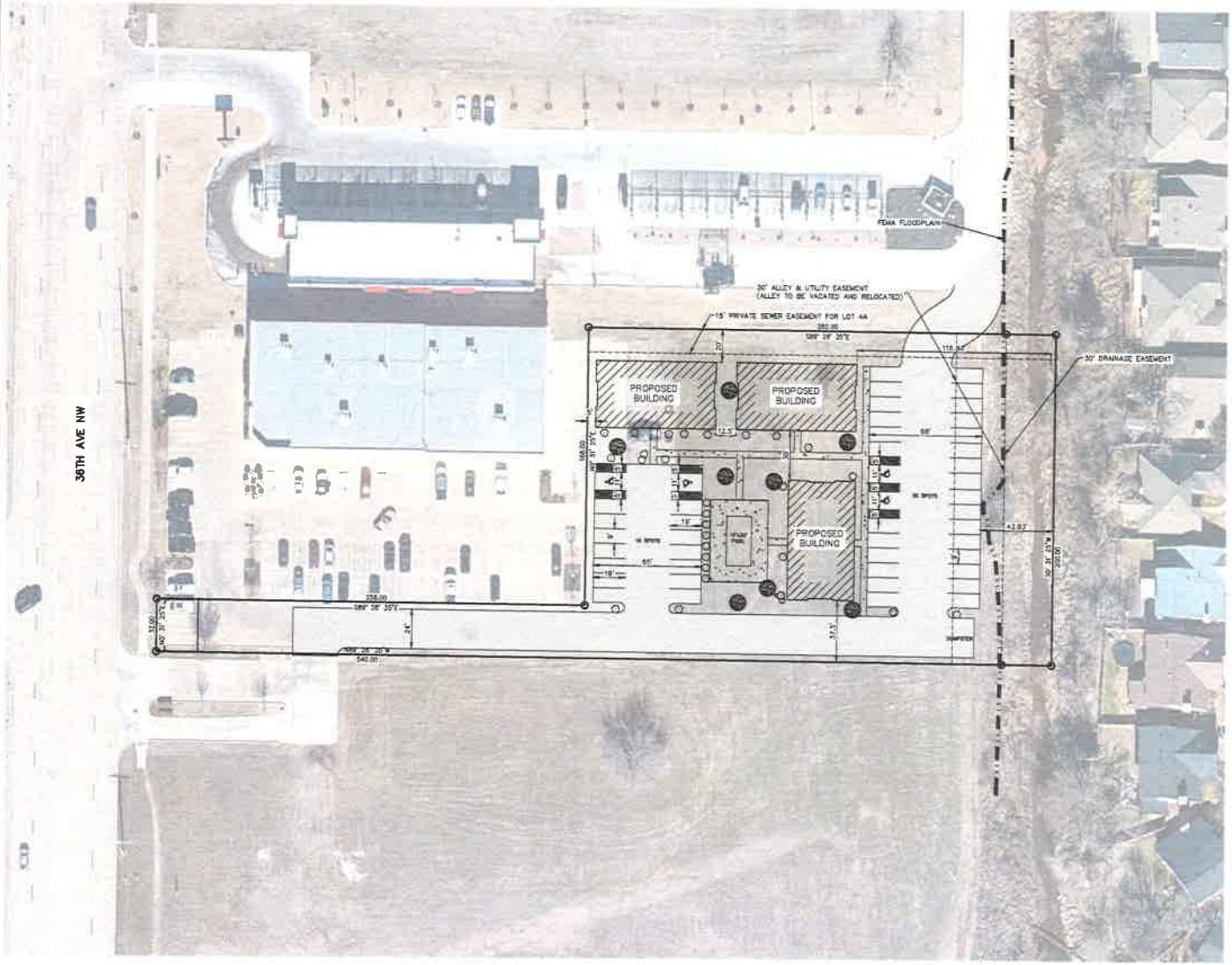
Concurrent Planning Commission Review Requested: N

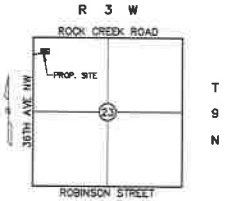
Received on: 8-31-2023

at _____ a.m./p.m.

by _____

03202023 mt




LOCATION MAP
SCALE: 1"=2000

GRAPHIC SCALE
( IN FEET )
1 inch = 30 ft.

## SITE SUMMARY TABLE

| | |
|---|---|
| NUMBER OF UNITS = | 18 |
| PROPERTY AREA = | 64565 SQ FT |
| DENSITY = | 1 UNIT/3592 SQ FT |
| IMPERVIOUS AREA = | 37667 SQ FT |
| COVERAGE = | 58% |
| OPEN SPACE = | 42% |
| PARKING = | 46 SPOTS |

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1505 E. Rock Creek
Norman, OK 73072
Phone: (405) 329-0445
Fax: (405) 245-0449
RUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 3713 EXP. 6/30/24

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A SEALED, SIGNED AND SEALED DOCUMENT

# 2281 36TH AVE NW

2281 36TH AVE NW
NORMAN, OK

## SITE PLAN

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

Proj. No. 23-042
Date 8/21/2023
Scale (horz.) 1"=30' (vert.) N/A
Drawn By
Checked By
Approved By

SHEET NUMBER
EX B