



Application for Pre-Development Informational Meeting

Case No. PD 23-32

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

APPLICANT/LAND OWNER Dr. Greg Emmert	ADDRESS 1140 McGee Drive Norman, OK 73069
EMAIL ADDRESS mcgeestreet@aol.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Josh Schoenborn, (405) 210-2330 BEST TIME TO CALL: Regular Business hours

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

A proposal for development on a parcel of land, generally located 1134 McGee Drive

and containing approximately .34 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):

Tavern as a part of a mixed use occupancy within a canine boarding facility.

OFFICE USE ONLY

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to _____ District(s)
 - Special Use for Bar, Lounge or Tavern
 - 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-2
 Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: X

Received on: 9-1-2023
 at 1:10 a.m./p.m.
 by JM

JOSHUA SCHOENBORN, AIA
BRANDON CONKLIN, AIA



August 31st, 2023

City of Norman Planning and Community Development
225 North Webster Avenue
Norman, OK 73069

RE: McGee Street Canine Spa, 1134 North McGee Street Norman, OK 73069

Project Narrative

The McGee Street Canine Spa, located at the address referenced above, shall be a single building full-service canine aesthetic care and boarding facility with a tavern space adjacent to retail and outdoor dog play areas.

The canine aesthetic care facility component shall include dog grooming, pet specific product retail space, and administration office space. The boarding facility components shall include dog hygiene spaces, indoor kennels with outdoor access, and indoor/outdoor play areas. The tavern shall house the shared public restrooms and share access to the outdoor play area. The outdoor play areas shall be accessed through the building or through a double gate passage area.

The overall building shall consist of an existing 40' x 40', two-story concrete block structure with the addition of a new 103 square foot masonry entry façade and a new two-story, 3,000 square foot metal building with a masonry and stucco-like exterior finish. The first story of the existing building shall consist of the retail space, grooming space, administration areas, patron restrooms and the tavern. The first floor of the new addition shall consist of indoor/outdoor kennels, indoor/outdoor play areas, and tavern patio place. The second floor of the existing building shall consist of small kennels, an indoor play area, janitor space, and a staff restroom. The second story of the new addition shall consist of indoor kennel space.

For additional project information, please contact our office

Respectfully,

A handwritten signature in blue ink, consisting of a large, stylized 'J' and 'S' followed by a horizontal line extending to the right.

Joshua Schoenborn
Principal Architect, Partner

LEGAL DESCRIPTION:

A Tract of land being a part of the South Half (S/2) of the North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, described by metes and bounds as follows;

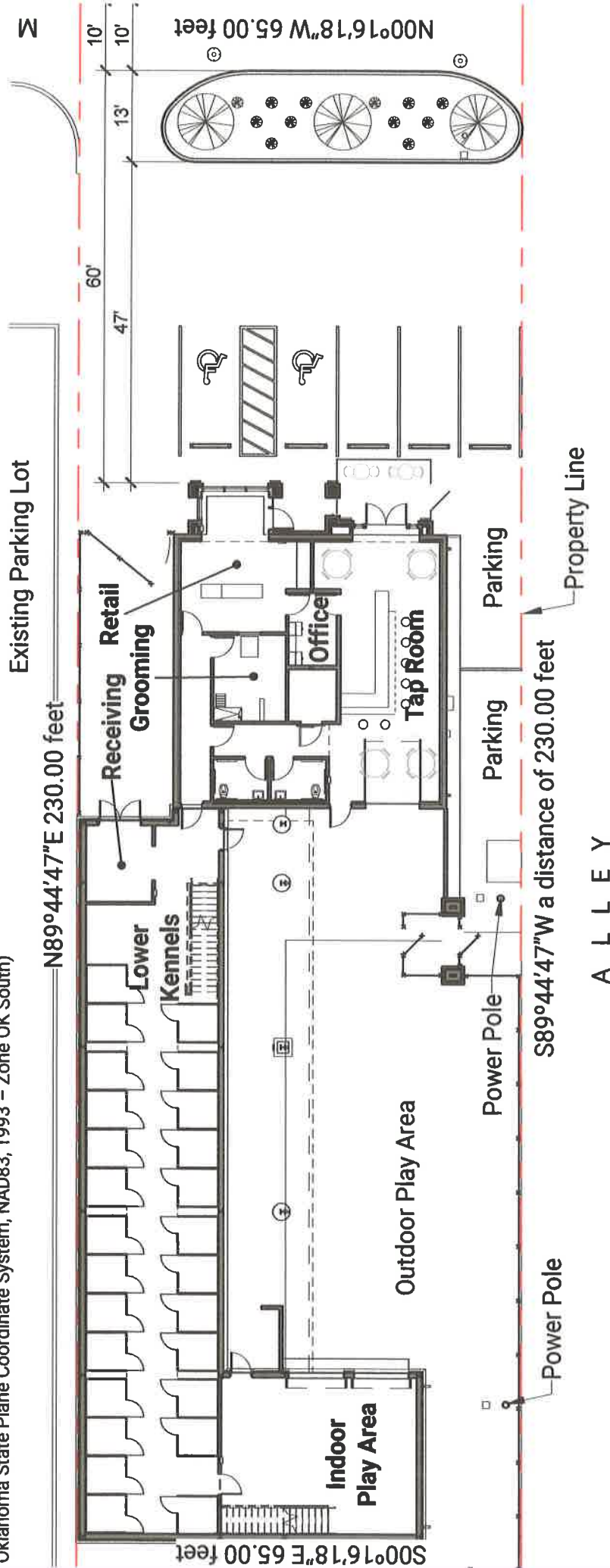
Commencing at the Southeast corner of the SW/4 of said Section 36;
 Thence N00°16'18"W a distance of 395.04 feet to the SE corner of the BETHEL BAPTIST WEST ADDITION and being the Point of Beginning;
 Thence S89°44'47"W a distance of 230.00 feet;
 Thence S00°16'18"E a distance of 65.00 feet;
 Thence N89°44'47"E a distance of 230.00 feet;
 Thence N00°16'18"W a distance of 65.00 feet to the Point of Beginning.
 Subject to easements, rights of way and restrictive covenants of record.
 (The basis of bearing for the Legal Description is grid bearing derived from the Oklahoma State Plane Coordinate System, NAD83, 1993 - Zone OK South)

ZONING DISTRICT (CITY OF NORMAN):

C-2 GENERAL COMMERCIAL

TOTAL NET BUILDING AREA: 7,708 sq ft
 TOTAL GROSS BUILDING FOOTPRINT: 5,478 sq ft
 TOTAL LOT SIZE: 14,950 sq ft

M C G F E D R I V E



Plot Plan

PROJECT No. 2210S : Canine Spa
 SHEET ISSUE DATE : 09/01/23
 BENCHMARK : Special Use Application

