



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: PD23-35
DATE: September 14, 2023
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Multi-Family Residential Development

APPLICANT: City of Norman
LOCATION: NE corner of Imhoff Road and Oakhurst Avenue
WARD: 1

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning and preliminary plat for an affordable housing project. This property is currently zoned PUD, Planned Unit Development District. Rezoning is being request to SPUD, Simple Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, September 28, 2023 from 6:30 p.m. until 7:00 p.m.** The meeting will be held in **Council Chambers** of the **Norman Municipal Building, 201 West Gray Street**, located west of the downtown Post Office.

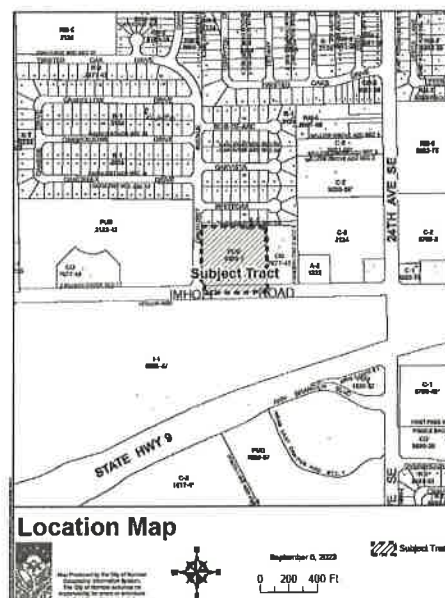
This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 12, 2023 meeting. You will also be receiving notice of that meeting in the near future.

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, Lisa Krieg, [\(405\) 366-5464](tel:4053665464) 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 23-35

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

APPLICANT/LAND OWNER <u>City of Norman</u>	ADDRESS <u>225 N. Webster Norman, OK 73069</u>
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EMAIL ADDRESS <u>lisa.kries@normanok.gov</u>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Lisa Kries</u> BEST TIME TO CALL: <u>8-5 405-326-5464</u>
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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 See legal attached - NE corner of Oakhurst + E. Park

and containing approximately 4.99 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):
Affordable Housing Project - 75 units

OFFICE USE ONLY

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 Crimson Flat (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

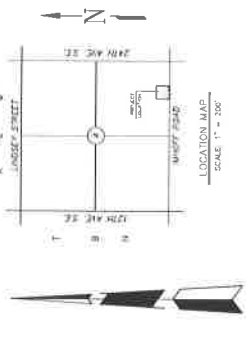
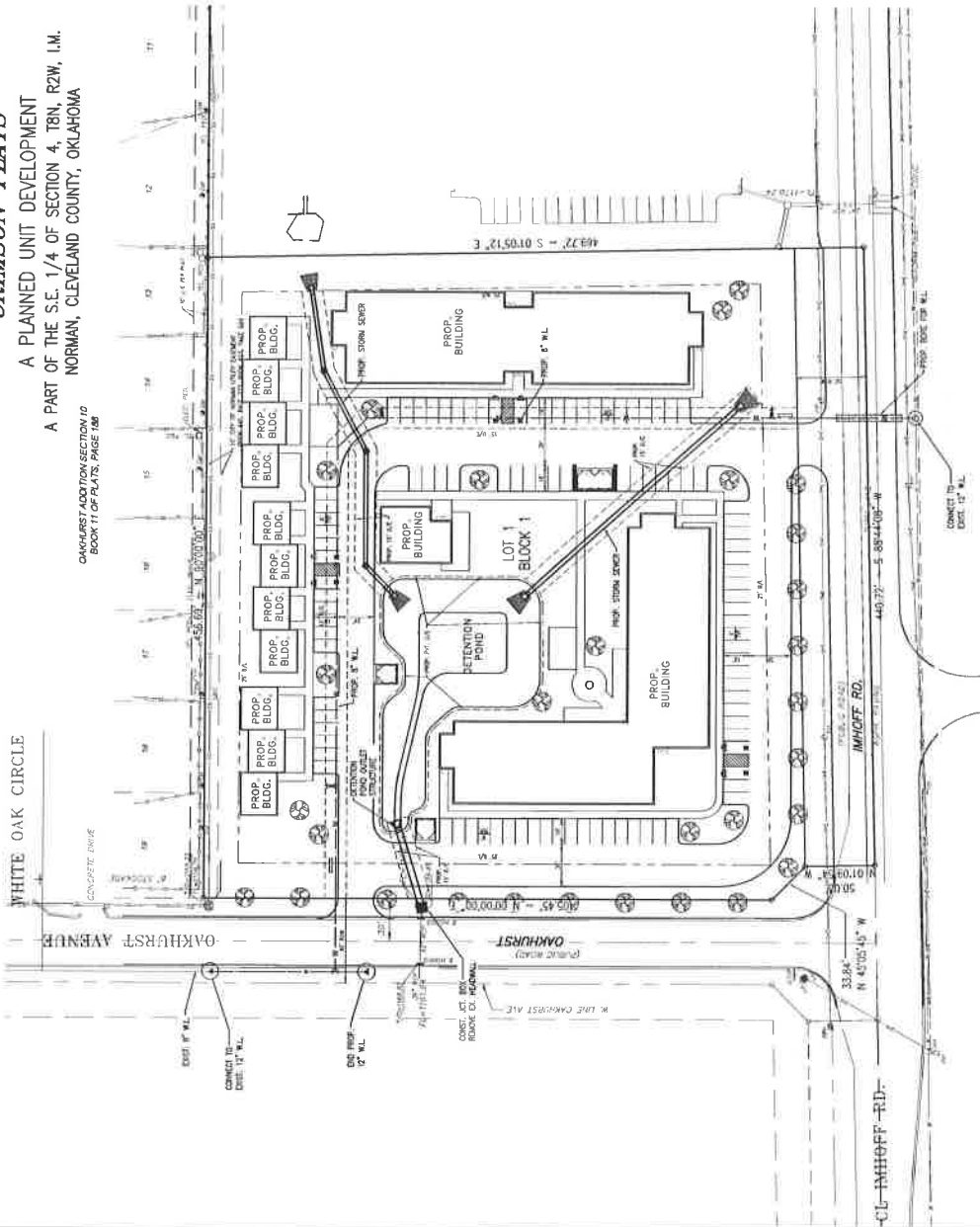
Current Zoning: PUD (0-0809-1)
 Current Plan Designation: Medium Density Residential

Concurrent Planning Commission Review Requested:

Received on: 9-1-2023
 at _____ a.m./p.m.
 by [Signature]

Preliminary Site Development Plan
CRIMSON FLATS
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE SE. 1/4 OF SECTION 4, T8N, R2W, L1M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

OKLAHURST ADDITION SECTION 10
 BOOK 11 OF PLATS, PAGE 186



SCALE: 1" = 40'

NOTES:

1. THE MARKINGS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SURVEY CORNERS MUST BE PRIVATE AND WILL BE 8" IN UNLESS NOTED OTHERWISE.
3. ALL BUILDINGS SHALL BE 8" UNLESS OTHERWISE NOTED.
4. ALL RAIN SHALL BE 3" UNLESS OTHERWISE NOTED.
5. THE FIRE DEPARTMENT CONNECTION POINT SHALL BE LOCATED ON THE STREET SIDE OF THE PROPERTY. THE FIRE DEPARTMENT SHALL BE RESPONSIBLE FOR THE INTERFERENCE FROM OBJECTS, WHICH MARKED ON THE STRUCTURE'S FACE. THE FIRE DEPARTMENT SHALL BE RESPONSIBLE FOR THE INTERFERENCE FROM OBJECTS, WHICH MARKED ON THE STRUCTURE'S FACE. THE FIRE DEPARTMENT SHALL BE RESPONSIBLE FOR THE INTERFERENCE FROM OBJECTS, WHICH MARKED ON THE STRUCTURE'S FACE. THE FIRE DEPARTMENT SHALL BE RESPONSIBLE FOR THE INTERFERENCE FROM OBJECTS, WHICH MARKED ON THE STRUCTURE'S FACE.
6. THE LANE MARKING AND PARKING FIRE LANE MARKING SHALL CONSIST OF A STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 24"-TO-MAXIMUM INTERVALS. THE LANE MARKING SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE LANE MARKING SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE LANE MARKING SHALL BE APPROVED BY THE FIRE DEPARTMENT.
7. FINISHES SHALL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS.

STORM DRAINAGE DETENTION FACILITY - EXEMPT

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CRIMSON FLATS

IMHOFF RD. & 24th AVE. SE

NORMAN, OKLAHOMA

SMC
Soil Management Company, P.C.

1715 S. WILSON ST. SUITE 100
NORMAN, OKLAHOMA 73061

PHONE: (405) 884-4024
FAX: (405) 884-4024
WWW.SMC-COMPAANY.COM

DATE: 08/11/2011
SCALE: 1" = 40'

DESIGNED BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Preliminary Site Development Plan