



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: PD23-36
DATE: October 12, 2023
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Rezoning

APPLICANT: Kappa Alpha Theta
LOCATION: 845 Chautauqua Ave.
WARD: 4

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning to SPUD, Simple Planned Unit Development for an addition to the existing sorority house. This property is currently zoned R-2, Two-Family Dwelling District, and RM-2, Low Density Apartment District, with Special Use for Off-Street Parking Lot.

Please join us for a Pre-Development discussion of this proposal on **Thursday, October 26, 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 November 9, 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, Gunner Joyce, (405) 310-5274, or Colton Wayman, (405) 536-2035 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 23-36

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

APPLICANT/LAND OWNER Kappa Alpha Theta	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS c/o Gunner Joyce, Attorney for Applicant - gjoyce@riegerlawgroup.com Colton Wayman, Wallace Design Collective (Engineer) - colton.wayman@wallace.design	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Gunner Joyce, Attorney for Applicant - (405) 310-5274 Colton Wayman, Wallace Design Collective (Engineer) - (405) 536-2035 BEST TIME TO CALL: M-F business hours

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

A proposal for development on a parcel of land, generally located at the northeast corner of Parsons Street and Chautauqua Avenue (845 Chautauqua Avenue).

Legal Description: ALL OF LOTS TWENTY-ONE (21) TO THIRTY-SIX (36), INCLUSIVE, IN BLOCK TWO (2), OF JOHNSON'S ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

and containing approximately 1.20 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):

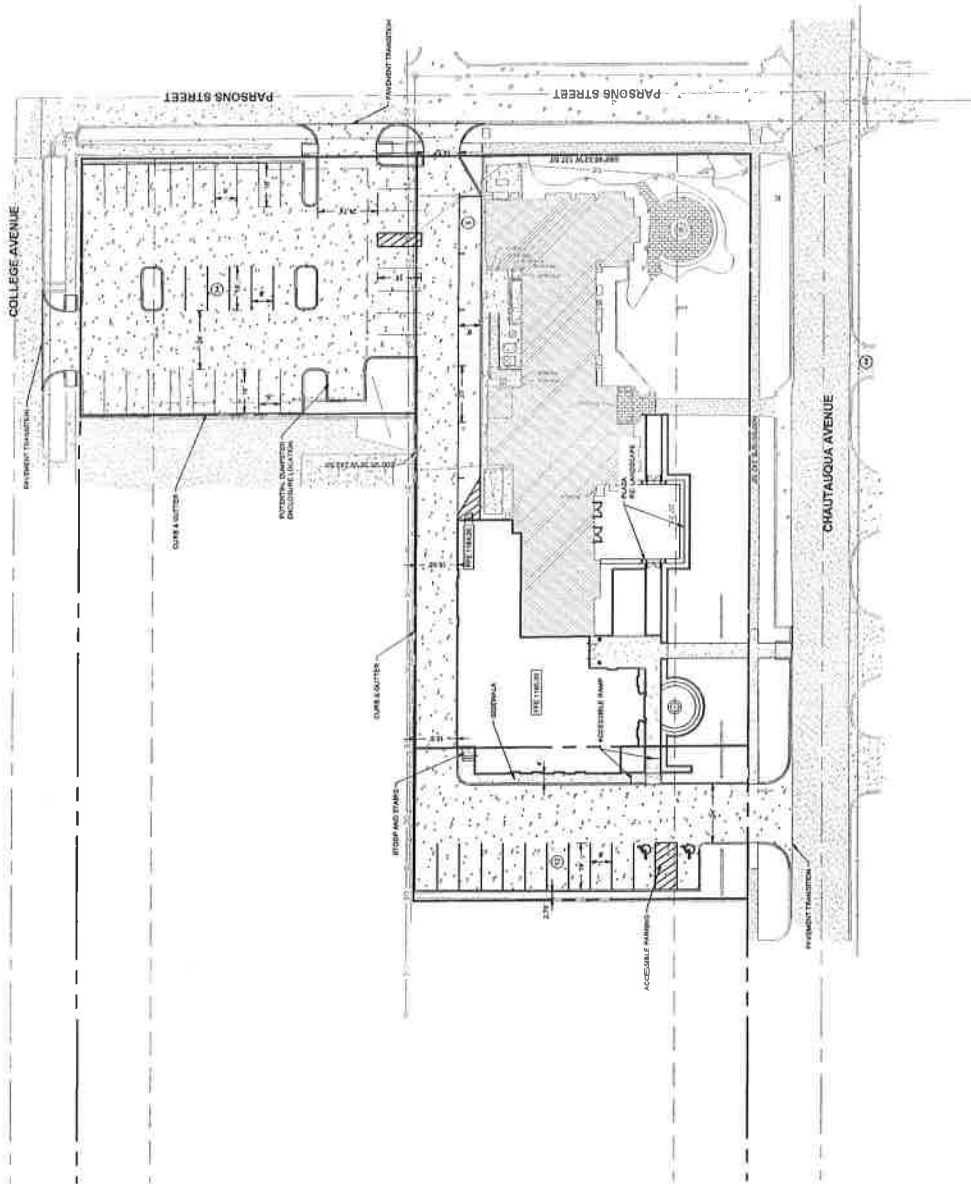
The applicant seeks to construct an addition to the existing sorority house as well as provide additional parking. Given the unique conditions of the site, the applicant requests to rezone to SPUD, Simple Planned Unit Development, to facilitate this request. A preliminary site plan showing the potential layout is attached.

<p>This proposed development will necessitate (check all that apply):</p> <p><input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary</p> <p><input type="checkbox"/> Land Use</p> <p><input type="checkbox"/> Transportation</p> <p><input checked="" type="checkbox"/> Rezoning to <u>SPUD</u> District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input type="checkbox"/> Preliminary Plat _____ (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)</p> <p><input type="checkbox"/> Commercial Communication Tower</p>	<p>Items submitted:</p> <p><input checked="" type="checkbox"/> Deed or Legal Description</p> <p><input checked="" type="checkbox"/> Radius Map</p> <p><input checked="" type="checkbox"/> Certified Ownership List</p> <p><input checked="" type="checkbox"/> Written description of project</p> <p><input checked="" type="checkbox"/> Preliminary Development Map</p> <p><input type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>R-2 & RM-2</u></p> <p>Current Plan Designation: <u>High Density Residential</u></p>	<p>Concurrent Planning Commission Review Requested: <u>[Signature]</u></p> <p>Received on: <u>10-2-2023</u></p> <p>at <u>8:35</u> a.m./p.m.</p> <p>by <u>[Signature]</u></p>
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GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES UNLESS OTHERWISE INDICATED.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH LOCAL STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND FEES. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES AND REGULATIONS. ALL WORK SHALL BE APPROVED BY LOCAL AGENCIES. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
4. REFER TO LANDSCAPE PLANS FOR GRADE, TREES AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
6. INCLUDE ALL NECESSARY ENGINEERING SUBJECTS.

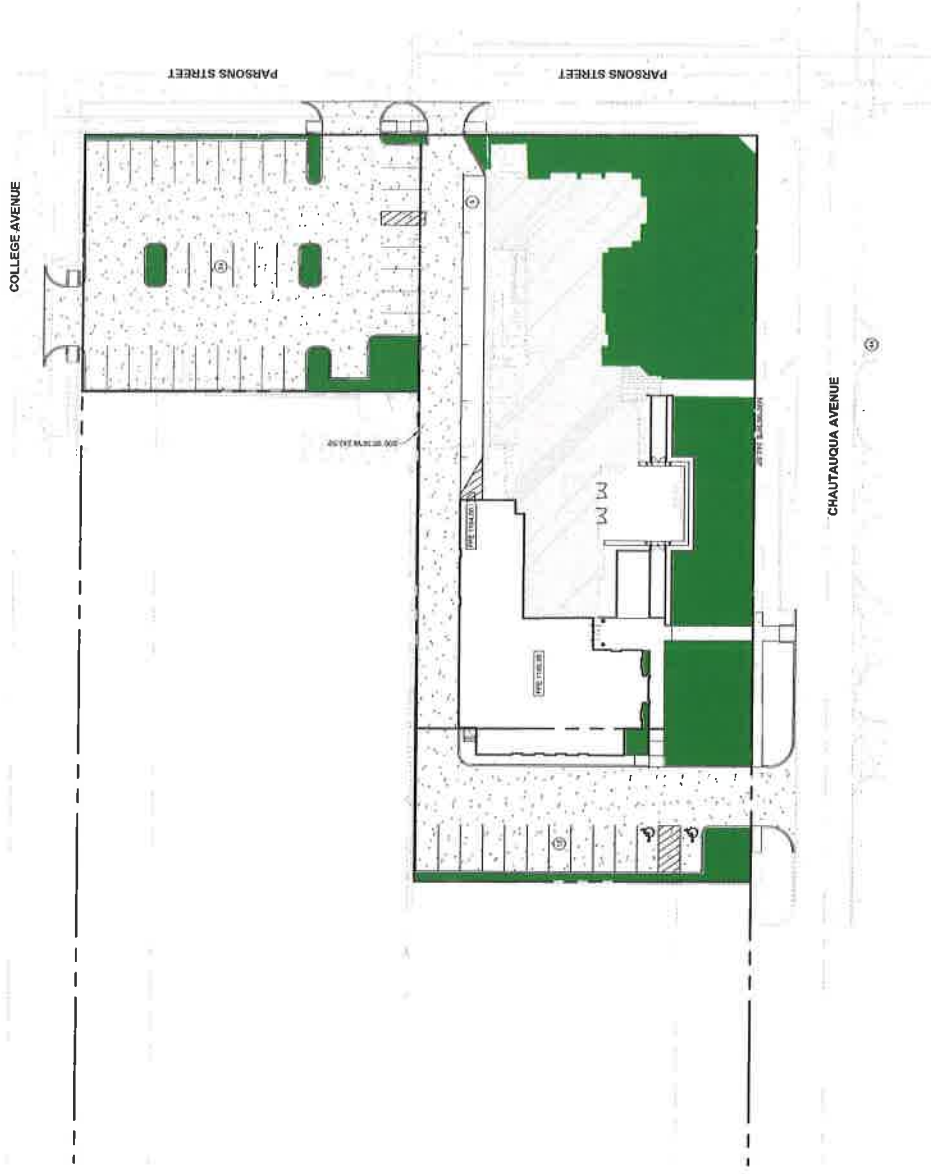
EXISTING PARKING		PROPOSED PARKING	
STANDARD	1	STANDARD	1
ACCESSIBLE	1	ACCESSIBLE	1
VAN ACCESSIBLE	1	VAN ACCESSIBLE	1
TOTAL EXISTING PARKING	3	TOTAL PROPOSED PARKING	3



CAUTION
CONSTRUCTION IS PROGRESSING. CAUTION THE LOCATION AND EXISTENCE OF EXISTING UTILITIES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES.



OPEN SPACE AREA
 SITE TOTAL: 1.20 acres
 OPEN SPACE TOTAL: 0.31 acres
 PERCENTAGE OF SITE: 26%



CAUTION
 NOTICE TO CONTRACTOR
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE LOCATION OF ALL UTILITIES AND RECORDS IN THE AREA OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

