



Application for Pre-Development Informational Meeting

Case No. PD 23-41

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

APPLICANT/LAND OWNER Anthony Blatt - Applicant on behalf of the Owner	ADDRESS 101 South Broadway Suite 200 Edmond, OK 73034
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EMAIL ADDRESS ablatt@adgblatt.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Anthony J Blatt - Architect on behalf of the Owner BEST TIME TO CALL: (405) 833-7441 - 8am, noon
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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 at 1700 North Porter Avenue.

and containing approximately 4.05 **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):

Professional Medical and Office Buildings (2) with parking and landscaped areas to support the development.

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 _____ (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 (0-2122-41)
 Current Plan Designation: Low Density Residential

Concurrent Planning Commission Review Requested: X

Received on: 12-1-2023
 at _____ a.m./p.m.
 by _____

SUMMARY

I. 1700 North Porter Commercial Development

This Simple Planned Unit Development seeks to rezone a tract of property, containing approximately 4.05 acres, located in Ward 8 of the City of Norman. The site will be a commercial development. The property is located on the west side of Porter Avenue just under a half mile north of Robinson Street. It is surrounded on the north and west sides by Crystal Heights No. 2 Addition which was developed in the mid-1970's. The south side of the parcel is Lot 1, of the Masonic Addition. To allow for proper street alignment, the north 50 feet of Lot 1, Masonic Addition was purchased to be included in this development and utilized for the expansion of the Public Street, Sand Piper Lane. The property is more particularly described on the attached Exhibit A (the "Property"). The Property is currently zoned Avadon Terrace Planned Unit Development, which does not accommodate the proposed commercial development, therefore, the Applicant seeks to rezone the Property to allow for the commercial site layout.

