

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: PD23-41

APPLICANT:

Anthony Blatt, on behalf of Owner

DATE:

December 8, 2023

LOCATION:

North of 1700 N. Porter Avenue

WARD:

6

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of Professional Medical and Office Buildings

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a development for Professional Medical Park and Office Buildings (2). This property is currently zoned PUD, Planned Unit Development, for a residential development. The application will require rezoning, a NORMAN 2025 Land Use Plan Amendment, and a preliminary plat.

Please join us for a Pre-Development discussion of this proposal on Thursday, December 21, 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 January 11, 2024 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, Anthony Blatt, (405) 833-7441 between 8:00 a.m. and noon. 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 23-41

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	
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	
Concurrent Planning Commission review requested and applica A proposal for development on a parcel of land, generally loca	7.7	
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.		
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	Items submitted: Poeed 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: POD (0-2(22-41)) Current Plan Designation: Leve Density Resident	Concurrent Planning Commission Review Requested: Received on: /2 - / - 2623 ata.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.

