



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: January 11, 2024 **LOCATION:** 1720 N. Porter Avenue

TO: Interested Neighbors **WARD:** 6

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of Professional Medical and Office Building Development

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 a Professional Medical Park with 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.

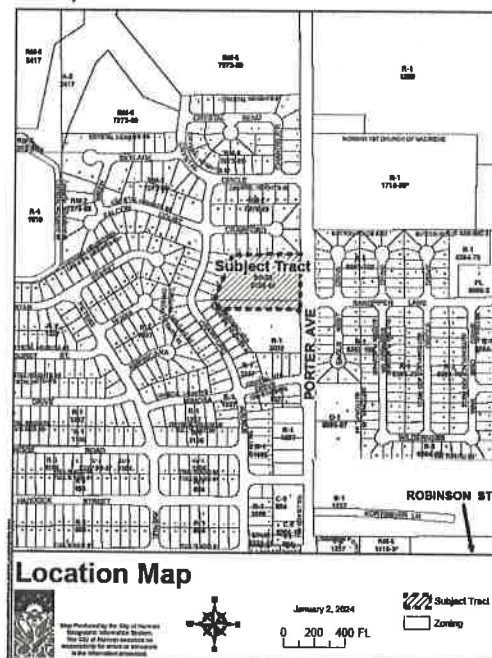
Please join us for a Pre-Development discussion of this proposal on **Thursday, January 25, 2024 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **Conference Room B** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office (**former Norman Public Library; entrance on north side**).

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](tel:4058337441) 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
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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.

DEVELOPER INFORMATION

City: Norman, Oklahoma
 10 N. 19th Street or 100 (Planned Unit Development)
 Norman, Oklahoma 73061

PROJECT CHAIRMAN
 JOHN J. HARRIS
 (405) 275-3388

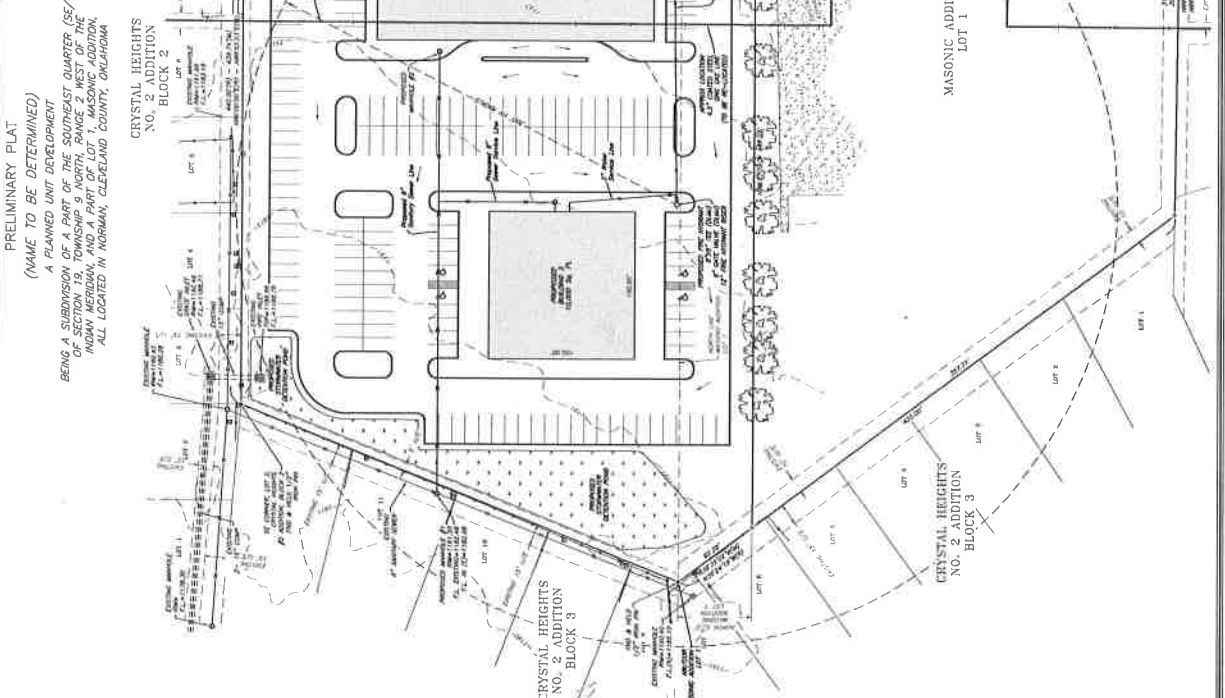
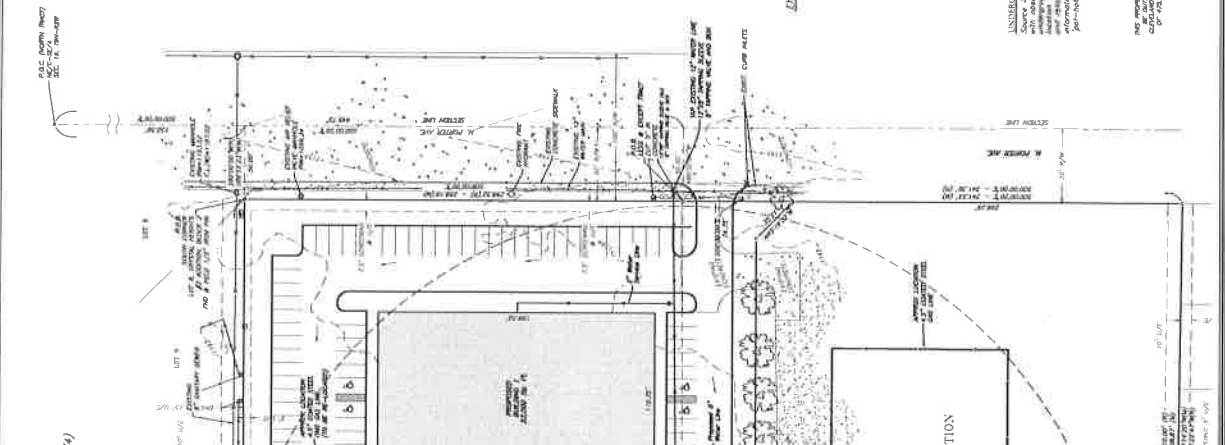
PROJECT ARCHITECT
 LANDS ENGINEERING L.L.C.
 903 E. 35th Street
 Shawnee, Oklahoma 74802-1032
 (405) 275-3388

UNDERGROUND UTILITIES

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE DEVELOPER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED UTILITY DEFEASURES OR REPAIRS.

ACCREDITATION

THE ENGINEER IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OKLAHOMA AND IS ACCREDITED BY THE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS (NSPE). THE ENGINEER'S FIRM IS ACCREDITED BY THE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS (NSPE).



PRELIMINARY PLAT
(NAME TO BE DETERMINED)

A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF THE SOUTHWEST QUARTER (SE/4) OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 12 WEST, INDIAN MERIDIAN, AND A PART OF LOT 1, MASONRY ADDITION, ALL LOCATED IN NORMAN, CLEVELAND COUNTY, OKLAHOMA.

LEGAL DESCRIPTION

CRISTAL HEIGHTS NO. 2 ADDITION BLOCK 2 AND BLOCK 3, MASONRY ADDITION 1, BEING A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF THE SOUTHWEST QUARTER (SE/4) OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 12 WEST, INDIAN MERIDIAN, AND A PART OF LOT 1, MASONRY ADDITION, ALL LOCATED IN NORMAN, CLEVELAND COUNTY, OKLAHOMA.

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE DEVELOPER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED UTILITY DEFEASURES OR REPAIRS.

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