



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: PD24-03 **APPLICANT:** Nyssa Raatko, L.L.C.

DATE: March 15, 2024 **LOCATION:** 2505 W. Main Street

TO: Interested Neighbors **WARD:** 2

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Preliminary Plat and Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat to create a new lot and rezoning. This property is currently zoned SPUD, Simple Planned Unit Development, and rezoning is being requested to C-2, General Commercial District, for the new lot.

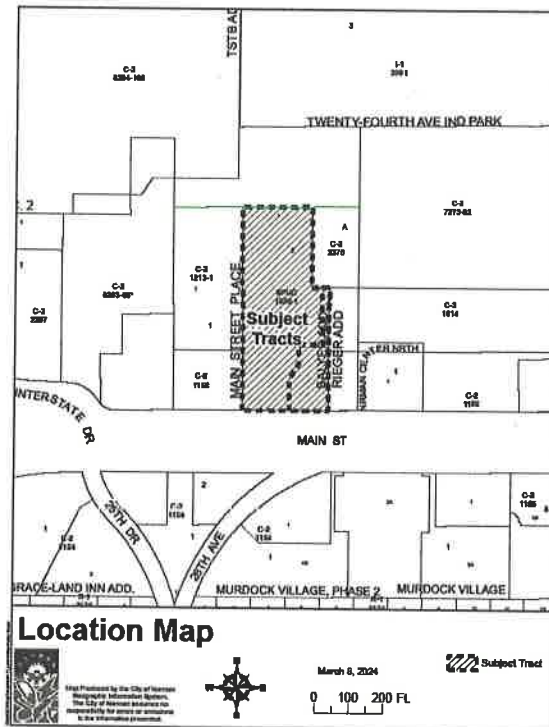
Please join us for a Pre-Development discussion of this proposal on **Thursday, March 28, 2024 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **Conference Room B** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office (**former Norman Public 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, Eric Fleske, (405) 990-2509 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 24-03

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER <i>Nyssa Raatko L.L.C.</i>	ADDRESS <i>2505 W Main Norman, OK 73069</i>
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EMAIL ADDRESS <i>eric@fleskeholding.com</i>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <i>Eric Fleske 405-990-2509</i> BEST TIME TO CALL:
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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 *2505 W Main, Norman, Oklahoma.*

and containing approximately *3.145* 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):

Proposed Lot 1, C-2, General Commercial. (0.543 acres)
Proposed Express Oil Change
Proposed Lot 2, Marijuana Processing. (2.602 acres)
Existing SPUD- 0-1920-1.

This proposed development will necessitate (check all that apply):

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Y
- 2025 Plan Amendment
 - Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to *C-2, General Commercial* District(s)
 - Special Use for _____
 - Preliminary Plat _____ (Plat Name)
 - Norman Rural Certificate of Survey (COS)
 - 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: *SPUD*
Current Plan Designation: _____

Concurrent Planning Commission Review Requested: *X*

Received on: *2-8-2024*
at _____ a.m./p.m.
by _____

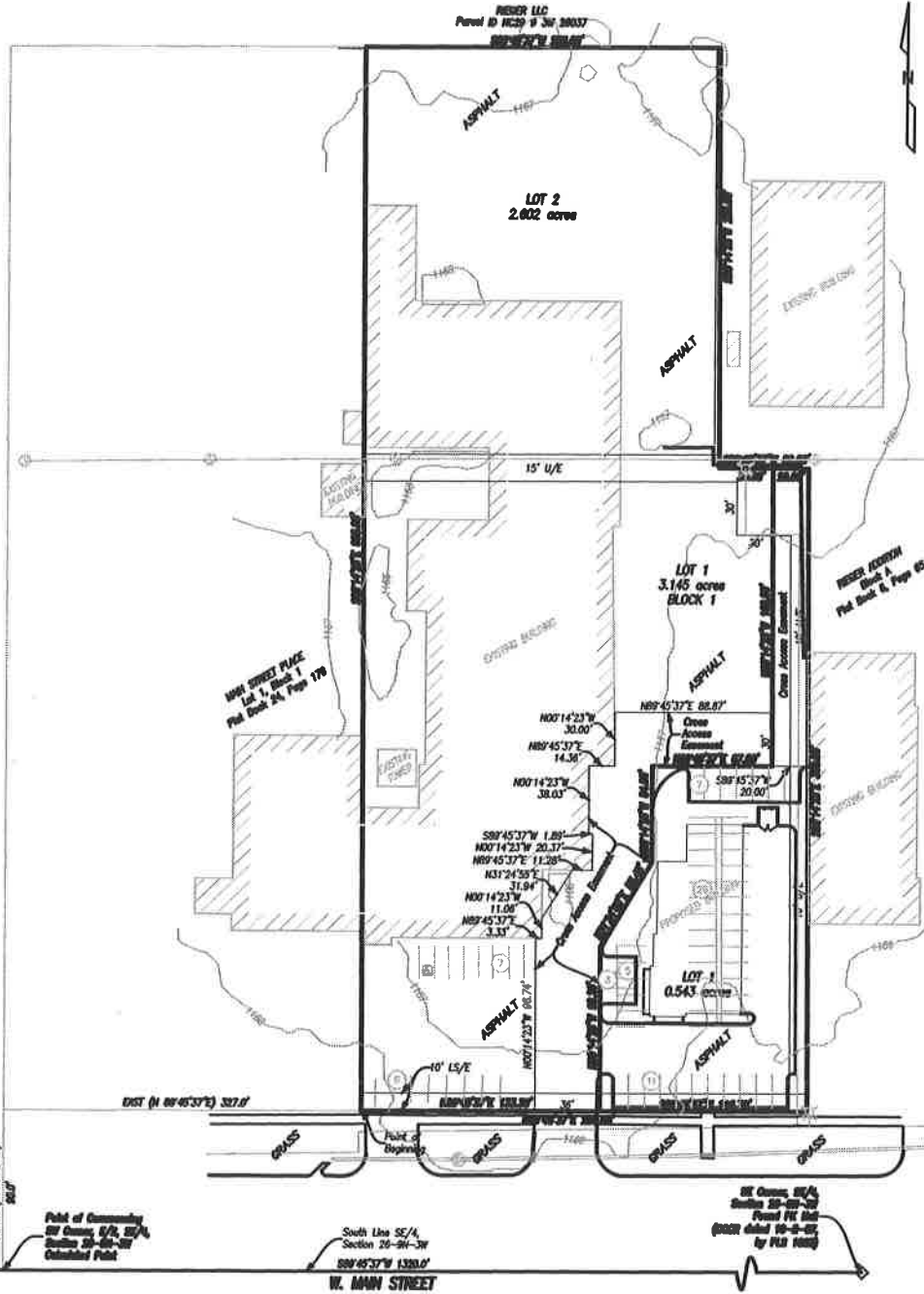
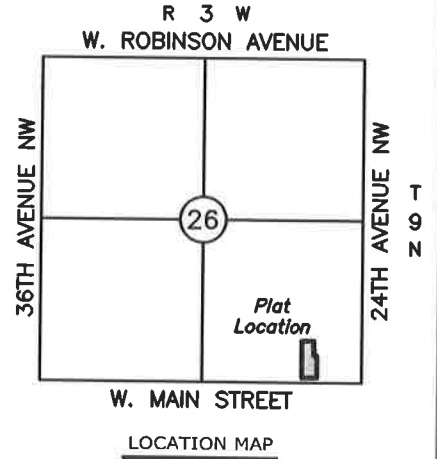
WRITTEN DESCRIPTION for the development of SALYER ADDITION, 2505 W. Main Street, Norman, Oklahoma.

The current site of 3.145 acres has an existing building that houses a marijuana processing business. The current zoning is SPUD-O-1920-1, which is C-2 with allowances for the marijuana processing.

This proposal is to divide the current lot into two lots, Lot 1 to be 0.543 acres and will be an express oil change business. A new building will be built on Lot 1. Lot 2 will keep the existing building and business.

REPLAT OF SALYER ADDITION

CITY OF NORMAN,
CLEVELAND COUNTY, OKLAHOMA



SURVEY FOR	
NYSSA RAATKO, LLC	
DATE	SCALE
2/7/2024	N/A
PROJECT NO.	REVISED
MB-23092	Page 1 of 1

LOCATION

Salyer Addition
Section 26, T9N, R3W, I.M.
Norman, Cleveland County, OK

Civil Engineers & Surveyors:

MBLS

MacBax Land Surveying, PLLC
civil engineering & land surveying

5744 Huettner Court, Suite 100
Norman, OK 73069
Telephone: (405) 872-7594
Email: Kent@mbls.us

Certificate of
Authorization
No. 8137