



Application for Pre-Development Informational Meeting

Case No. PD 24-05

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

APPLICANT/LAND OWNER <p style="text-align: center;">Aaron Buley</p>	ADDRESS <p style="text-align: center;">3929 Valley View Lane Flower Mound, Tx 75022</p>
EMAIL ADDRESS <p style="text-align: center;">aaronbuley@gmail.com</p>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Pete Jackson 405-361-9206 BEST TIME TO CALL: 9-5pm M-F

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

at 716 Sonia Dr, Norman, OK 73072

A proposal for development on a parcel of land, generally located
 The applicant is due to close on this parcel of land on 3-14-24 and along with his partners Dagan Flowers and Pete Jackson intend to redevelop the property.

and containing approximately 1.13 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):
 First to re-zone this 1.13 acre property from rural agricultural A-2 into RM-6 high density housing as seen in the Norman Comprehensive plan for desired high density. Based on the challenges faced with a city sewer easement not formerly in place we intend to place 2 multi-family buildings on this site with adequate parking.

Development will bring city water to this site and to the lot to the north of Sonia, providing current owner more cost effective opportunity to develop their lot. 716 Sonia is surrounded by RM-6 zonings for high density and would encourage more high density housing in this area of ward 4. There are no neighbors to the south (empty lot owned by OU), or the north (2 vacated SFR).

OFFICE USE ONLY

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment Growth Boundary
 - Land Use
 - Transportation
 - Rezoning to RM-6 District(s)
 - Special Use for _____
 - Preliminary Plat The Old Dairy Farm (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: A-2
 Current Plan Designation: RM-6

Concurrent Planning Commission Review Requested:

Received on: 3-1-2024
 at _____ a.m./p.m.
 by _____

Written Description of Development to "The Old Dairy Farm"

First to rezone this 1.13 acre property from rural agricultural A-2 into RM-6 high density housing as seen in the Norman Comprehensive plan for desired high density. Based on the challenges faced with a city sewer easement not formerly in place we intend to place 2 multi-family buildings on this site with adequate parking.

The buildings will be a combination of townhome row apartment buildings, with the potential of a third story flat apartment style.

Development will bring city water to this site and to the lot to the north of Sonia, providing the current owner of the lot north of Sonia a more cost effective opportunity to develop their lot. 716 Sonia is surrounded by RM-6 zonings for high density and would encourage more high density housing in this area of ward 4. There are no neighbors to the south (empty lot owned by OU), or the north (2 vacated SFR).

