



The City of NORMAN

225 N. Webster Ave.
Norman, Oklahoma 73069

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT
Phone: 405-307-7112

CASE NUMBER: PD24-08

APPLICANT: Daniel Pepe/Advantage Construction

DATE: June 14, 2024

LOCATION: 4801 W. Main St., Ward 3

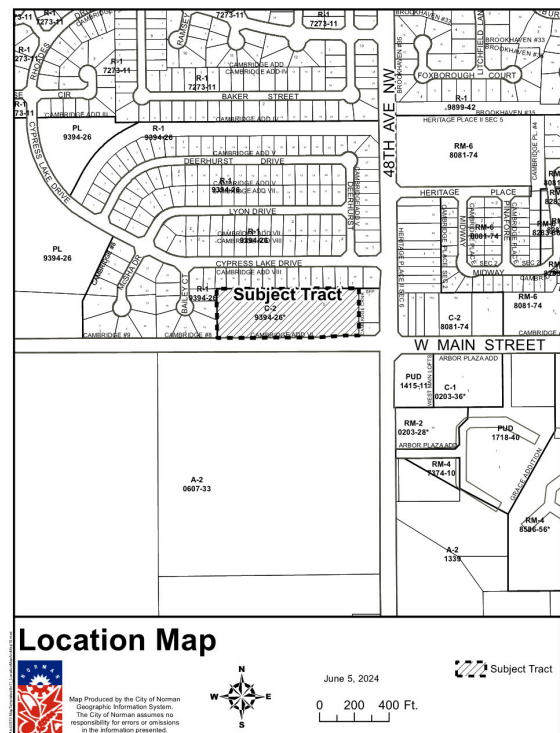
SUBJECT: Pre-Development Discussion of a Special Use Request for a Self-Storage Building

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use request for one additional self-storage building on the interior of the property with a footprint of approximately 14,550 square feet. This property is currently zoned C-2, General Commercial District with Special Use for a Mini-warehouse, and a new Special Use for Mini-warehouse with an updated site plan is required.

Please join us for a Pre-Development discussion of this proposal on **Thursday, June 27, 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. These meetings provide an opportunity for neighbors and applicants to discuss proposals before the public hearing process.

If you have questions about the proposal, please call the contact person, Daniel Pepe, 214-308-5225, Ext. 101, during business hours. We look forward to your participation and thank you for taking an active role in your community.





Application for Pre-Development Informational Meeting

Case No. PD _____

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

APPLICANT/LAND OWNER Applicant: Daniel F. Pepe Advantage Construction, LLC	ADDRESS 2221 Lakeside Blvd., Suite 1260 Richardson, Texas 75082
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EMAIL ADDRESS dpepe@advconstruction.net	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Daniel F. Pepe BEST TIME TO CALL: 9am-5pm Weekdays
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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 4801 West Main Street, Norman, Oklahoma 73072
Cambridge Addition Section VI Block 5, Lot 2

and containing approximately 5.24 **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):
 Add One (1) Additional Self-Storage Building to the interior of the property with a footprint of approximately 14,550 SF.

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

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation

Rezoning to _____ 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: _____

Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

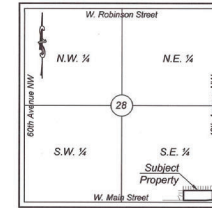
Received on: _____

at _____ a.m./p.m.

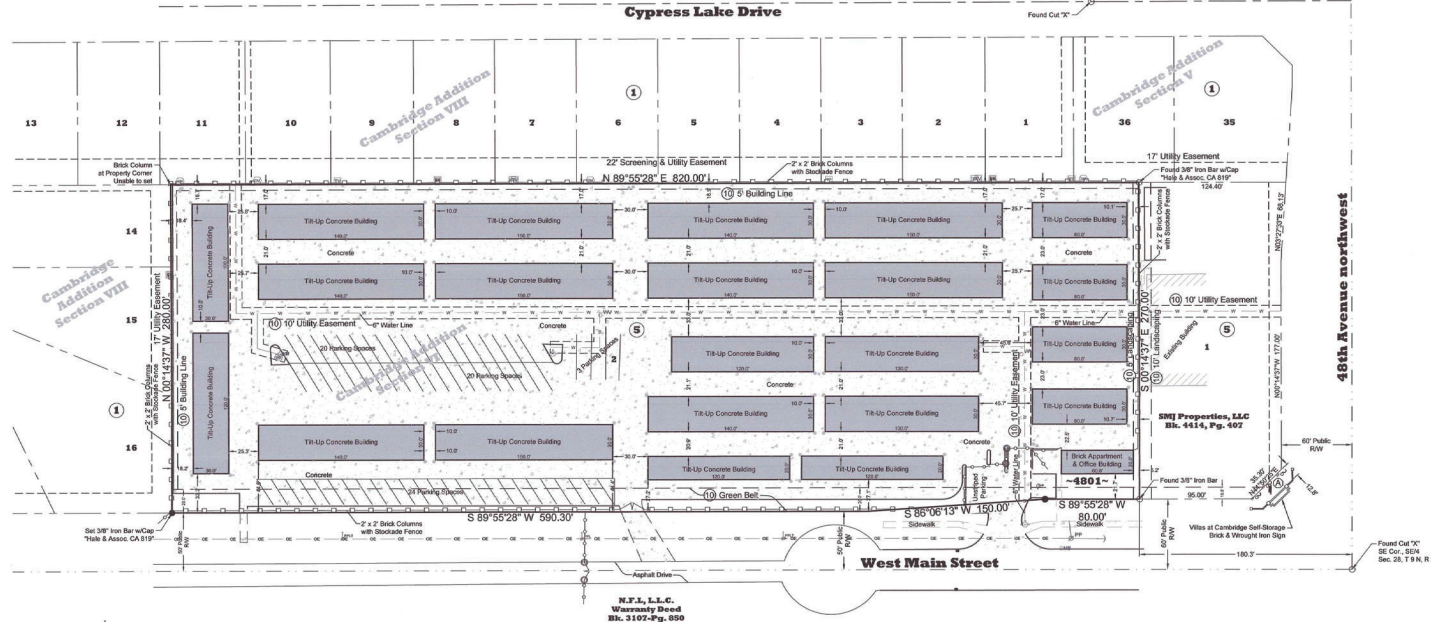
by _____

ALTA/NSPS Land Title Survey

Part of the Southeast Quarter of Section 28, Township 9 North, Range 3 West City of Norman, Cleveland County, Oklahoma



Vicinity Map
Section 28, Township 9N, Range 3W
Not To Scale



Title Commitment

Commitment No.: BRY-220911450
Effective Date: August 30, 2022 at 7:00 AM
Modern Abstract & Title, LP
1100 W. Main Street
Durant, Oklahoma 74701

Legal Description

Lot Two (2), Block Five (5) CAMBRIDGE ADDITION SECTION VI, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

The foregoing legal description described the same property as shown in the vesting deed, recorded at 3057, Page 1460, and is the same property described in Exhibit "A" of the Commitment Order No.: BRY-220911450 dated August 30, 2022, issued by Fidelity National Title Insurance Company.

Notes Corresponding to Schedule "B-I"

- ⑩ Easements, and Building Setback Lines, as delineated on the Plat of CAMBRIDGE ADDITION SECTION VI, recorded September 30, 1994 in Book 16, Page 175, and all amendments and supplements thereto, in the county records. This item is plotted and affects the subject property.
- ⑪ Intentionally Deleted
- ⑫ Intentionally Deleted
- ⑬ Intentionally Deleted
- ⑭ Intentionally Deleted
- ⑮ Intentionally Deleted
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- ㉓ Intentionally Deleted
- ㉔ Water rights, claims or title to water, whether or not shown by the public records. This item is not plotted and affects the subject property because it is blanket in nature.

Statement of Encroachments

- (A) Brick & wrought iron fence with sign and flag poles encroach into street right-of-way.

Surveyor's Certificate

To Cross Heritage Holdings Storage XII, LP a Texas limited partnership, Presidential Bank ISAOA ATIMA, Modern Abstract & Title, LP, and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(i), 7(a), 8, 9, 10, 11(a), 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on October 11 & 20, 2022.

Curtis Lee Hale
Curtis Lee Hale, LS 1084



12-06-22
Date of Plat or Map

Surveyor's Notes

- The survey correctly shows the location of buildings, structures and other improvements situated on the subject property;
- Except as shown, there are no encroachments onto adjoining properties, streets or alleys by buildings, structures or other improvements, and no encroachments onto said property by buildings, structures or other improvements situated on adjoining properties;
- The subject property is located within an area having a Zone Designation, Zone X, areas of 0.2% annual chance flood hazard, by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40027C0260 J, with an Effective Date of January 15, 2021, for Community Number 400046 in the City of Norman, Cleveland County, Oklahoma, which is the current Flood Insurance Rate Map for the subject property.
- The subject property has direct vehicular and pedestrian access to West Main Street, a public street or highway contiguous to the Property;
- The Subject property contains 228,050 square feet or 5.24 acres, more or less.

Surveyor's Notes

- At the time of survey, there was no observed evidence of earth moving work, building construction or building addition. There was no evidence of changes in street right-of-way lines or repairs to sidewalks or street located in right-of-ways.
- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
- The subject property is zoned C-2, General Commercial District zoning, and City of Norman Ordinance No. 0-5394-26, granting C-2 zoning with permissive use for mini-warehouse per letter from the City of Norman, dated October 13, 2022.
- There are no visible or apparent easements except as shown.
- The subject property contains 67 standard parking and 1 ADA parking spaces that are marked.
- An OKIE OneCall locate request was not made for the purpose of this survey and only above ground appurtenances were located on the subject property.

Legend

SUBJECT PROPERTY	—	ELECTRIC TRANSFORMER	⊕
PROPERTY LINE	---	TV PEDESTAL	⊕
EASEMENT LINE	- - - -	TELEPHONE PEDESTAL	⊕
BUILDING SET BACK LINE	---	POWER POLE	⊕
SECTION LINE	---	POWER POLE W/WEIGHT & TRANSFORMER	⊕
OVERHEAD ELECTRIC LINES	---	GLY ANCHOR	⊕
STEEL FENCE	---	CURB INLET	⊕
2" X 2" BRICK COLUMN FENCE	---	GAS METER	⊕
FOUND MONUMENT	○	GATE POST	⊕
SET MONUMENT	●	GATE	⊕
"/4" IRON BAR W/CAP	⊕	FIRE HYDRANT & TRANSFORMER	⊕
"/4" X 1/4" ASSOC. CAP/HP	⊕	WATER METER	⊕
(UNLESS OTHERWISE NOTED)		WATER VALVE	⊕
BOLLARD	⊕		
MAIL BOX	⊕		



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WHETHER SHOWN OR NOT, AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REVISION/ISSUE	DATE
1	ADD BRICK SIGN	10/20/2022
2	ATTORNEY COMMENTS	11/09/2022

Heritage Partners
4338 Marsh Ridge Road
Carrollton, Texas 75010
(903) 283-3404

Land Surveying and Planning
1601 SW 8th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73109
Tel: (405) 986-0774 - Fax: (405) 681-4881
www.habsurvey.com

Assoc. of Professional Land Surveyors

PROJECT NAME	PROJECT NO.	FILE	DATE	DRAWN BY	CHECKED BY	FIELD CREW	SHEET
Cambridge Addition Section VI Block 5, Lot 2 4801 West Main Norman, Oklahoma ALTA/NSPS Land Title Survey	4383.3	4383-3.dwg	10/12/2022	JMS	CLH	CLH, BL	1

OF 1