



# The City of NORMAN

225 N. Webster Ave.  
Norman, Oklahoma 73069

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

**CASE NUMBER:** PD24-12

**APPLICANT:** South Lakes Group LLC

**DATE:** August 7, 2024

**LOCATION:** 3301 Classen Blvd; Ward 5

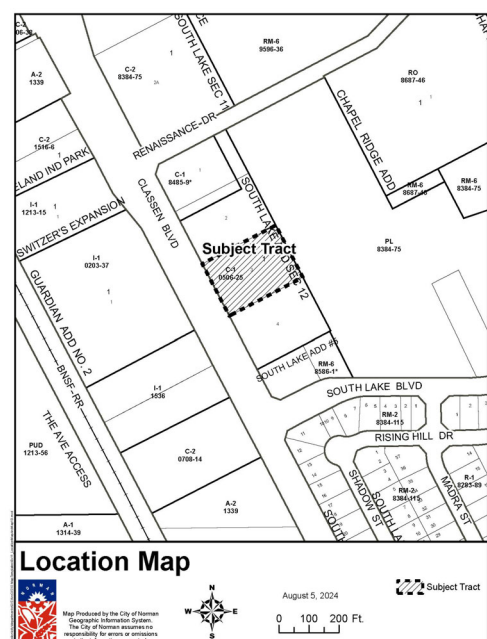
**SUBJECT:** Pre-Development Discussion of Special Use

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning of 1.236 acres. This property is currently zoned C-1, Local Commercial District, and is requesting a special use for an automobile service station.

Please join us for a Pre-Development discussion of this proposal on **Thursday, August 22, 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, Steve Williams, (405) 366-7707, 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	ADDRESS
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EMAIL ADDRESS	NAME AND PHONE NUMBER OF CONTACT PERSON(S)  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 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

and containing approximately \_\_\_\_\_ 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):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_

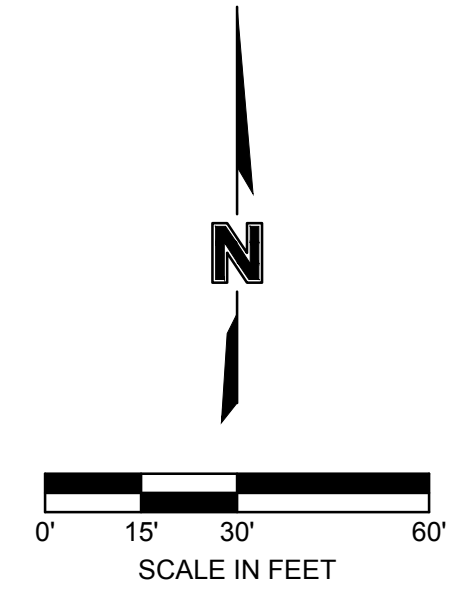
Received on: \_\_\_\_\_

at \_\_\_\_\_ a.m./p.m.

by \_\_\_\_\_

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 DATE: Jul 30, 2024 8:27am USER: dogden



**LEGEND**

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED BUILDING

**olsson**

1717 South Boulder Avenue  
 Suite 600  
 Tulsa, OK 74119  
 olsson.com  
 TEL 918.376.4294  
 FAX 918.574.2148  
 Olsson - Engineering  
 Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

AERIAL CONCEPT	2024
BRAKES PLUS SOUTH NORMAN	
NORMAN, OKLAHOMA	

drawn by: \_\_\_\_\_  
 designed by: \_\_\_\_\_  
 project no.: 024-03804  
 date: 07.28.2024