



The City of NORMAN

225 N. Webster Ave.
Norman, Oklahoma 73069

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

CASE NUMBER: PD24-14

APPLICANT: Fellers Snider Blankenship Bailey
& Tippens, P.C.

DATE: October 15, 2024

LOCATION: 60th Avenue S.E. and 72nd Avenue
S.E.; Ward 5

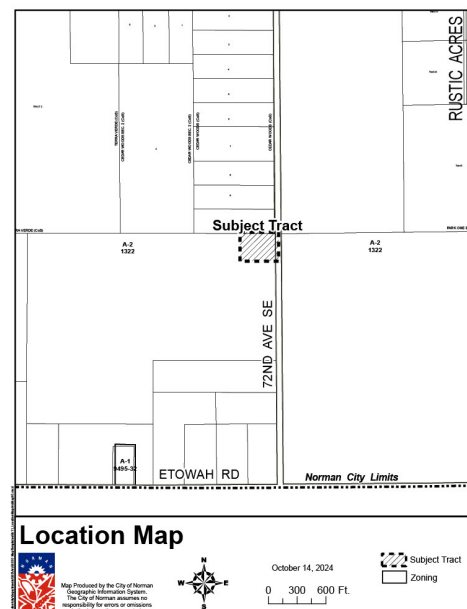
SUBJECT: Pre-Development Discussion of Special Use

You are receiving this letter because you own property within the 400-foot notification boundary of a Pre-Development application to consider special use of 2.75 acres for the Western Farmers Electric Cooperative Substation. This property is zoned A-2, Rural Agricultural District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, October 24, 2024 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **Conference Room A** 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, Joe Krodel, (405) 239-7201, 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 - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Fellers Snider Blankenship Bailey & Tippens, P.C. on behalf of Applicant Western Farmers Electric Cooperative.	ADDRESS 100 N. Broadway Ave., Suite 1700 Oklahoma City, OK 73102
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EMAIL ADDRESS jkrodel@fellerssnider.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Joe Krodel; 405-239-7201 BEST TIME TO CALL: 8 a.m. - 5 p.m.
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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 60th Ave., S.E. and 72nd Ave., S.E.

and containing approximately 2.75 **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):

Development of an electric substation.

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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 _____

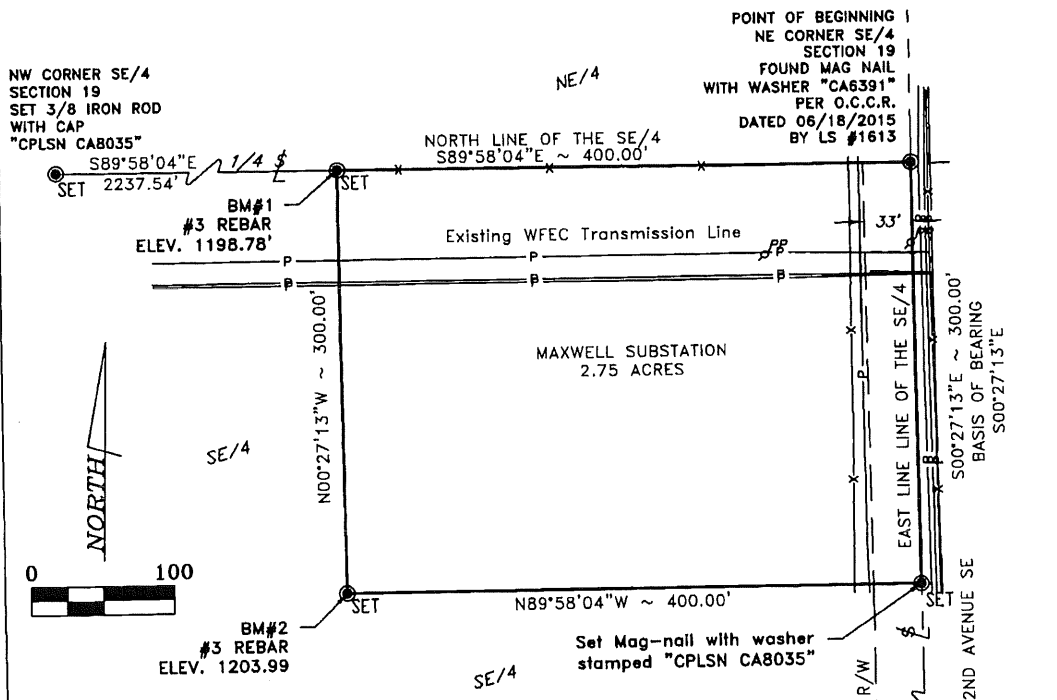
Preliminary Plat _____ (Plat Name)

Norman Rural Certificate of Survey (COS)

Commercial Communication Tower

Items submitted: <input type="checkbox"/> Deed or Legal Description	Concurrent Planning Commission Review Requested: _____
<input type="checkbox"/> Radius Map	
<input type="checkbox"/> Certified Ownership List	Received on: _____
<input type="checkbox"/> Written description of project	at _____ a.m./p.m.
<input type="checkbox"/> Preliminary Development Map	by _____
<input type="checkbox"/> Greenbelt Enhancement Statement	
<input type="checkbox"/> Filing fee of \$125.00	
Current Zoning: _____	
Current Plan Designation: _____	

**BOUNDARY SURVEY
PART OF THE SE/4
SECTION 19, T8N-R1W, I.M.,
CLEVELAND COUNTY, OKLAHOMA
EXHIBIT "A"**



- LEGEND -**
- SURVEYED TRACT
 - FENCE LINE
 - SECTION LINE
 - 1/4 SECTION LINE
 - RIGHT OF WAY
 - OVERHEAD ELECTRIC
- O.C.C.R. = OKLAHOMA CERTIFIED CORNER RECORD
- = FOUND MONUMENT AS STATED.
 - SET #3 REBAR WITH CAP STAMPED
 - SET = "CPLSN CA8035" UNLESS OTHERWISE NOTED.
 - = POWER POLE

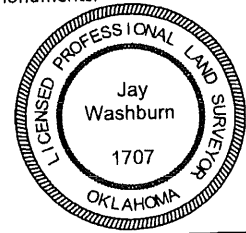
Parent tract, as provided by client:
Orville L. Horsch & Hanna L. Horsch
or their successors, as Co-Trustee for
The Orville L. Horsch & Hannah L. Family Trust
Warranty Deed: Book 4959 page 1180
Survey performed without benefit of title report.

**SE CORNER SE/4
SECTION 19
FOUND CST NAIL
WITH WASHER
"DURHAM CA 5313"
PER O.C.C.R.
DATED 06/03/2016
BY LS #1521**

Proposed Substation Boundary Description:
A strip, piece or parcel of land in the Southeast Quarter (SE/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:
Beginning at the Northeast corner of said SE/4, a Mag-nail with washer bearing the inscription "CA 6391"; Thence $S00^{\circ}27'13"E$ on the East line of said SE/4, 300.00 feet to a Mag-nail with washer stamped "CPLSN CA 8035"; Thence $N89^{\circ}58'04"W$ parallel with the North line of said SE/4, 400.00 feet to a #3 rebar with cap bearing the inscription "CPLSN CA 8035"; Thence $N00^{\circ}27'13"W$ parallel with the East line of said SE/4, 300.00 feet to the North line thereof and a #3 rebar bearing the inscription "CPLSN CA 8035"; Thence $S89^{\circ}58'04"E$ on said North line, 400.00 feet to the **Point of Beginning**, containing 120,000 square feet or 2.75 Acres, more or less.
The datum for this description is Grid North, NAD83, Oklahoma South Zone with the basis of bearing being the East line of the SE/4 of Section 19 taken to bear $S00^{\circ}27'13"E$ as measured between recovered PLSS corner monuments.

Surveyor's Certificate:
I Jay Washburn, Oklahoma Licensed Surveyor, No. 1707,
do hereby certify that this plat of survey meets the
Oklahoma Minimum Standards for the practice of land
surveying as adopted by the Oklahoma State Board of Licensure for
Professional Engineers and Land Surveyors.

Jay Washburn, LS, For the Firm; Date: 01/26/2024



WARNING CONTACT "CALL OKIE" AT 1-800-522-OKIE TWO WORKING DAYS BEFORE YOU DIG FOR ALL UTILITY LINE LOCATIONS AND INFORMATION	CookPLS National, Inc. 13800 Wireless Way Oklahoma City, OK 73134 405-603-5511 CA# 8035 exp: 06/30/2024		Client: Western Farmers Electric Cooperative	
	Date: 01-26-2024	Project: Maxwell Substation		
	Drafted: TF	Scale: 1" = 100'		
	Checked: JW	Book: N/A Page: N/A		