



# The City of **NORMAN**

225 N. Webster Ave.  
Norman, Oklahoma 73069

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

**CASE NUMBER:** PD24-15

**APPLICANT:** Blew & Associates, PA (Jackson  
Freedom Farms, LLC)

**DATE:** October 10, 2024

**LOCATION:** West side of 12<sup>th</sup> Ave. NW, North  
of W Rock Creek Rd; Ward 8

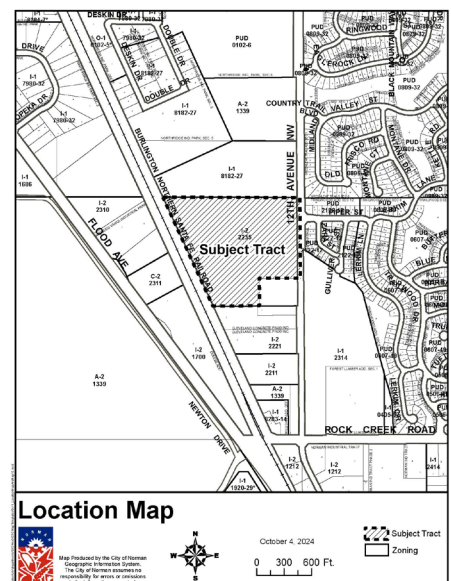
**SUBJECT:** Pre-Development Discussion of Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider preliminary platting of 30.24 acres. This property is zoned I-2, Heavy Industrial 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 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, Jason Spencer, (405) 213-0124, during business hours. We look forward to your participation and thank you for taking an active role in your community.



The developer proposes an industrial development on the 30.24-acre tract located on the west side of 12<sup>th</sup> Ave NW, north of W Rock Creek Road in Norman, OK. The development is anticipated to consist of 3 lots, each approximately 10 acres in size, served by a public street. Two of the proposed lots are to be developed with industrial use buildings with associated parking/drives. One of the proposed lots is to be developed with a 606-seat church building with associated parking/drives. Landscape buffers will be provided along the public streets in accordance with the I-2 zoning requirements. Storm water detention/retention will be provided within each proposed lot. Sidewalks in accordance with City requirements will be provided along 12<sup>th</sup> Ave NW and the proposed public street. Access to this development will be from one new public street connecting onto 12<sup>th</sup> Ave NW and one private driveway onto 12<sup>th</sup> Ave NW.



# 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
----------------------	---------

EMAIL ADDRESS	NAME AND PHONE NUMBER OF CONTACT PERSON(S)  BEST TIME TO CALL:
---------------	--

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 \_\_\_\_\_

O  
F  
F  
I  
C  
E  
  
U  
S  
E  
  
O  
N  
L  
Y