



Application for Pre-Development Informational Meeting

Case No. PD 14-11

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 Golden Twins, LLC c/o Atty Sean Paul Rieger	ADDRESS c/o Atty Sean Paul Rieger 136 Thompson Drive, Norman, OK 73069
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EMAIL ADDRESS c/o Atty Sean Paul Rieger sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Sean Paul Rieger; 405-226-8079 BEST TIME TO CALL: Anytime
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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 _____
 1305 Triad Village, Norman OK 73071

and containing approximately 1.7 **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):

The site will be developed as an age-friendly residential community, of up to 20 units, with a common area community center incorporated into the site. Each unit will have a single car garage attached.

The project would be submitted as a Planned Unit Development.

<p>This proposed development will necessitate (check all that apply):</p> <p><input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary</p> <p><input checked="" type="checkbox"/> Land Use</p> <p><input type="checkbox"/> Transportation</p> <p><input checked="" type="checkbox"/> Rezoning to <u>PUD</u> District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input type="checkbox"/> Preliminary Plat _____ (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p> <p><input type="checkbox"/> Commercial Communication Tower</p>	<p>Items submitted:</p> <p><input checked="" type="checkbox"/> Deed or Legal Description</p> <p><input checked="" type="checkbox"/> Radius Map</p> <p><input checked="" type="checkbox"/> Certified Ownership List</p> <p><input checked="" type="checkbox"/> Written description of project</p> <p><input checked="" type="checkbox"/> Preliminary Development Map</p> <p><input checked="" type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>C-2</u></p> <p>Current Plan Designation: <u>Commercial</u></p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>4-7-14</u></p> <p>at _____ a.m./p.m.</p> <p>by <u>[Signature]</u></p>
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OFFICE

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7 April 2014

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

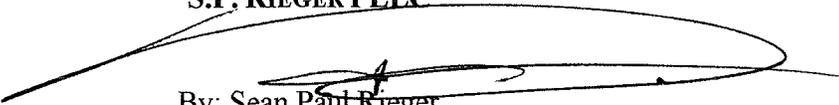
I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a Planned Unit Development of the Property located at 1305 Triad Village, Norman, Oklahoma 73071.

The project will feature up to 20 single story residential units on the approximate 1.7 acre site. The project is a new concept in age-friendly housing. It is designed to provide accessible site and floor plans with a layout to support social interaction and community participation by the residents. The site encourages activity and security by orienting the unit to allow for resident supervision and interaction. The floor plans allow for support care giver participation while encouraging independent living.

The Village will be connected to the support systems and organizations in Norman that will support aging in place. The Community Center will be designed to provide a place for the residents to gather and interact on a daily basis with each other and with friends and family from the Norman community. It will also provide space for community care organizations to come and interact with residents to provide social and medical assistance as needed.

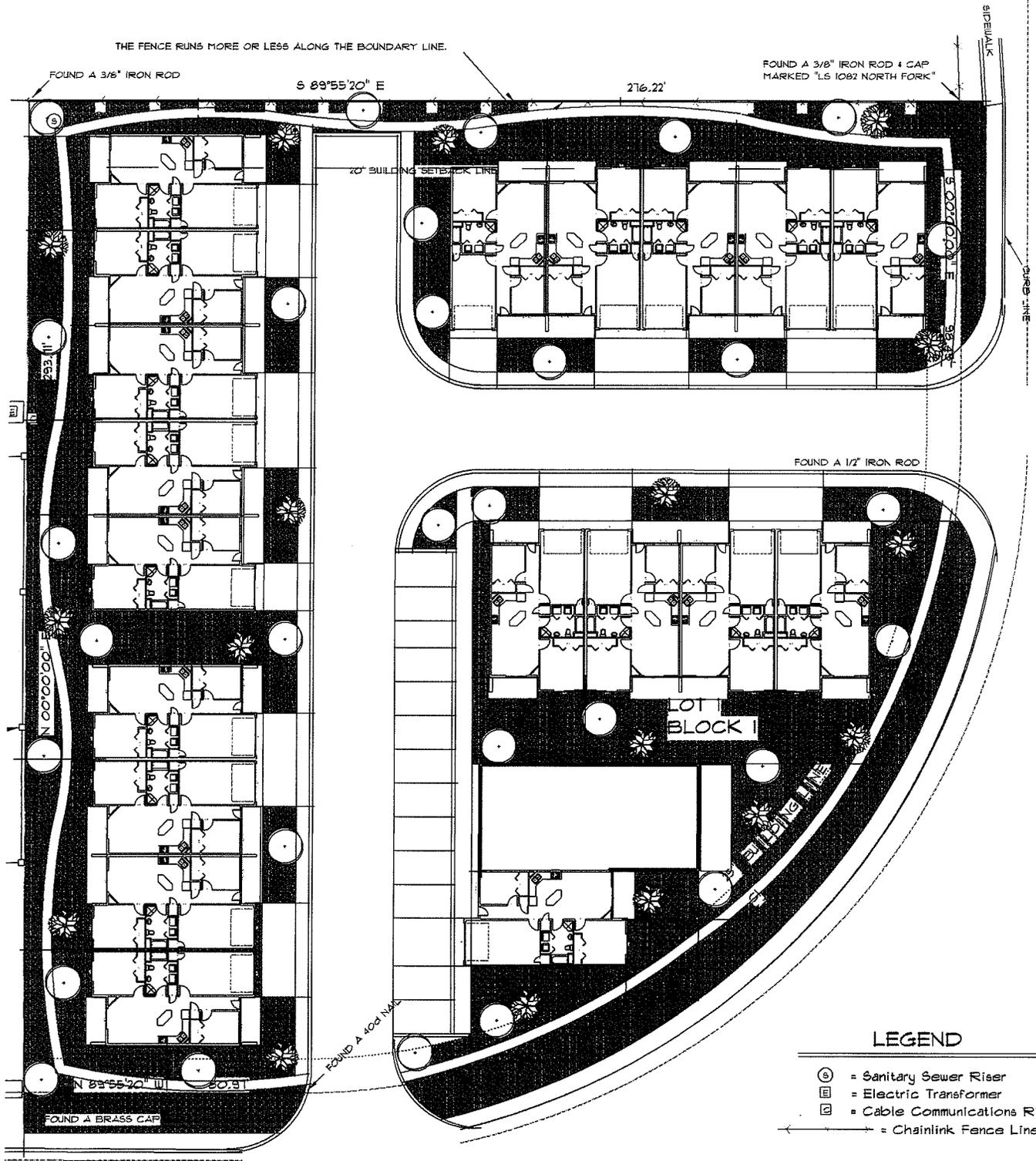
We respectfully request your support for this Planned Unit Development. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC


By: Sean Paul Rieger

Attorney at Law ▪ Architect ▪ Broker

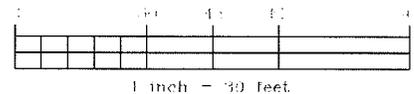
ANATOLE SECTION 5
 LOT 3
 BLOCK 1



LEGEND

- ⊙ = Sanitary Sewer Riser
- ⊞ = Electric Transformer
- ⊠ = Cable Communications Riser
- +—+—+—+— = Chainlink Fence Line

TRAD VILLAGE DRIVE
 DEDICATED PUBLIC RIGHT-OF-WAY WIDTH VARIES.
 CONCRETE & ASPHALT ROADWAY WIDTH VARIES.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BR.	CHORD
C1	306.55'	194.99'	S45°02'20"W	275.34'