





Application for  
**Pre-Development Informational Meeting**

Case No. PD 15-13

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> EAT-1403, LLC a.k.a. Millennium Apartments, LLC	<b>ADDRESS</b> c/o Atty for Applicant, Sean Paul Rieger 136 Thompson Dr., Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o atty for Applicant, sp@riegerllc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Atty for Applicant, Sean Paul Rieger, 405-329-6070 <b>BEST TIME TO CALL:</b> regular business hours

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 At the SE corner of E. Lindsey and S. Classen Blvd. The Millennium Apartments.

and containing approximately 6.85 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):

Same as existing. This is merely an applicaiton to amend the approved PUD to allow for changes in the signage

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- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment
  - Growth Boundary
  - Land Use
  - Transportation
  - Rezoning to PUD Amendment District(s)
  - Special Use for \_\_\_\_\_
  - Preliminary Plat \_\_\_\_\_ (Plat Name)
  - Norman Rural Certificate of Survey (COS)
  - 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: PUD  
 Current Plan Designation: High Density Residential

Concurrent Planning Commission Review Requested:

Received on: 5-11-15  
 at 1:30 a.m.   
 by mt

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11 May 2015

The City of Norman  
201 West Gray  
Norman, OK 73069

**RE: PUD amendment application – Signage at The Millennium**

Dear City of Norman,

We represent EAT-1403, LLC, a.k.a. MILLENNIUM APARTMENTS, LLC (“Applicant”), the current owner of the “Property” located and described as follows:

FINAL PLAT  
**THE MILLENNIUM ADDITION**

A PLANNED UNIT DEVELOPMENT

A Replat of Lots 3, 4, and 5 in Block 1 of UNIVERSITY PLAZA ADDITION, and All of Lot 3, and part of Lot 2 in Block 2 (Lot Line Adjustment Book 1185, Page 497) of BOYD VIEW ADDITION No. 2, and the area designated as “Public” of BOYD VIEW No. 1 ADDITION BEING PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

The Applicant is submitting this Application for rezoning merely for the sole reason to revise the PUD to allow for a signage package as is submitted herewith. In support of our request, we respectfully submit the attached exhibits and the following information:

- The Property is zoned a PUD, Planned Unit Development.
- The signage being proposed is upon Minor Urban Arterials of high traffic locations.
- The property was the first to be approved in Norman under a high density residential profile, and yet the sign ordinance does not have a category that fits for this type of residential development. These are large scale highly urban buildings that front the streets closely. The scale of these types of properties does not fit with the character of a typical RM-6 development of which the sign code applied.
- The City of Norman code currently does not have any sign district for high density residential facilities of this nature. Here is the sign code as it is currently written, which shows only districts for low and medium density residential, and then skips to office and commercial:

**Sec. 18-503. - On-premise sign standards.**



- (a) Sign standards for five (5) classifications of zone groupings are listed herein and for the purpose of this chapter, all uses that may be made of land under the City Zoning Ordinance shall be considered to be contained in one (1) of the five (5) classifications. The following zone groupings contain all the zoning districts:
  - (1) Industrial: I-1, I-2.
  - (2) Commercial: C-1, C-2, C-3, T-C, M-1; C-R.
  - (3) Office: C-O, R-O, O-1.
  - (4) Medium density residential: R-2, RM-2, R-3, RM-4, RM-6.
  - (5) Low density residential: R-1, R-1-A, RE, A-1, A-2, PL.
- (b) Sign standards for uses not specifically mentioned shall be the same for the most similar use mentioned.
- (c) Regulations for each sign are set forth in the particular zone classification.

*(Ord. No. 0-9192-37)*

Upon more insight into this signage problem of not having a district that fits the needs of these high density large scale residential developments, the later approved University House at Bishops Landing went into detail on the PUD submittal as to what signage is needed for that high density development.

The Applicant has been restrained and careful to propose only the minimum signage package that is needed to identity and draw attention from all directions along the traffic arteries to this large complex that is five stories over more than six acres and fronts two very busy traffic arteries. We believe the signage package is tastefully and professionally done and will be a positive addition to the area in clearly identifying the high density residential complex.

Therefore, respectfully, we ask for the approval of the proposed amendments to the PUD to allow for the signage as requested herein. Thank you for your time and consideration.

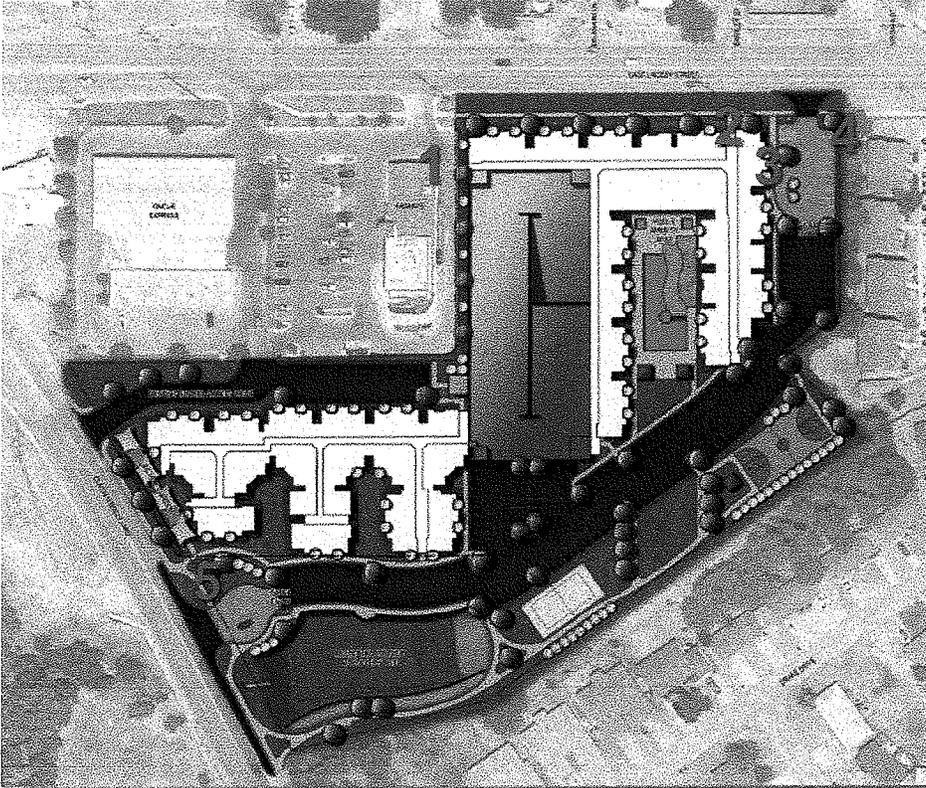
Respectfully Submitted,  
S. P. RIEGER PLLC

Sean Paul Rieger  
Attorney at Law ▪ Architect ▪ Broker

EXHIBITS in SUPPORT

- Site Plan

## Signage Site Plan



- A PUD zoning
- 197 Units residential
- 705 beds
- 6.85 acres
- Parking garage
- Five stories height
  
- Signage Needed as shown at left:
  - 1
  - 2
  - 3
  - 4
  - 5

- Aerial view of Property:

