





# Application for Pre-Development Informational Meeting

Case No. PD 15-18

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> Bison Ridge Investments, as party in contract for land	<b>ADDRESS</b> c/o Atty Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
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<b>EMAIL ADDRESS</b> c/o Sean Paul Rieger sp@riegerllc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Atty Sean Paul Rieger; 405-329-6070 <b>BEST TIME TO CALL:</b> business hours
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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** \_\_\_\_\_  
 601 North Porter Avenue

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**and containing approximately** 0.95999 \_\_\_\_\_ **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 proposed use for this land parcel is for a restaurant, with the building being planned on the frontage parcel and the parking to be to the north and east of the building. All improvements are planned within the North Porter Commercial limits district.

<p><b>This proposed development will necessitate (check all that apply):</b></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>C-3</u> _____ District(s)</p> <p><input type="checkbox"/> Special Use for _____ (Plat Name)</p> <p><input type="checkbox"/> Preliminary Plat _____ (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p>	<p><b>Items submitted:</b></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>RM-2 / Porter Corridor</u></p> <p>Current Plan Designation: <u>Institutional</u></p>	<p>Concurrent Planning Commission Review Requested: <u>X</u></p> <p>Received on: <u>6-8-15</u></p> <p>at <u>1:32</u> a.m. (p.m.)</p> <p>by <u>mt</u></p>
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# THE RIEGER LAW GROUP

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REAL ESTATE LAW - CONSTRUCTION LAW - BUSINESS LAW  
ATTORNEYS AND COUNSELORS AT LAW  
SP RIEGER PLLC

8 June 2015

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 Buyer as agent for Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a rezoning and 2025 Plan Change. The property is currently zoned C-3 Commercial and RM-2, and is 2025 Planned institutional as it was owned by the hospital and was a building destroyed in a tornado, We seek to rezone to C-3 Intensive Commercial District and 2025 Plan change to commercial.

This site was formerly a storage facility for the hospital. It is being acquired to be redeveloped as a restaurant parcel. The current site is already zoned as needed on the frontage parcel and thus no change is sought for that part of the parcel. However, the rear part of the parcel is currently zoned RM-2 Low Density Apartment District, although empty as only a land parcel. We seek to utilize the rear parcel as part of the parking area of the restaurant use. Thus we seek a zoning change to make it commercial along with the frontage. The property is fully within the planned North Porter Commercial limits district. We also seek vacation of the alleyway right of way in order to allow for the parking to flow to the rear site.

We respectfully request your support for this Application. 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



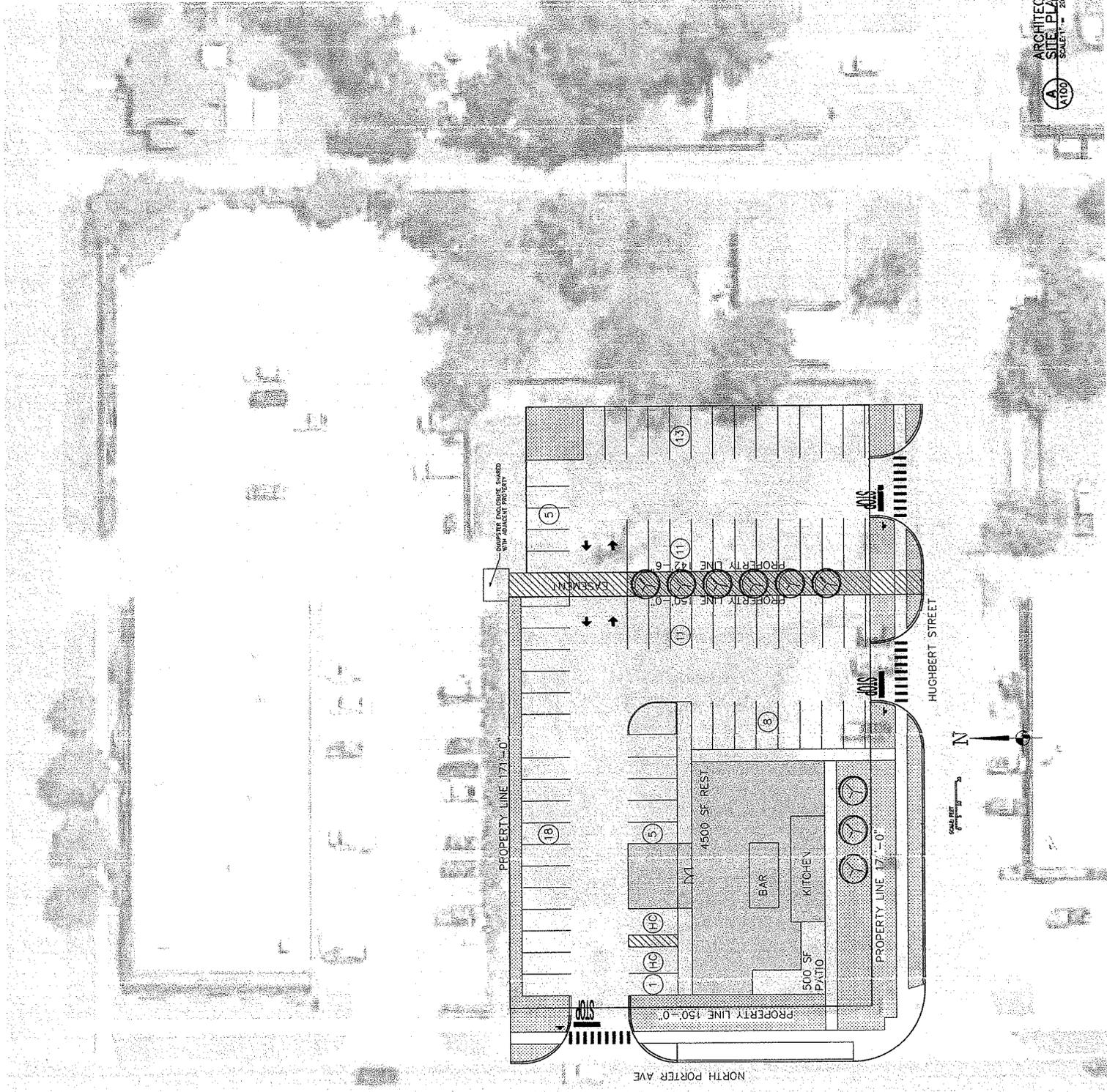
ARCHITECTURE  
301 EAST MAIN TX  
NORMAN OK 73072  
405-366-6048

PROPOSED BUILDING - OCCUPANCY A-2  
601 NORTH PORTER  
NORMAN, OK 73069

SEAL

REVISIONS

ISSUE DATE	02-26-15
ARCHITECT PROJECT NO.	D15008
SHEET NUMBER	A100



ARCHITECTURAL  
SITE PLAN  
SCALE: 1/8" = 1'-0"