



Application for Pre-Development Informational Meeting

Case No. PD 15-29

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 Wall Street Place, LLC	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) C/o Atty Sean Paul Rieger; 405-329-6070 BEST TIME TO CALL: business hours, M-F
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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 _____
 Along Tee Drive, between Wall Street and 26th Ave. NW

and containing approximately 1.59 **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 is an existing platted lot of about 1.59 acres. The goal of this action is to subdivide the lot into six small lots in keeping with those around it. There is no change in 2025, and no change in the C-1 zoning.

<p>This proposed development will necessitate (check all that apply):</p> <p><input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary</p> <p><input type="checkbox"/> Land Use</p> <p><input type="checkbox"/> Transportation</p> <p><input type="checkbox"/> Rezoning to _____ District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input checked="" type="checkbox"/> Preliminary Plat <u>Westport Prof. Park</u> (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 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-1, Local Commercial</u></p> <p>Current Plan Designation: <u>Commercial</u></p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>9-4-13</u></p> <p>at <u>1:15</u> a.m./p.m.</p> <p>by <u>mt</u></p>
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OFFICE

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NORMAN, OKLAHOMA 73069-5245
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TELEPHONE: 405.329.6070

FACSIMILE: 405.329.7103

4 September 2015

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

RE: Pre-Development Written Description of Project

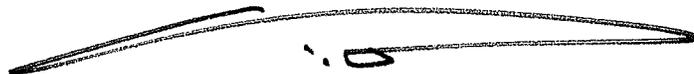
Dear City of Norman,

I represent the Owners in the attached Application for a Pre-Development Informational Meeting. We are submitting a preliminary plat and preliminary site development plan for the subdivision of the one lot at 900 Wall Street into six smaller lots that will front on 26th Ave. NW and Wall St.

There is no change in the 2025 Plan and no change in the C-1 zoning. This is merely a preliminary plat action to create smaller lots that can be used and developed into small commercial projects in this area.

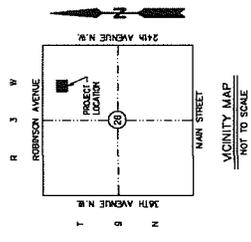
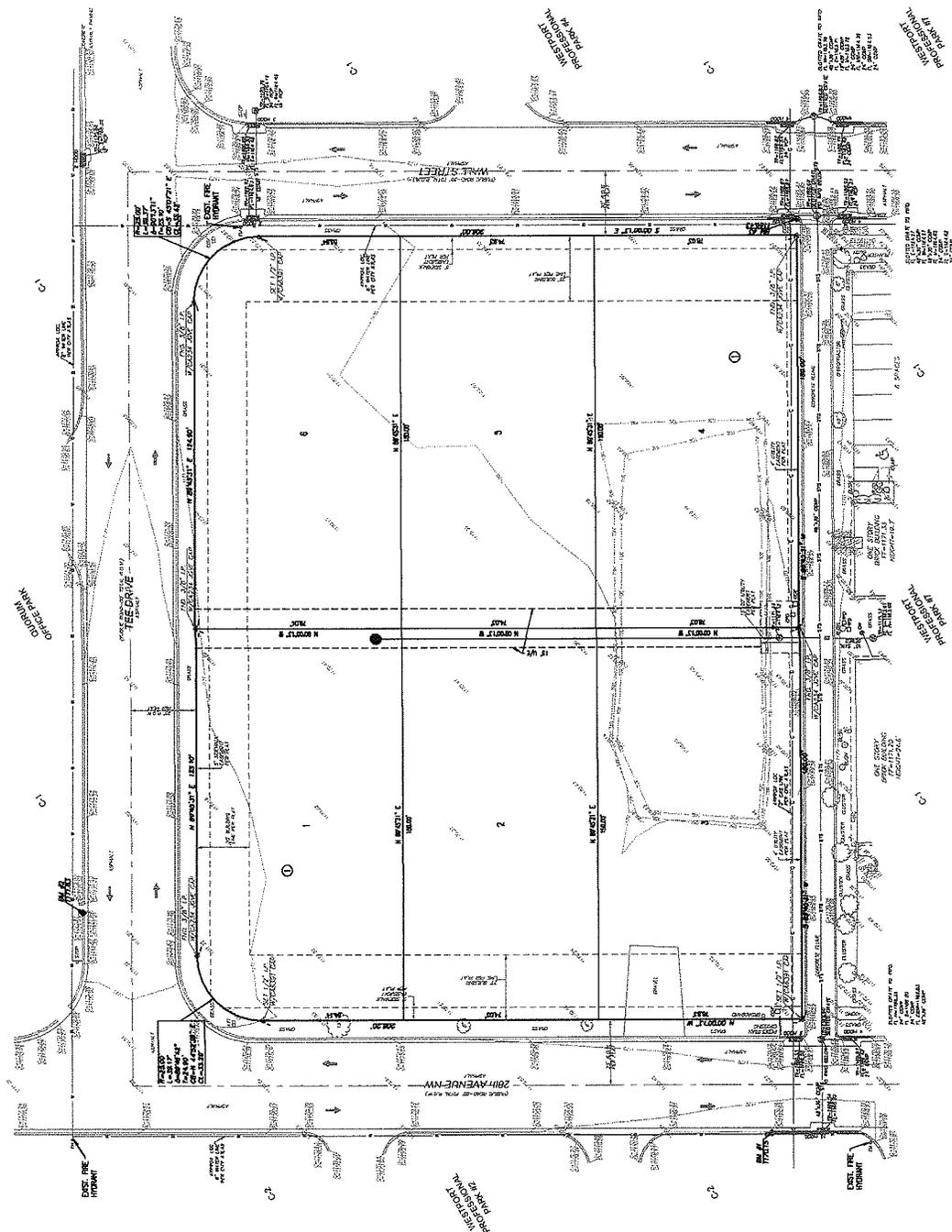
We respectfully request that this be set for a Pre-Development Informational meeting. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes.

Very Truly Yours,
S.P. RIEGER PLLC



By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker

PRELIMINARY PLAT
A REPLAT OF LOTS 1 AND 2, BLOCK 14,
WESTPORT PROFESSIONAL PARK SECTION FOUR
 A PART OF THE N.E. 1/4, SECTION 26, T9N, R3W 1.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

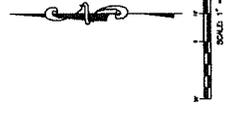


LEGAL DESCRIPTION

LOT 1, AND LOT 2, BEING 1/2 ACROSS SECTION 4, NORMAN, CLEVELAND COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREON.

NOTES:

1. ALL PUBLIC UTILITIES SHALL BE IN A DESIGNATED EASEMENT.
2. ALL SWAMPY SPOTS SHALL BE 5', UNLESS OTHERWISE NOTED.
3. EXISTING ZONING IS C-1.
4. LANDSCAPING WILL MEET OR EXCEED NORMAN ORDINANCES.
5. THE SITE PLAN IS CONCEPTUAL. FIRE PREVENTION WATER LINES WILL BE DESIGNED, IF NECESSARY, AT SUBMISSION OF BUILDING PERMIT FOR EACH LOT.
6. IF THE BUILDING SQUARE FOOTAGE FOR THE BUILDING BETWEEN THE 100' AND THE NEAREST NEIGHBOR SHALL BE LIMITED BASED ON THE EXISTING LOTLINE.



BENCHMARK - BM 1	CUT 5' ON TOP OF CURB	1/4" OF 1/2" WALL STREET	1/4" OF S.E. PROPERTY CORNER
BENCHMARK - BM 2	CUT 5' ON TOP OF CURB	1/4" OF 1/2" WALL STREET	1/4" OF S.E. PROPERTY CORNER
BENCHMARK - BM 3	CUT 5' ON TOP OF CURB	1/4" OF 1/2" WALL STREET	1/4" OF S.E. PROPERTY CORNER

WESTPORT PROFESSIONAL PARK SECTION FOUR
A REPLAT OF LOTS 1 AND 2, BLOCK 14
26th AVENUE N.W. & TEE DRIVE
NORMAN, OKLAHOMA

SMC
 Surveying & Mapping Company, P.C.
 2600 N. Lincoln Blvd., Suite 100
 Norman, Oklahoma 73069
 Phone: (405) 833-1111
 Fax: (405) 833-1112

DATE: 08/14/13
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO.: 13-001

OWNER/DEVELOPER:
 GWT NORMAN

PRELIMINARY
 NOT FOR CONSTRUCTION

STATE OF OKLAHOMA
 COUNTY OF CLEVELAND

**PRELIMINARY SITE DEVELOPMENT PLAN
A REPLAT OF LOTS 1 AND 2, BLOCK 14,
WESTPORT PROFESSIONAL PARK SECTION FOUR
A PART OF THE N.E. 1/4, SECTION 26, 19N, R3W 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA**

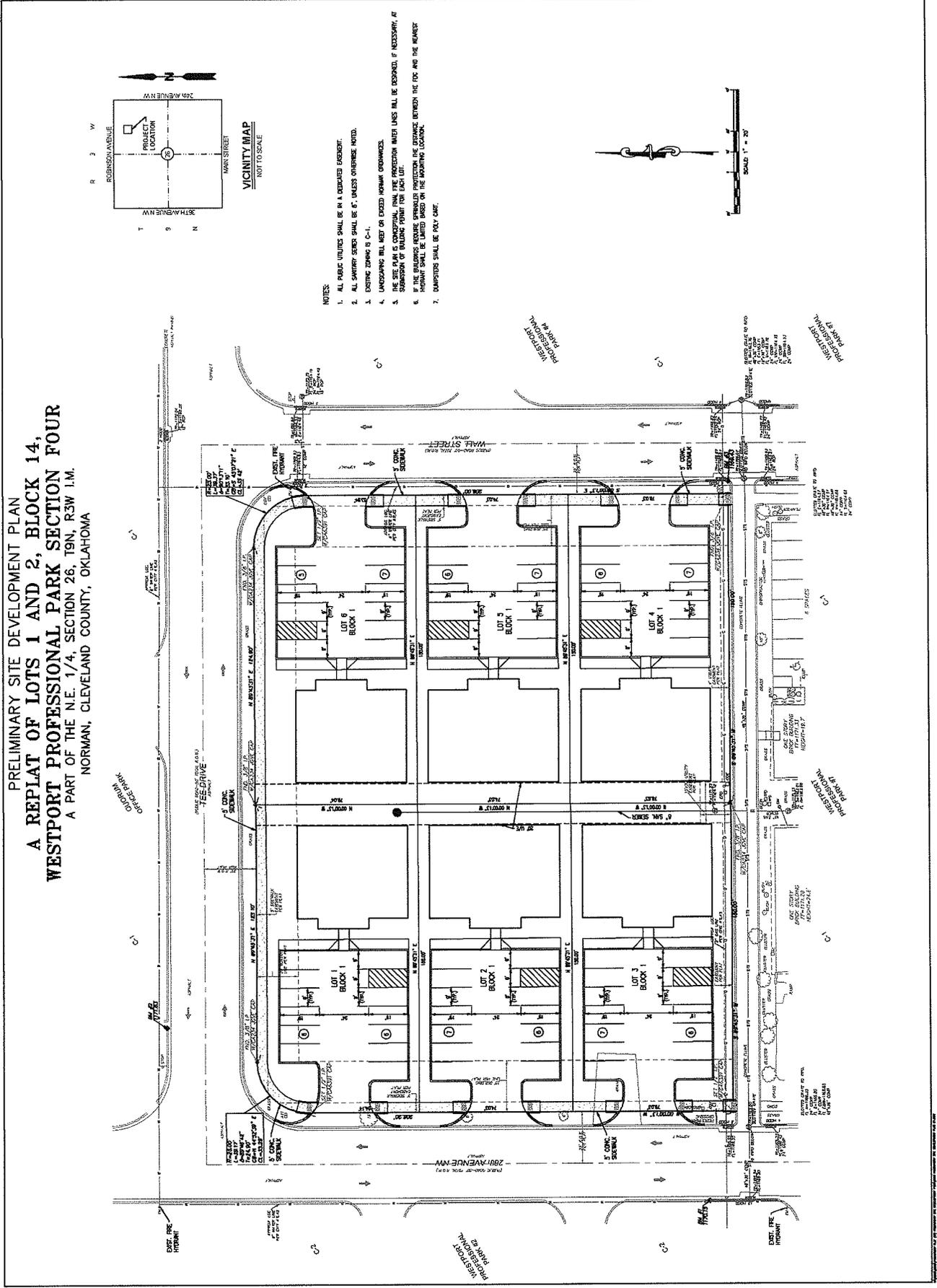
C. S. CRAWFORD, SURVEYOR, P.E.
1000 WEST 10TH AVENUE, SUITE 100
NORMAN, OKLAHOMA 73061
PHONE: (405) 833-9400

CONTRACT NO. 2024-001
DATE: 10/15/2024
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
SCALE: AS SHOWN

SMG
S.M. GARDNER & ASSOCIATES, P.C.
1000 WEST 10TH AVENUE, SUITE 100
NORMAN, OKLAHOMA 73061
PHONE: (405) 833-9400

WESTPORT PROFESSIONAL PARK
SECTION FOUR
DEVELOPMENT PLAN

28th AVENUE N.W. & TREE DRIVE
NORMAN, OKLAHOMA



VICINITY MAP
NOT TO SCALE

- NOTES:**
1. ALL PUBLIC UTILITIES SHALL BE AS A LOCATED EXISTENT.
 2. ALL SURVEY STAKES SHALL BE SET, UNLESS OTHERWISE NOTED.
 3. EXISTING ZONING IS C-1.
 4. LANDSCAPING SHALL MEET OR EXCEED NORMAN ORDINANCES.
 5. THE SITE PLAN IS CONCEPTUAL FROM THE PRECEDING WATER MAINS PLAN. BEING NECESSARY, AT SUBMISSION OF BUILDING PERMIT FOR EACH LOT.
 6. IF THE BUILDING FOOTING SPANNEAR PREVIOUSLY THE DISTANCE BETWEEN THE TIES AND THE NEAREST TIEPOINT SHALL BE LIMITED BASED ON THE SPANNING LENGTH.
 7. DIMENSIONS SHALL BE HOLY CORN.



WESTPORT PROFESSIONAL PARK
SECTION FOUR

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WESTPORT PROFESSIONAL PARK
SECTION FOUR

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