



The City of NORMAN

225 N. Webster Ave.
Norman, Oklahoma 73069

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

CASE NUMBER: PD24-06

APPLICANT: Bridgeview United Methodist Church, Inc.

DATE: May 10, 2024

LOCATION: 4300 W. Indian Hills Rd., Ward 3

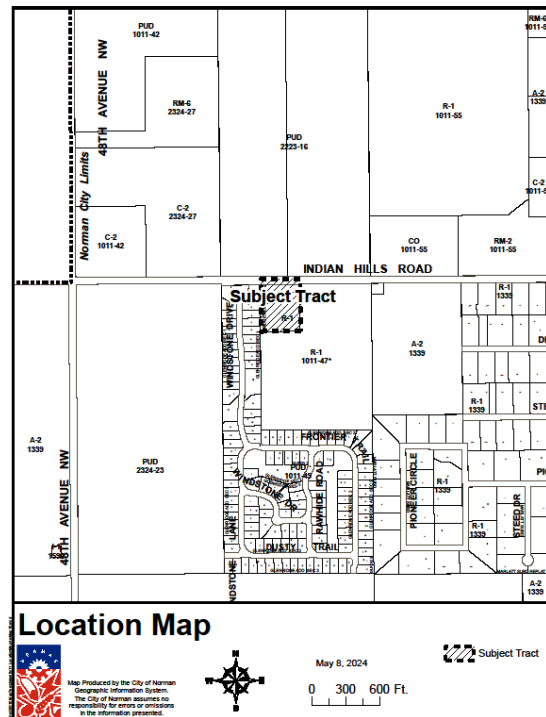
SUBJECT: Pre-Development Discussion of NORMAN 2025 Amendment and Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a NORMAN 2025 Amendment and Rezoning for the re-use of the property as a Funeral Home and associated uses. This property is currently zoned R-1, Single-Family Dwelling District, with Special Use for a Church, and a rezoning is requested to SPUD, Simple Planned Unit Development. The NORMAN 2025 designation is requested to change from Low Density Residential Designation to Office Designation.

Please join us for a Pre-Development discussion of this proposal on **Thursday, May 23, 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, Gunner Joyce, (405)310-5274 during business hours. We look forward to your participation and thank you for taking an active role in your community.





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

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 _____

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May 1, 2024

City of Norman
Planning Department
225 N Webster Ave
Norman, OK 73069

RE: Written Description of Project

Dear City of Norman,

We represent Bridgeview United Methodist Church (“**Applicant**”) in the attached applications for Pre-Development Informational Meeting and Rezoning. The Applicant seeks to rezone the subject property to a SPUD, Simple Planned Unit Development, that retains the spirit of the current R-1 zoning and adds only one additional allowable use to the property allowing the existing church building to be used as a funeral home. The Applicant is not seeking cremation or burial allowances on the property. Additional materials and exhibits are attached to provide additional background and information regarding the Applicant’s proposed use of the subject property.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any questions. We thank you for your consideration.

Very Truly Yours,
RIEGER LAW GROUP PLLC

A handwritten signature in blue ink, appearing to read 'G-Joyce', written in a cursive style.

GUNNER B. JOYCE
Attorney at Law

EXHIBIT B

Site Development Plan

