



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD20-17 **APPLICANT:** Landmark Land Company and Kent Connally

DATE: August 6, 2020 **LOCATION:** Northwest corner of 12th Avenue NW and Tecumseh Road

TO: Interested Neighbors **WARD:** 8

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Mixed Use Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a mixed use development, including low density/single family residential, townhome/medium density residential, light industrial, office, and commercial uses. This property is currently zoned PUD, Planned Unit Development District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, August 27, 2020 from 6:00 p.m. until 6:30 p.m.** *This meeting will be held via ZOOM video conference due to the COVID-19 emergency orders and restrictions on gathering sizes currently in place. Although City Council Chambers will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on August 27 and we will send you the link to access the meeting.*

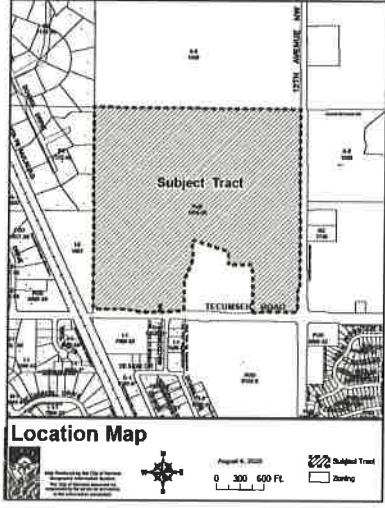
This applicant has filed a concurrent application for Planning Commission consideration of this project at their September 10, 2020 meeting. You will also be receiving notice of that meeting in the near future.

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.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Gunner Joyce, [\(405\) 310-5274](tel:4053105274) during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 20-17

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 Landmark Land Company; Kent Connally	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS c/o Rieger Law Group gjoyce@riegerlawgroup.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant (405) 310-5274 BEST TIME TO CALL: M-F 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 Northwest corner of the intersection of West Tecumseh Road and 12th Ave NW. The specific legal description is included in this application packet.

and containing approximately 139.43 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 development will feature mixed uses throughout the property in the approximate locations shown on the Preliminary Site Development Plan included in this application packet. The proposed uses generally include: Low Density/Single Family Residential; Townhome/Medium Density Multifamily Uses; Light Industrial Uses; Office Uses; and Commercial Uses.

O F F I C E U S E O N L Y	This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review Requested: <u> P </u>
	<input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary	<input checked="" type="checkbox"/> Deed or Legal Description	Received on: <u>8-3-2020</u>
	<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Radius Map	at <u>1:00</u> a.m./p.m.
	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Certified Ownership List	by <u>mt</u>
	<input checked="" type="checkbox"/> Rezoning to <u>POD</u> District(s)	<input checked="" type="checkbox"/> Written description of project	
<input type="checkbox"/> Special Use for _____	<input checked="" type="checkbox"/> Preliminary Development Map	Current Zoning: <u>POD</u>	
<input checked="" type="checkbox"/> Preliminary Plat <u>Flint Hills Addition</u> (Plat Name)	<input checked="" type="checkbox"/> Greenbelt Enhancement Statement	Current Plan Designation: <u>Low Density Res, Med. Density Res, Commercial, Office, Industrial, Open Space</u>	
<input type="checkbox"/> Norman Rural Certificate of Survey (COS)	<input checked="" type="checkbox"/> Filing fee of \$125.00		
<input type="checkbox"/> Commercial Communication Tower	Current Zoning: _____		



August 3, 2020

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

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent the Applicant in the attached application packet for a Pre-Development Information Meeting, Preliminary Plat, Rezoning, and 2025 Amendment. The Applicant seeks to rezone a piece of property north of West Tecumseh Road, generally located at the Northwest corner of the intersection of West Tecumseh Road and 12th Ave NW, more particularly described on the attached exhibits, in order to facilitate a mixed use development on the property. The mixed-use development will feature residential, light industrial, office, and commercial uses. The property is currently zoned PUD, Planned Unit Development, but the Applicant desires to modify certain aspects of the existing PUD to accommodate the Applicant's intended use of the property. The Applicant is also seeking to plat the property as the prior preliminary plat for the property has expired.

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. Respectfully and best wishes,

Very Truly Yours,
RIEGER LAW GROUP, PLLC

A handwritten signature in blue ink, appearing to read 'G. Joyce', is written over a horizontal line.

By: Gunner Joyce
Attorney at Law

Sean Paul Rieger
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sp@riegerllc.com

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PRELIMINARY SITE DEVELOPMENT PLAN
FLINT HILLS ADDITION
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

UNPLATTED

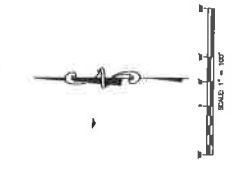
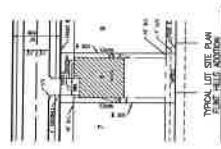
DEVELOPER: DOMINION P.L.C.
 1100 N. WILSON ROAD, SUITE 100
 OKLAHOMA CITY, OKLAHOMA 73106
 PHONE: (405) 525-7110
 DESIGNER: LAMARKE HALL, L.L.C.
 2000 WINDSOR PARK BLVD.
 NORMAN, OKLAHOMA 73061
 PHONE: (405) 822-9416
 CHECKED: JEFFREY L. HALL
 1000 N. WILSON ROAD, SUITE 100
 OKLAHOMA CITY, OKLAHOMA 73106
 PHONE: (405) 721-0209

NOTES:
 ALL METERS AND SET POINTS SHOWN ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



VICINITY MAP
 SCALE: 1" = 200'

1. UNIMPROVED PUBLIC ROADS SHALL ACCOMMODATE THE LATEST RESPONSE VEHICLES.
2. UNIMPROVED PUBLIC ROADS SHALL BE DESIGNED TO MEET CITY STANDARDS FOR A 100-YEAR FLOOD.
3. UNIMPROVED PUBLIC ROADS SHALL BE DESIGNED TO MEET CITY STANDARDS FOR A 100-YEAR FLOOD.



* THE COMPLETE TRAFFIC DATA SET
 IS NOT SHOWN. PROVIDED BY T.C.L.

