





# Application for Pre-Development Informational Meeting

Case No. PD \_\_\_\_\_

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> Denise (Finch) Clear & Jeffrey A. Clear The Kaye M Linze Revocable Trust	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Rieger Law Group gjoyce@riegerlawgroup.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> c/o Gunner Joyce, Attorney for Applicant (405) 310-5274 <b>BEST TIME TO CALL:</b> 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 319, 321, and 323 E Daws St, Norman  
 See attachments for legal description

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and containing approximately 0.28 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 request seeks to bring three parcels into one SPUD zoning to facilitate the applicant's intended development of the property. This proposal features an existing residential use, expansion of the Don's Mobil Lock Shop existing commercial building, and additional parking to serve the property.

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This proposed development will necessitate (check all that apply): <input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to <u>SPUD</u> District(s) <input type="checkbox"/> Special Use for _____ <input type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input checked="" type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input type="checkbox"/> Preliminary Development Map <input type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>R-3 &amp; C-2</u> Current Plan Designation: _____	Concurrent Planning Commission Review Requested: _____  Received on: <u>9-4-2020</u> at <u>11:36</u> a.m./p.m. by <u>mt</u>
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OFFICE UNSEEN ONLINE



September 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. The Applicant seeks to rezone the properties located at 319, 321, and 323 E. Daws Street, as more particularly described on the attached exhibits, in order to facilitate the Applicant's intended development of the site. This proposal features an existing residential use, expansion of the Don's Mobil Lock Shop existing commercial building, and additional parking to serve the property. A copy of the preliminary site plan is attached.

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'.

By: Gunner Joyce  
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Seal:  
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

Project:  
**Don's Mobil Lock Shop**  
 323 E Daws  
 NORMAN, OK 73069

Issue Date:  
 September 3, 2020  
 Intended For Review

Revisions:

Project Number:  
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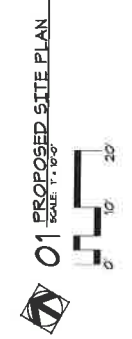
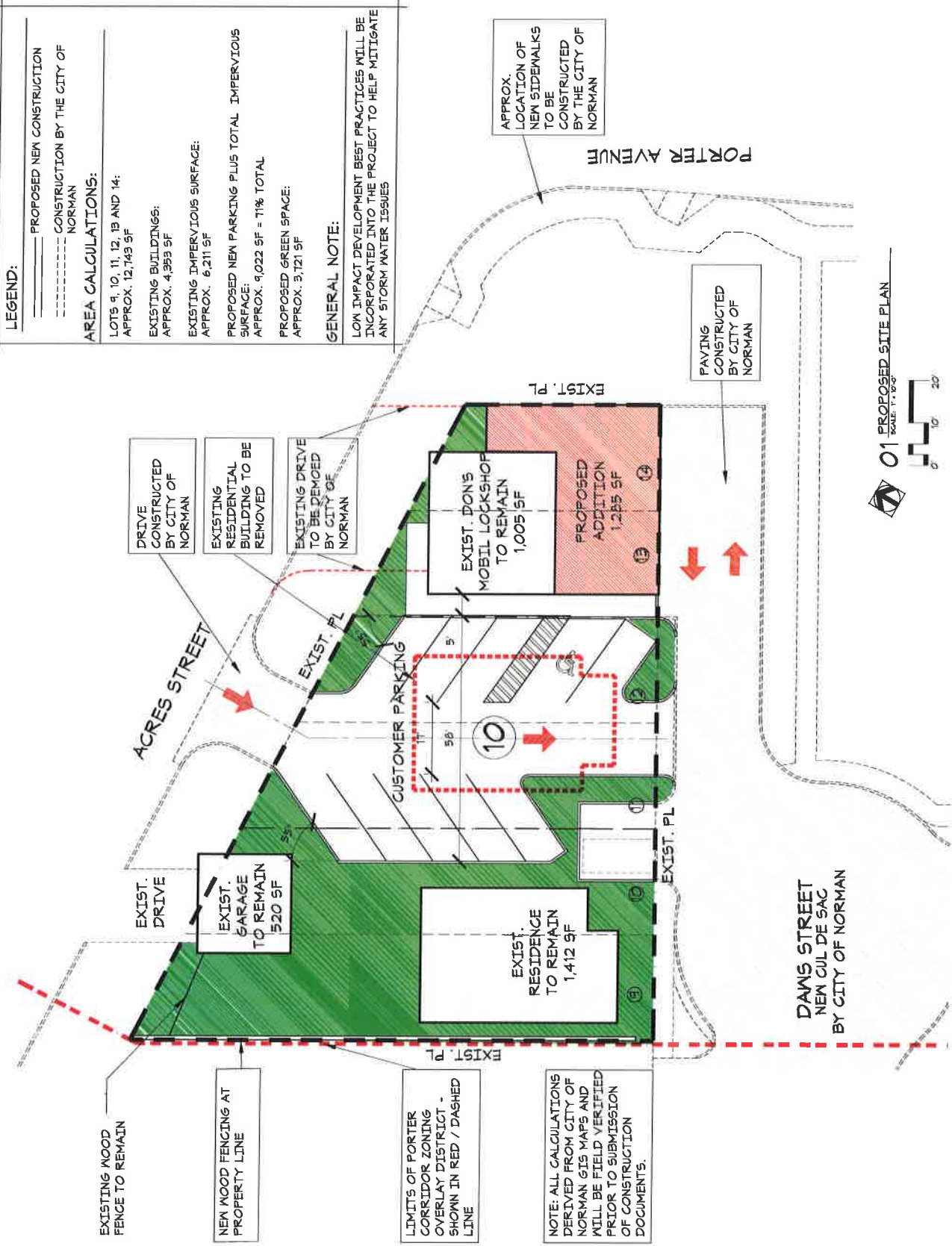
Sheet Title:  
**PROPOSED SITE PLAN**

Sheet Number:  
**A1.0**

**LEGEND:**  
 ——— PROPOSED NEW CONSTRUCTION  
 - - - - CONSTRUCTION BY THE CITY OF NORMAN

**AREA CALCULATIONS:**  
 LOTS 9, 10, 11, 12, 13 AND 14:  
 EXISTING BUILDINGS:  
 APPROX. 12,743 SF  
 EXISTING IMPERVIOUS SURFACE:  
 APPROX. 4,293 SF  
 EXISTING IMPERVIOUS SURFACE:  
 APPROX. 6,211 SF  
 PROPOSED NEW PARKING PLUS TOTAL IMPERVIOUS SURFACE:  
 APPROX. 9,022 SF = 71% TOTAL  
 PROPOSED GREEN SPACE:  
 APPROX. 3,721 SF

**GENERAL NOTE:**  
 LOW IMPACT DEVELOPMENT BEST PRACTICES WILL BE INCORPORATED INTO THE PROJECT TO HELP MITIGATE ANY STORM WATER ISSUES



**01 PROPOSED SITE PLAN**  
 SCALE: 1" = 20'