





# Application for Pre-Development Informational Meeting

Case No. PD 20-23

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> Wishnuck Investments, LLC	<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 the NE corner of W Main St & N Webster Ave**

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**and containing approximately approx. 0.16 acres 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 Applicant seeks to utilize a Center City Planned Unit Development (CCPUD) to enhance this commercial corner, activate the sidewalks, and revitalize this property. The proposed site plan is included in this application. The Applicant seeks to retain the existing brick building on the property.**

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<b>This proposed development will necessitate (check all that apply):</b> <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>Center City PUD</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	<b>Items submitted:</b> <input 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 checked="" type="checkbox"/> Preliminary Development Map <input type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>Center City - Urban Storefront</u> Current Plan Designation: _____	<b>Concurrent Planning Commission Review Requested:</b> _____  <b>Received on:</b> <u>10-5-2020</u> at <u>1:29</u> a.m./p.m. by <u>mt</u>
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October 5, 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 property generally located 231 W. Main Street, at the Northeast corner of the intersection of W. Main Street and N. Webster Avenue. A preliminary site development plan is included in the application materials. The Applicant intends to utilize a Center City Planned Unit Development ("CCPUD") in order to enhance this commercial corner, activate the sidewalks surrounding the site, and revitalize the 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. 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  
Attorney at Law

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NEW PROJECT PLANS FOR  
 231 W MAIN ST  
 NORWALK, OK

JOB # 0888-003  
 DATE 10.5.2020  
 SCALE AS SHOWN  
 SHEET NAME AS SHOWN  
 SHEET # A10  
 REVISION # X

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↑ A OVERALL SITE PLAN  
 SCALE 1/8" = 1'-0"

