



The City of NORMAN

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

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD20-26 **APPLICANT:** Norman Regional Hospital Authority & NRH Medical Park West, L.L.C.

DATE: November 5, 2020 **LOCATION:** SW corner of N. Interstate Drive & West Tecumseh Road

TO: Interested Neighbors **WARD:** 8

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Master Site Development Plan

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Master Site Development Plan for the development of additional buildings and parking areas at the NRHS Healthplex. This property is currently zoned PUD, Planned Unit Development, and amendment of the PUD will be requested.

Please join us for a Pre-Development discussion of this proposal on Thursday, November 19, 2020 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. *This meeting will be held via ZOOM video conference due to COVID-19. Although Conference Room D 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 November 19th and we will send you the link to access the meeting.*

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 before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Gunner Joyce, Attorney for the Applicant, (405) 310-5274 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 20-26

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 Norman Regional Hospital Authority, an Oklahoma public trust d/b/a Norman Regional Health System ("NRHS") & NRH Medical Park West, LLC	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 NRHS Healthplex campus. The Property is generally located at the SW corner of the North Interstate Drive & West Tecumseh Road intersection.

and containing approximately 35.66 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 expand the NRHS Healthplex Campus, as more specifically illustrated on the attached site plan. The Property is currently zoned Planned Unit Development. The Applicant seeks to amend the existing PUD to replace the site plan and obtain a few other minor changes to accomplish the proposed expansion.

<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 checked="" type="checkbox"/> Rezoning to <u>PUD Amendment</u> District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input type="checkbox"/> Preliminary Plat _____ (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 checked="" 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 type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>PUD</u></p> <p>Current Plan Designation: _____</p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>11-2-2020</u></p> <p>at _____ a.m./p.m.</p> <p>by <u>[Signature]</u></p>
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November 2, 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 for Pre-Development Information Meeting. The Applicant seeks to expand the existing NRHS Healthplex Campus, which is generally located at the Southwest corner of the North Interstate Drive and West Tecumseh Road Intersection. The property is currently zoned as a Planned Unit Development. This request seeks to amend the existing PUD to replace the site plan and obtain a few other minor changes to accomplish the Applicant's proposed expansion. The proposed development of the property is more particularly described and illustrated in the attached application.

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

Very Truly Yours,
RIEGER LAW GROUP PLLC

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

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