



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: PD20-27
DATE: November 5, 2020
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of Rezoning

APPLICANT: David Gadlin
LOCATION: 1401 36th Avenue N.E.
WARD: 5

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning the property to a Planned Unit Development. This property is currently zoned RE, Residential Estates District, and a change of zoning is being requested to PUD, Planned Unit Development.

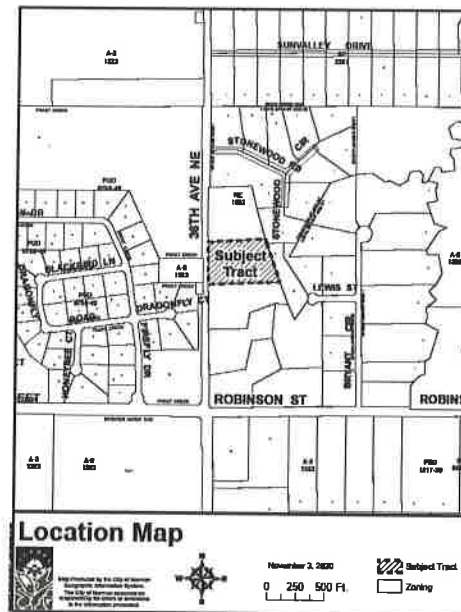
Please join us for a Pre-Development discussion of this proposal on Thursday, November 19, 2020 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. ***This 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 20-27

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 David Gadlin	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
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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
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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 at 1401 36th Ave NE, Norman, OK 73026

and containing approximately 5 **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 rezone the property to allow him to use the Property as his residence and utilize the existing accessory buildings on the Property for the Applicant's small commercial businesses. No commercial retail storefront or commercial signage is requested. The Applicant intends to utilize a PUD in order to place appropriate restrictions on the use of the Property to limit any impact to surrounding properties. This request is similar in nature to the existing uses on the Property.

This proposed development will necessitate (check all that apply):

OFFICIAL USE ONLY

- 2025 Plan Amendment Growth Boundary
- Land Use
- Transportation
- Rezoning to PUD District(s) _____
- Special Use for _____
- Preliminary Plat _____ (Plat Name)
- Norman Rural Certificate of Survey (COS)
- 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: RE, Residential Estates
 Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on: 11-2-2020
 at _____ a.m./p.m.
 by [Signature]



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 rezone the property located at 1401 36th Ave NE to allow him to use the property as his residence and utilize the existing accessory buildings on the property for the Applicant's small commercial businesses. No commercial retail storefront or commercial signage is requested. The Applicant intends to utilize a PUD in order to place appropriate restrictions on the use of the property to limit any impact to surrounding properties. This request is similar in nature to the existing uses on the property.

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 in a cursive style.

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