



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: PD21-10 **APPLICANT:** Ideal Homes

DATE: March 4, 2021 **LOCATION:** North of Tecumseh Road approx. ¼
mile east of North Porter Avenue

TO: Interested Neighbors **WARD:** 6

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Residential Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary development map and rezoning for the development of a single-family residential neighborhood. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will be required.

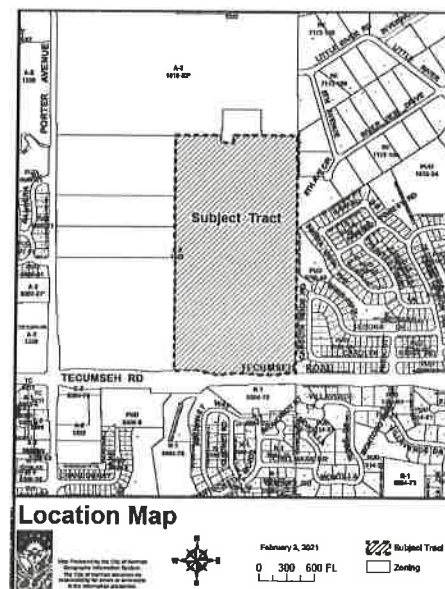
Please join us for a Pre-Development discussion of this proposal on Thursday, March 25, 2021 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. ***This meeting 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 March 25th 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, (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 21-10

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 Ideal Homes	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 the Northeast corner of East Tecumseh Road & North Porter Avenue, as illustrated on the attached exhibits

and containing approximately 79.77 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 intends to develop a single-family residential neighborhood on the property, similar to the applicant's other neighborhoods in the surrounding area. A preliminary design of the development is attached.

O F F I C E U S E O N L Y	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 _____ District(s) <input type="checkbox"/> Special Use for _____ <input checked="" 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 checked="" type="checkbox"/> Preliminary Development Map <input type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 # 9744 Current Zoning: <u>A-2</u> Current Plan Designation: _____	Concurrent Planning Commission Review Requested: _____ Received on: <u>3-1-2021</u> at <u>10:39</u> <u>(a.m.)</u> by <u>[Signature]</u>
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February 1, 2021

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 certain property located at the northeast corner of E Tecumseh Road and N Porter Avenue, as more specifically described in the attached exhibits. The Applicant intends to develop a single-family residential neighborhood on the property, similar to the applicant's other neighborhoods in the surrounding area. A preliminary design of the development is included in the application materials.

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.

GUNNER B. JOYCE
Attorney at Law

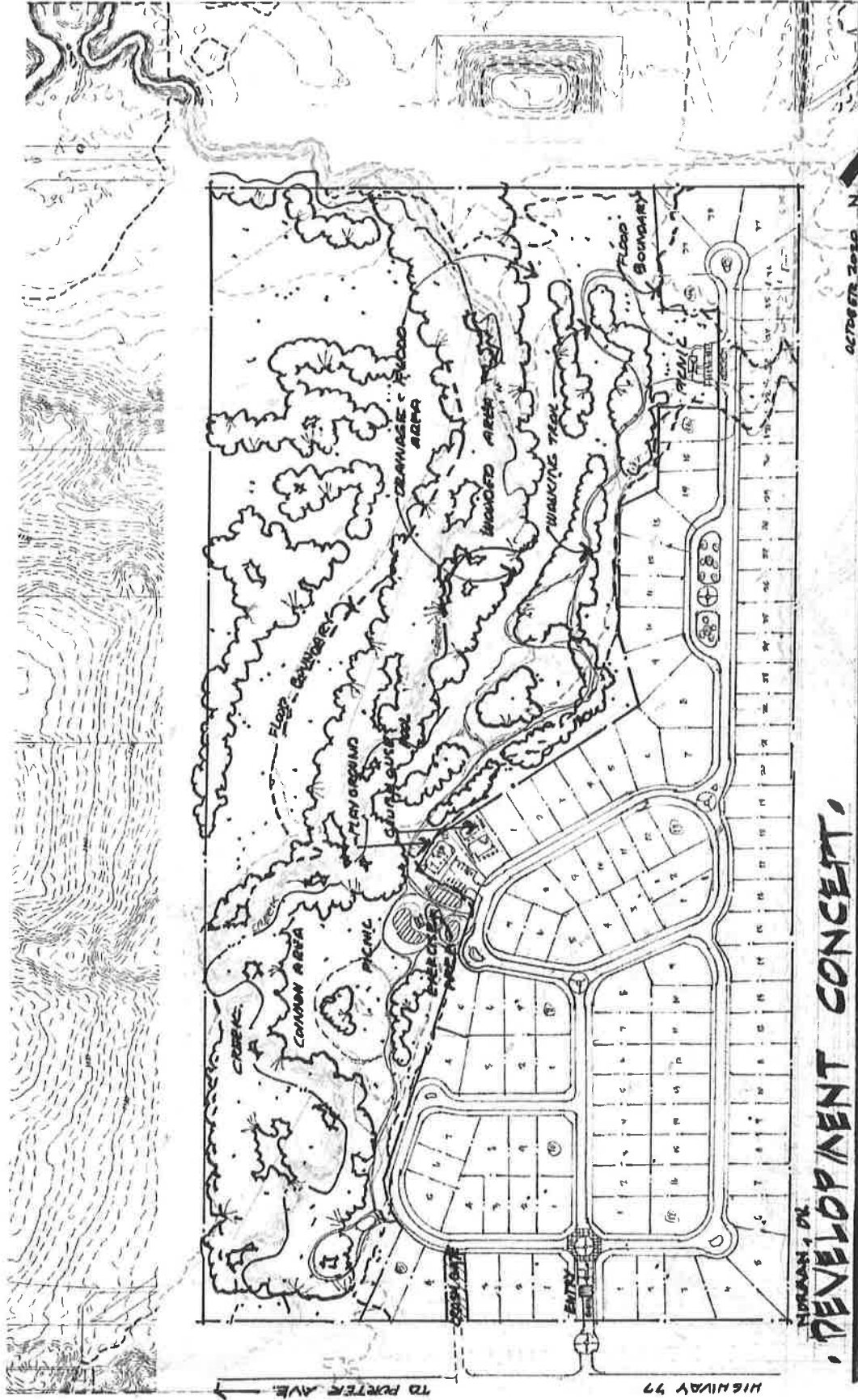
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ekrampf@riegerlawgroup.com



DEVELOPMENT CONCEPT

NOVEMBER 2010
SCALE: 1" = 100'

PREPARED BY: SAC ENGINEERS

NIPURAN, DR

TO PORTER AVE

HIGHWAY 77



