



Application for Pre-Development Informational Meeting

Case No. PD 21-21

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 Jim Holmes Investments 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 453 W Gray Street

and containing approximately 0.22 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 seek a CCPUD to allow for a medical marijuana dispensary to operate in the current structure located on the property. The purpose of the CCPUD will be to allow the property owner to keep the existing building. Medical marijuana dispensary is an allowable use for this property under the property's current CCFBC designation; however, the existing structure is considered a non-conforming structure under the CCFBC.

OFFICE USE ONLY

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

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation
 Rezoning to CCPUD 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: CCFBC, Urban General
 Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on: 6-7-2021
 at 1:29 a.m./p.m.
 by [Signature]



June 7, 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 intends to utilize a CCPUD to allow for a medical marijuana dispensary in the current structure located on the property. The purpose of the CCPUD will be to allow the Applicant to keep the existing structure. Medical marijuana dispensary is an allowable use for this property under the property's current CCFBC designation; however, the existing structure is considered a non-conforming structure under the CCFBC. No changes to the building are contemplated with this request.

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', is written over a faint, larger version of the signature.

GUNNER B. JOYCE
Attorney at Law

Sean Paul Rieger
Attorney ♦ Architect ♦ Broker

Daniel L. Sadler
Attorney at Law

Gunner B. Joyce
Attorney at Law

Eric T. Krampf
Attorney at Law

Keith A. Barrett
Attorney at Law

Site Plan

453 W Gray Street



