





# Application for Pre-Development Informational Meeting

Case No. PD 21-22

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> East Village at 12th Avenue, 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 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 Southwest corner of Lindsey Street and 12th Avenue SE.

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and containing approximately 2.75 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 amend the existing PUD for this property solely for the purpose of updating the allowable uses for the ground floor retail units, such as including medical marijuana dispensaries, No changes to the existing buildings are contemplated with this request.

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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>CCPVD</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 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 Current Zoning: <u>CCFBC, Urban General</u> Current Plan Designation: _____	<b>Concurrent Planning Commission Review Requested:</b> _____  <b>Received on:</b> <u>6-7-2021</u> at <u>1:29</u> a.m./p.m. by <u>mt</u>
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OFFICE USE ONLY



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 seeks to amend the existing PUD for this property. The amendment will seek to update the allowable uses for the ground floor retail units, such as the inclusion of medical marijuana dispensaries. No change to the existing buildings is 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', written over a horizontal line.

**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**

**Lots 1 – 3 of East Village,  
a Planned Unit Development**

