



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: PD21-23

APPLICANT: Sooner Traditions, L.L.C.

DATE: June 10, 2021

LOCATION: 1027 & 1035 S. Berry Road

TO: Interested Neighbors

WARD: 4

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Commercial Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning the subject property to SPUD, Simple Planned Unit Development. This property is currently zoned R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, and a change of zoning will be required.

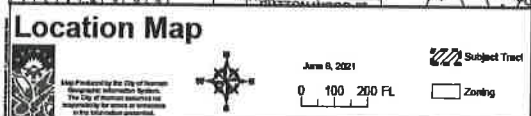
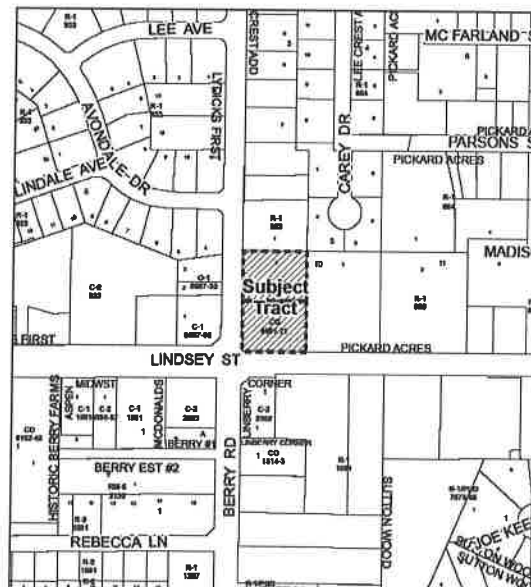
Please join us for a Pre-Development discussion of this proposal on Thursday, June 24, 2021 from **5:30 p.m. until 6:00 p.m.** The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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 21-23

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 Sooner Traditions LLC	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 1027 & 1035 S Berry Rd.

and containing approximately 1.33 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 subject properties to a Simple Planned Unit Development to allow for general commercial uses. The Applicant has revised the proposed site plan for the project, which is attached.

OFFICE USE ONLY	This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review Requested: _____
	<input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input type="checkbox"/> Land Use <input type="checkbox"/> Transportation	<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	Received on: <u>6-7-2021</u> at <u>1:33</u> a.m./p.m. by <u>[Signature]</u>
	<input checked="" type="checkbox"/> Rezoning to <u>SPUD, Simple Planned Unit Development</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	Current Zoning: <u>R-1 & CO</u> Current Plan Designation: _____	



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 rezone the properties located at 1027 & 1035 S Berry Road in order to facilitate the operation of a commercial development on the subject properties. The Applicant seeks to rezone to a Simple Planned Unit Development and has updated the proposed site plan for this property. The updated site plan is submitted with this 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.

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

S. BERRY RD.

W. LINDSEY ST.

