





Application for  
**Pre-Development Informational Meeting**

Case No. PD 21-29

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> Pristine LLC & Sporting Oklahoma Inc.	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
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<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  <b>BEST TIME TO CALL:</b> 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 South of W. Indian Hills Rd and between 72nd Ave NW and 60th Ave NW.

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and containing approximately 74.28 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 applicants seek a Norman Rural Certificate of Survey in order to subdivide the property as shown in the attached documents. Sporting Oklahoma intends to utilize their property for an Athletic Country Club in which it will offer memberships, soccer training and activities, tournaments, amenities, social events and gatherings, and various other services to its members.

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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 checked="" type="checkbox"/> Deed or Legal Description	Received on: <u>8-2-2021</u>
	<input type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Radius Map	at _____ a.m./p.m.
	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Certified Ownership List	by _____
	<input type="checkbox"/> Rezoning to _____ District(s)	<input checked="" type="checkbox"/> Written description of project	
	<input type="checkbox"/> Special Use for _____	<input checked="" type="checkbox"/> Preliminary Development Map	
	<input type="checkbox"/> Preliminary Plat _____ (Plat Name)	<input checked="" type="checkbox"/> Greenbelt Enhancement Statement	
	<input checked="" type="checkbox"/> Norman Rural Certificate of Survey (COS)	<input checked="" type="checkbox"/> Filing fee of \$125.00	
	<input type="checkbox"/> Commercial Communication Tower	Current Zoning: <u>A-2, Rural Agricultural</u>	
		Current Plan Designation: _____	



August 2, 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 a Rural Certificate of Survey. Sporting Oklahoma intends to utilize a portion of the Property for an Athletic Country Club. It will offer memberships, soccer training and activities, tournaments, amenities, social events, and various other services to the members of the club.

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 blue ink, appearing to read 'G. Joyce', with a large, stylized flourish at the end.

**GUNNER B. JOYCE**  
*Attorney at Law*

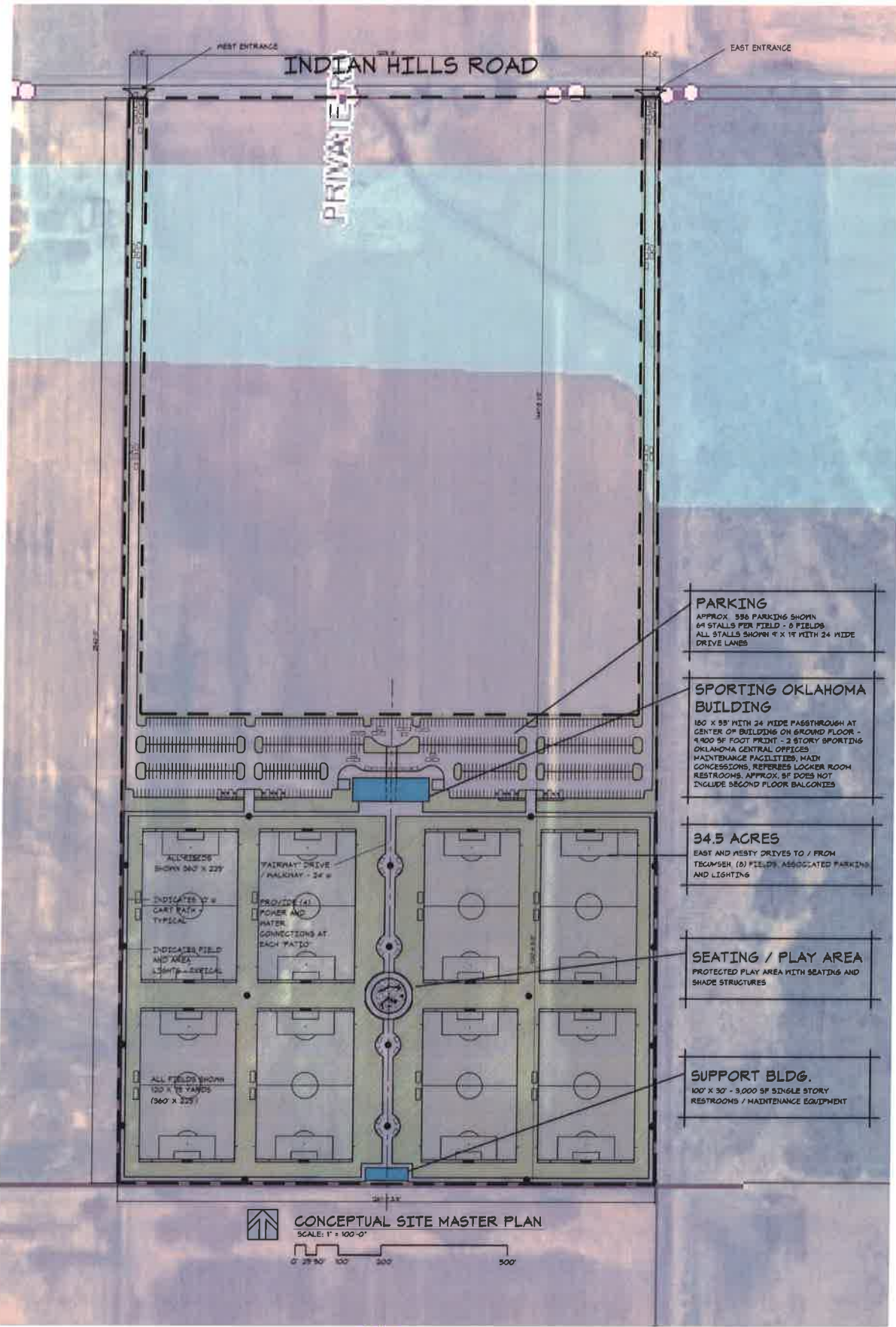
Sean Paul Rieger  
*Attorney • Architect • Broker*

Daniel L. Sadler  
*Attorney at Law*

Gunner B. Joyce  
*Attorney at Law*

Eric T. Krampf  
*Attorney at Law*

Keith A. Barrett  
*Attorney at Law*



**PARKING**  
 APPROX. 586 PARKING SHOWN  
 64 STALLS PER FIELD - 8 FIELDS  
 ALL STALLS SHOWN 9' X 19' WITH 24' WIDE DRIVE LANES

**SPORTING OKLAHOMA BUILDING**  
 180' X 55' WITH 24' WIDE PASSTROUGH AT CENTER OF BUILDING ON GROUND FLOOR - 4,400 SF FOOT PRINT - 2 STORY SPORTING OKLAHOMA CENTRAL OFFICES MAINTENANCE FACILITIES, MAIN CONCESSIONS, REFEREE LOCKER ROOM RESTROOMS. APPROX. SF DOES NOT INCLUDE SECOND FLOOR BALCONIES

**34.5 ACRES**  
 EAST AND WEST DRIVES TO / FROM TECUMSEH (B) FIELDS, ASSOCIATED PARKING AND LIGHTING

**SEATING / PLAY AREA**  
 PROTECTED PLAY AREA WITH SEATING AND SHADE STRUCTURES

**SUPPORT BLDG.**  
 100' X 30' - 3,000 SF SINGLE STORY RESTROOMS / MAINTENANCE EQUIPMENT

**CONCEPTUAL SITE MASTER PLAN**  
 SCALE: 1" = 100'-0"  
 0' 25' 50' 100' 200' 300' 400' 500'



**Sun Construction Services**  
 Commercial Remodel & Construction

