



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: PD21-32 **APPLICANT:** WH Normandy Creek, LP

DATE: October 7, 2021 **LOCATION:** 2224 W. Main Street

TO: Interested Neighbors **WARD:** 2

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Special Use for a Bar, Lounge or Tavern

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for a Bar, Lounge or Tavern for a proposed sports bar and grill. This property is currently zoned C-2, General Commercial District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, October 28, 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.

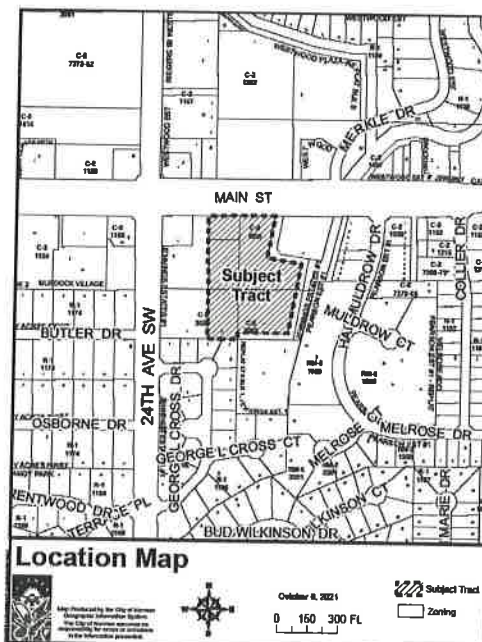
This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 18, 2021 meeting. You will also be receiving notice of that meeting in the near future.

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 prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Garrett Haley, (806) 722-1022 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 21-32

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 WH Normandy Creek, LP	ADDRESS Owner address: 6502 Slide Road, #200, Lubbock, TX 79424 Property address: 2224 W Main Street, Norman, OK 73069
EMAIL ADDRESS garrett@wheelhousetexas.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Garrett Haley, (806) 722-1022 BEST TIME TO CALL: Anytime M-F, 8am-5pm

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located The Normandy Creek shopping center is an existing property. We are seeking to obtain a Special Use approval from the City of Norman to allow for a sports bar and grill concept in one of the shopping center's available spaces.

and containing approximately _____ 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 proposed sports bar and grill would occupy approximately 11,000 SF in the southeastern corner of the property. The shopping center currently consists of a variety of retail, services, and dining concepts.

Please reference site plan including in application for location and size of proposed sports bar and grill space.

O F F I C E U S E O N L Y	This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review Requested: <input checked="" type="checkbox"/>
	<input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary	<input checked="" type="checkbox"/> Deed or Legal Description	Received on: <u>10-4-2021</u>
	<input type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Radius Map	at <u>11:39</u> a.m./p.m.
	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Certified Ownership List	by <u>mt</u>
	<input type="checkbox"/> Rezoning to _____ District(s)	<input type="checkbox"/> Written description of project	
<input checked="" type="checkbox"/> Special Use for <u>Bar, lounge or Tavern</u>	<input checked="" type="checkbox"/> Preliminary Development Map		
<input type="checkbox"/> Preliminary Plat _____ (Plat Name)	<input type="checkbox"/> Greenbelt Enhancement Statement		
<input type="checkbox"/> Norman Rural Certificate of Survey (COS)	<input type="checkbox"/> Filing fee of \$125.00		
<input type="checkbox"/> Commercial Communication Tower	Current Zoning: <u>C-2, General Commercial</u>		
	Current Plan Designation: _____		



6502 Slide Road STE #200
Lubbock, TX 79424
wheelhousetexas.com

October 4, 2021

ATTN: Roné Tromble
Admin. Tech. IV
City of Norman Planning & Community Development
201 West Gray, Building A
Norman, OK 73069

Re: Special Use for sports bar & grill concept in Normandy Creek Center

Dear Ms. Tromble,

This letter is to accompany our Special Use application for the Normandy Creek shopping center.

We are seeking to sign a lease with a sports bar and grill concept for an approximately 11,000 SF space in the southeastern corner of our property. We are excited to offer this restaurant as a dining option in the shopping center and as an excellent restaurant destination for the surrounding community.

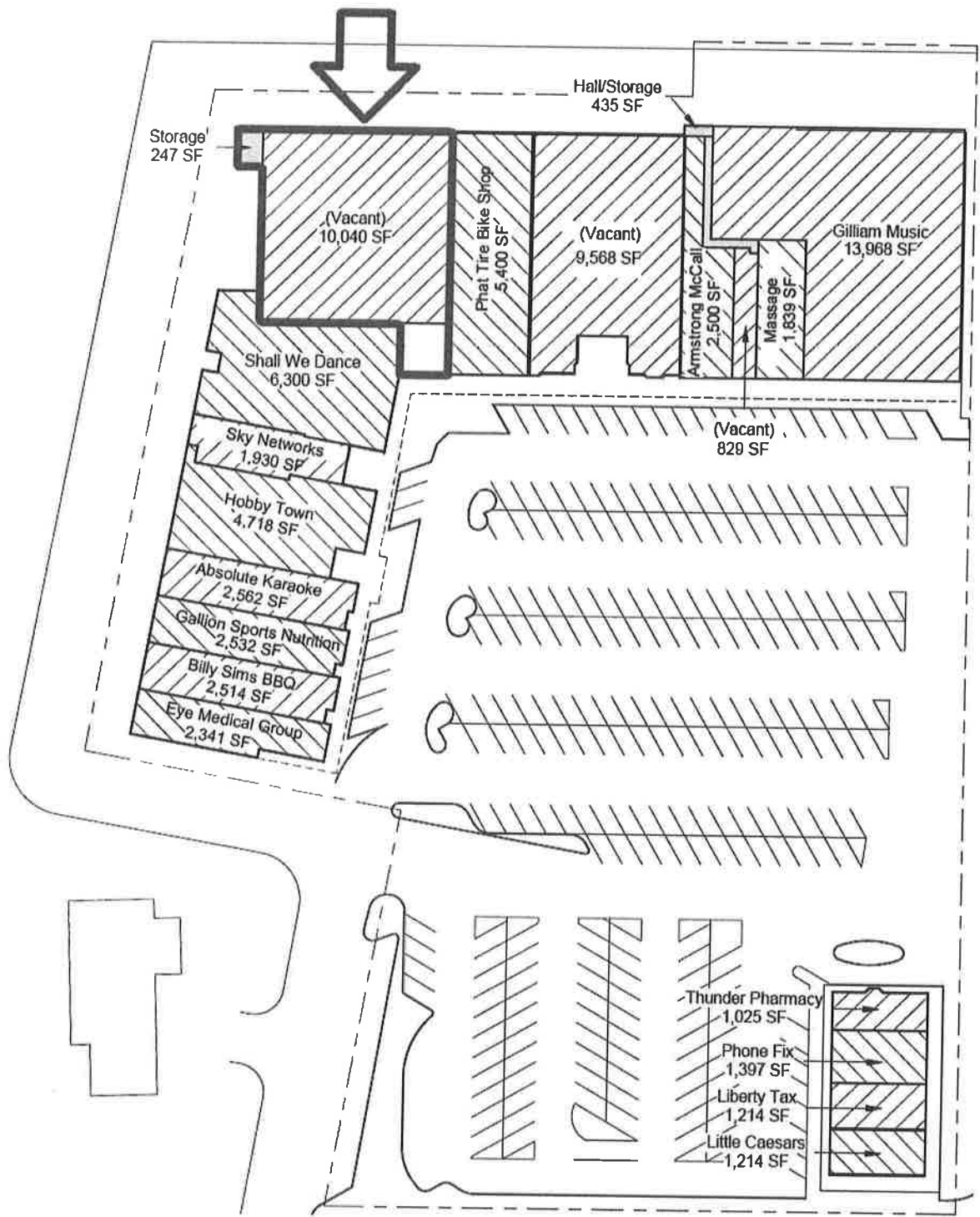
It is our understanding that a Special Use is required for a Bar, Lounge or Tavern in C-2 zoning. The purpose of our application is to obtain such a Special Use that would allow this restaurant concept in our center. This restaurant concept includes a main dining area (where the majority of patrons will dine) with a smaller bar area, and features a full dining menu.

Also included in our application are the required forms, site plans showing the space's location, a certified list of nearby property owners, as well as copies of our deed and survey. Please feel free to contact me if we can help provide any further information or documents.

Thank you,

A handwritten signature in black ink, appearing to read "Garrett Haley", with a long horizontal flourish extending to the right.

Garrett Haley
Project Manager
D: 806.722.1022



Storage
247 SF

Hall/Storage
435 SF

(Vacant)
10,040 SF

Phat Tire Bike Shop
5,400 SF

(Vacant)
9,568 SF

Armstrong McCall
2,500 SF

Massage
1,839 SF

Gilliam Music
13,968 SF

Shall We Dance
6,300 SF

Sky Networks
1,930 SF

Hobby Town
4,718 SF

Absolute Karaoke
2,562 SF

Gallion Sports Nutrition
2,532 SF

Billy Sims BBQ
2,514 SF

Eye Medical Group
2,341 SF

(Vacant)
829 SF

Thunder Pharmacy
1,025 SF

Phone Fix
1,397 SF

Liberty Tax
1,214 SF

Little Caesars
1,214 SF