



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: PD21-39

DATE: November 4, 2021

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a NORMAN 2025 amendment, rezoning to PUD, and preliminary plat

APPLICANT: Norman Regional Health System & City of Norman

LOCATION: NRHS Porter Campus

WARD: 4

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a NORMAN 2025 Land Use Plan amendment, rezoning, and preliminary plat for the NRHS Porter Campus. This property is currently zoned R-1, Single Family Dwelling District, C-3, Intensive Commercial District, and O-1, Office Institutional District. Rezoning is requested to PUD, Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Wednesday, November 17, 2021 from 6:00 p.m. until 6:30 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.

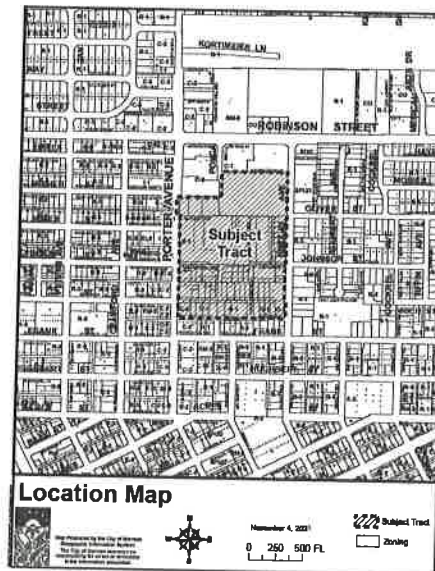
This applicant has filed a concurrent application for Planning Commission consideration of this project at their December 9, 2021 meeting. You will also be receiving notice of that meeting in the near future.

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, Sean Rieger or Gunner Joyce, (405) 310-5274, or Kathryn Walker, (405) 217-7700, 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 21-39

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 Norman Regional Hospital Authority, an Oklahoma public trust d/b/a Norman Regional Health System & The City of Norman, Oklahoma | ADDRESS c/o Rieger Law Group PLLC, Attorney for NRHS 136 Thompson Drive Norman, OK 73069 <div style="float: right; text-align: right;"> c/o Kathryn Walker, City Attorney 201 W. Gray St., Norman, OK 73069 </div> |
| EMAIL ADDRESS gjoyce@riegerlawgroup.com / kathryn.walker@normanok.gov | NAME AND PHONE NUMBER OF CONTACT PERSON(S) NRHS: c/o Sean Rieger/Gunner Joyce 405-310-5274 City of Norman: c/o Kathryn Walker 405-217-7700 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 generally located at the NRHS Porter Campus:
 South of E. Robinson St., West of N. Findlay Ave, North of E. Frank Street, and East of N. Porter Ave

and containing approximately 29.3 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 to rezone the property to a PUD that will allow for the redevelopment of the Porter Campus, featuring the City's Senior Wellness Center and other additional uses as more specifically described in the PUD narrative and exhibits submitted with this application.

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

- 2025 Plan Amendment Growth Boundary
- Land Use
- Transportation
- Rezoning to PUD District(s)
- Special Use for _____
- Preliminary Plat NRHS Porter Campus (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: R-1, C-3, O-1
 Current Plan Designation: Institutional

Concurrent Planning Commission Review Requested:

Received on: 11-1-2021

at 1:30 a.m./p.m.

by mt



November 1, 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 Norman Regional Hospital Authority, an Oklahoma Public Trust d/b/a Norman Regional Health System (“NRHS”) in the attached application for Pre-Development Informational Meeting. NRHS and the City of Norman seek to preliminarily plat and rezone multiple tracts of property making up approximately 29.3 acres located in Ward 4 of the City of Norman in order to redevelop the existing NRHS Porter Campus with the City’s Senior Wellness Center, as well as variety care, behavioral health care, administrative and educational buildings, and numerous other compatible uses as further enumerated in the proposed PUD. The applicants’ proposed development of the property is more particularly described and illustrated in the attached application.

We respectfully request that you set a Pre-Development Informational 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 'SEAN PAUL RIEGER', with a large, sweeping flourish underneath.

SEAN PAUL RIEGER
Attorney ▪ Architect ▪ Broker

Sean Paul Rieger
Attorney ♦ Architect ♦ Broker

Daniel L. Sadler
Attorney at Law

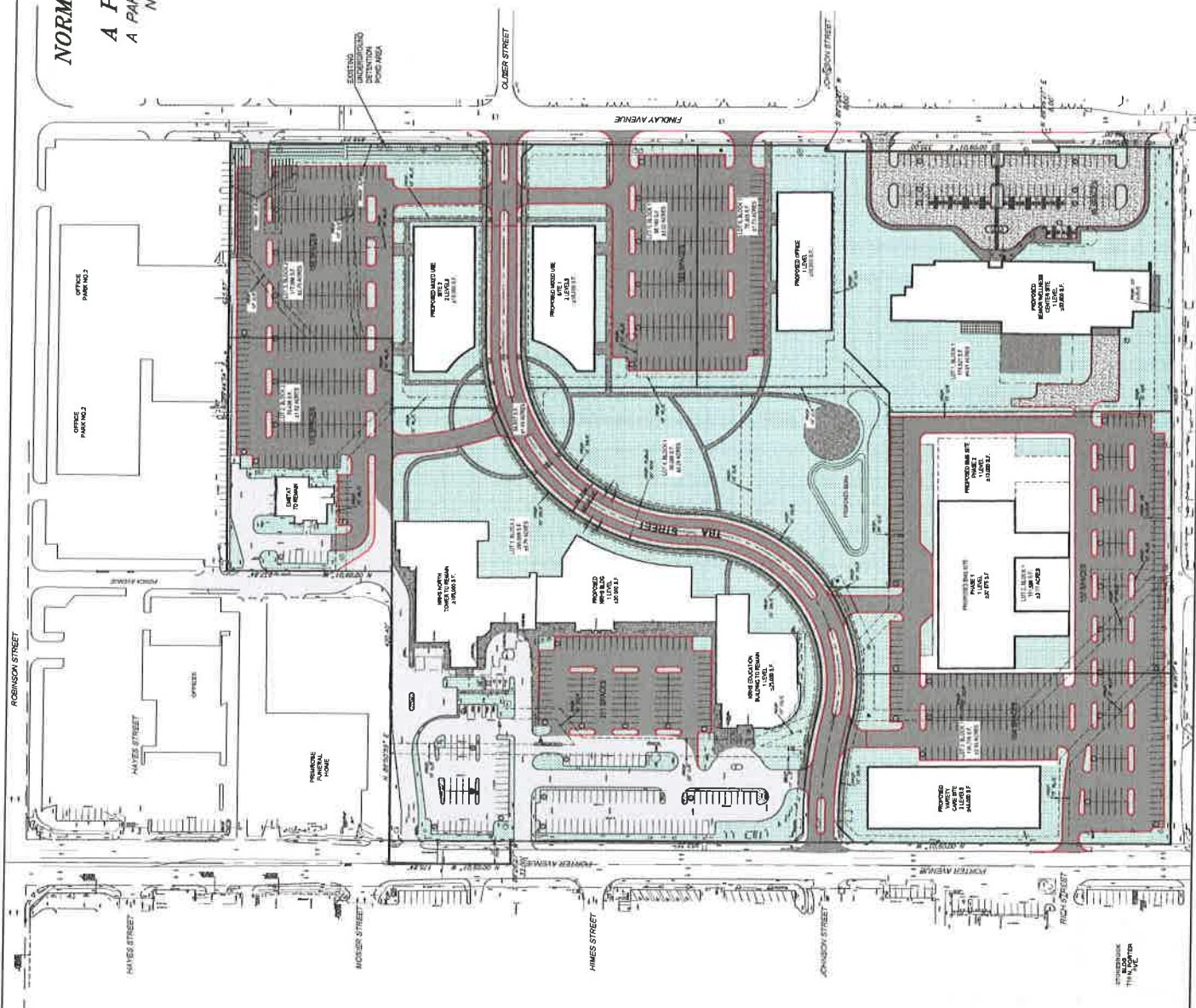
Gunner B. Joyce
Attorney at Law

Keith A. Barrett
Attorney at Law

Kendra D. Streeter
Attorney at Law

MASTER DEVELOPMENT SITE PLAN NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E. 1/4, SEC. 29, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT SUMMARY TABLE

| LOT | BLOCK | AREA (SQ. FT.) | AREA (ACRES) |
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| 1 | 1 | 11,214 | 0.256 |
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PREPARED BY
SMC CONSULTING ENGINEERS, P.C.
815 N. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7115

OWNER / DEVELOPER
NORMAN REGIONAL HOSPITAL AUTHORITY
an Oklahoma public body created 6/20/76
1001 N. MAIN STREET (West)
NORMAN, OKLAHOMA 73106
THE CITY OF NORMAN, OKLAHOMA
a Municipal Corporation

LEGEND

- BL BUILDING SETBACK LINE
- UTILITY EASEMENT
- UTILITY EASEMENT
- WAY IN THE EASEMENT
- WAY OUT THE EASEMENT
- SAVING LOT EASEMENT
- PRE-EXISTING



DATE: 11/15/2011
TIME: 10:00 AM
DRAWN BY: J. B. WILSON
CHECKED BY: J. B. WILSON