



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: PD22-06
APPLICANT: Lennar Homes of Oklahoma, LLC
DATE: March 10, 2022
LOCATION: NW corner of E. Imhoff Rd. and Oakhurst Ave.
TO: Interested Neighbors
WARD: 1
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a proposed Single Family Residential Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat and rezoning for the development of a single-family residential neighborhood. This property is currently zoned PUD, Planned Unit Development, and a change of zoning will be required, along with a preliminary plat.

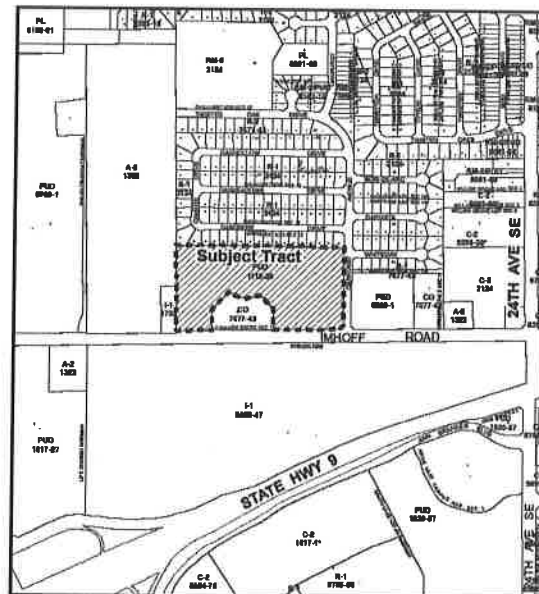
Please join us for a Pre-Development discussion of this proposal on Thursday, March 24, 2022 from 6:00 p.m. until 6:30 p.m. The meeting will be held in City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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, (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



Location Map





Application for Pre-Development Informational Meeting

Case No. PD 2206

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 LENNAR HOMES OF OKLAHOMA, 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 North of E. Imhoff Rd and West of Oakhurst Ave.

and containing approximately 18.4520 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 intends to develop the subject property into a single-family residential neighborhood with approximately 105 Lots. The applicant will seek to rezone and plat the subject property in order to allow for the applicant's desired development. A preliminary conceptual site plan showing a potential layout of the proposed development is attached hereto.

OFFICE USE This proposed development will necessitate (check all that apply): <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 _____ District(s) <input type="checkbox"/> Special Use for _____ <input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <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>PVD</u> Current Plan Designation: <u>Mixed Use</u>	Concurrent Planning Commission Review Requested: _____ Received on: <u>3-7-2022</u> at <u>11:52</u> a.m./p.m. by <u>not</u>
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March 7, 2022

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, Lennar Homes of Oklahoma, LLC (“**Lennar**”) in the attached application for Pre-Development Informational Meeting. Lennar desires to develop the subject property into a single-family residential neighborhood featuring approximately 105 lots for detached homes. The applicant will seek to rezone to a Planned Unit Development and plat the subject property in order to allow for the applicant’s desired development. A preliminary conceptual site plan showing a potential layout of the proposed development is included with this 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 'Gunner B. Joyce', is written over a faint, circular blue stamp or watermark.

GUNNER B. JOYCE

Attorney at Law

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



**Imhoff Rd &
Oakhurst Ave**

The Villages

Conceptual Site Plan

105 Lots

+/- 18.45 acres



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