



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: PD22-09

APPLICANT: Armstrong Bank and Lawson Retail Properties, L.L.C.

DATE: April 7, 2022

LOCATION: 2301 McKown Drive (SE corner of Hwy. 9 and 24th Avenue SW)

TO: Interested Neighbors

WARD: 2

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a rezoning to C-2, General Commercial District, for development of a restaurant, specialty coffee shop with an outdoor patio, and fueling station. This property is currently zoned C-1, Local Commercial District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, April 28, 2022 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 May 12, 2022 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, Steve Hopkins, (405) 323-2190 any time. 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 22-09

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 <u>Armstrong Bank* and Lawson Retail Properties, LLC (Michael S. Lawson, manager)</u>	ADDRESS <u>2201 Tecumseh Drive Norman, OK 73069</u>
EMAIL ADDRESS <u>mike@lawsonholdings.net</u>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Steve Hopkins - 405-323-2190 sch657@icloud.com</u> BEST TIME TO CALL: <u>Anytime</u>

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

A proposal for development on a parcel of land, generally located 2301 McKown Drive, Norman, OK 73072. Legally described as Lot 1 and Lot 2 of Block 1 of the Ideal Business Park addition to Norman, Cleveland County, Oklahoma. *Armstrong Bank is successor by merger to Republic Bank of Norman dated March 23, 2020

and containing approximately 1.37 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):

Norman - owned restaurant, specialty coffee shop and market with state-of-the-art fueling and e-charging. The project will include in-door dining, patio seating, drive-thru, health-forward and fresh foods featuring rotisserie chicken and turkey, craft and specialty coffees, made-to-order sandwiches, soups and salads. This is a fresh new approach to convenience shopping, dining and auto fueling.

- . 6500 - 6900 sqft building
- . 300 - 400 sqft outdoor patio
- . 4000 - 5000 sqft auto fuel canopy

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

- 2025 Plan Amendment Growth Boundary
- Land Use
- Transportation
- Rezoning to C-2, General Commercial District(s)
- Special Use for _____
- Preliminary Plat _____ (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: C-1, Local Commercial
- Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: X

Received on: 4.14.2022

at _____ a.m./p.m.

by mt

OFFICE USE ONLY

Roaster's Market Development

2301 McKown Drive, Norman, Oklahoma 73072

Project Description...

Roaster's Market is a privately owned restaurant and convenience store originating in Ada, Oklahoma in 2020. The first store was developed and is owned by Mike Lawson, owner and President of Lawson Holdings, LLC. The offices of Lawson Holdings, LLC, are located at 2201 Tecumseh Drive, Norman, OK 73069. Lawson Retail Properties, a subsidiary of Lawson Holdings, LLC, is seeking to acquire Lots 1 & 2 of Block 1 of the Ideal Business Park addition located on the southeast corner of Oklahoma Highway 9 and 24th Ave SW, Norman, Oklahoma, known as 2301 McKown Drive, Norman, Oklahoma, 73072, from Armstrong Bank, Successor by Merger to Republic Bank of Norman, dated March 23, 2020. The property is under a Purchase and Sale Agreement between Armstrong Bank and Lawson Retail Properties, LLC, dated December 16, 2021.

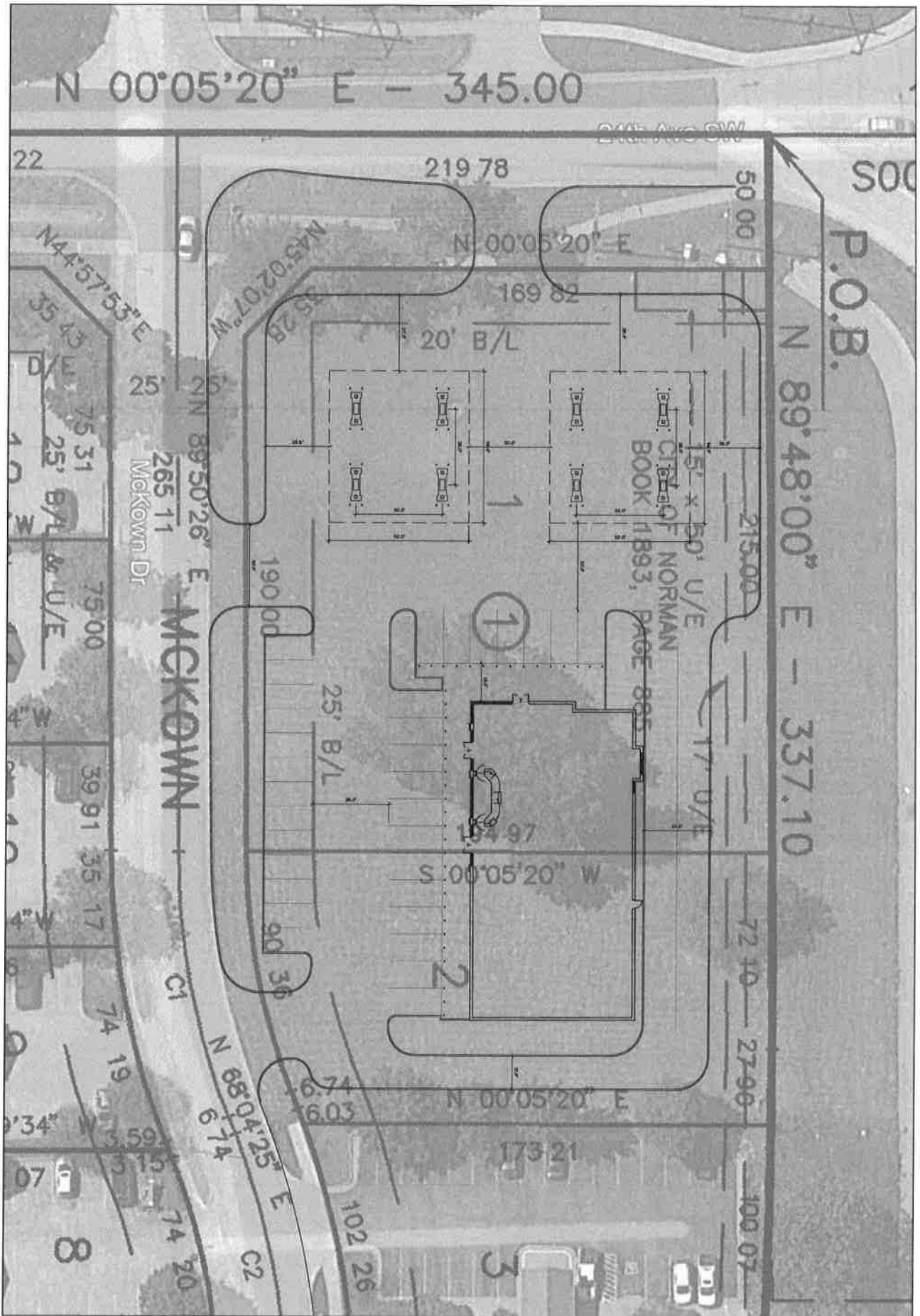
Roaster's Market was a vision that began in 2017 when Mike saw an opportunity to bring something new and fresh to Oklahoma. Mike has been in the fuel industry since 1996 with Danielson Fuel Services, a company that has serviced convenience stores in the South-Central US since 1975. Over the course of Mike's more than 20 years of experience, he was in and out of convenience stores daily. And by 2017, he pioneered the Roaster's Market concept that he knew would provide the high-quality shopping experience that discerning customers want in today's marketplace.

Roaster's Market is named for two kinds of roasts: high quality coffee and rotisserie chicken. Roaster's is not like any other convenience store. Roaster's is a destination that's been informed by years of research and development. Fun music, exceptional customer service, cleanliness, friendly faces, touchscreen made-to-order tablets, warm coffee aromas, and *flavorful*, health forward food offerings. When you walk through the doors, expect that your time and experience at Roaster's will defy your perception of a convenience store.

The Highway 9 project will likely include:

- 6,500-6,900 sq. ft. building with a specialty coffee shop, restaurant, indoor seating, and market
- 300-400 sq. ft. of covered outdoor patio space
- 4,000-5,000 sq. ft. of canopy for a fuel island serving the Norman motoring public
- 1-2 universal high-speed electrical charging stations

Based upon the traffic study by TEC, dated 3/24/2022, it appears that the impact to nearby neighbors and business owners will be minimal with the proposed design. It is our hope that we can bring a beautiful new concept to this corner that the neighbors and business owners will appreciate and enjoy the services and products we provide.



REVISION	DATE	BY

ROASTER'S MARKET
NORMAN, OK

PROPOSED SITE PLAN

DESIGN PROFESSIONAL CLAIM

THE DESIGN OF THIS PROJECT IS THE PROPERTY OF PARAGON SOLUTIONS. PARAGON SOLUTIONS SHALL BE RESPONSIBLE FOR THE DESIGN OF THIS PROJECT. PARAGON SOLUTIONS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PROJECT. PARAGON SOLUTIONS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGE TO ANY PROPERTY. PARAGON SOLUTIONS SHALL NOT BE RESPONSIBLE FOR ANY DELAY OR CANCELLATION OF THIS PROJECT. PARAGON SOLUTIONS SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY ANY PARTY IN CONNECTION WITH THIS PROJECT. PARAGON SOLUTIONS SHALL NOT BE RESPONSIBLE FOR ANY LEGAL FEES OR COSTS INCURRED BY ANY PARTY IN CONNECTION WITH THIS PROJECT. PARAGON SOLUTIONS SHALL NOT BE RESPONSIBLE FOR ANY OTHER DAMAGES OR LOSSES INCURRED BY ANY PARTY IN CONNECTION WITH THIS PROJECT.

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