



**Application for
Pre-Development Informational Meeting**

Case No. PD 22-11

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 BMH JENKINS 2022, LLC	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
--	---

EMAIL ADDRESS c/o Rieger Law Group gjjoyce@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
--	--

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

A proposal for development on a parcel of land, generally located at 765 Jenkins Ave

and containing approximately 0.16 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 seeks to rezone the property to a SPUD, and amend the property's NORMAN 2025 Designation from Low Density Residential to Mixed Use, to allow for the development of a mixed use structure with allowances for retail uses on the ground floor and two stories of multi-family residential units above.

A preliminary conceptual site plan is attached to this application.

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

2025 Plan Amendment Growth Boundary

Land Use

Transportation

Rezoning to SPUD 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: R-3, Multi-Family

Current Plan Designation: Low Density Residential

Concurrent Planning Commission Review Requested: _____

Received on: 5-2-2022

at _____ a.m./p.m.

by mt

O
F
F
I
C
E

U
S
E

O
N
L
Y



May 2, 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, BMH JENKINS 2022, LLC, in the attached application for Pre-Development Informational Meeting. The applicant desires to develop a three-story mixed-use structure on the property. The applicant's desired development will feature retail uses on the ground floor and two stories of multi-family residential units. A preliminary conceptual site plan is attached to this application. The applicant will seek to rezone the property and amend the property's NORMAN 2025 Designation from Low Density Residential to Mixed-Use.

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 black ink, appearing to read 'G-B. Joyce', is written over a horizontal line.

GUNNER B. JOYCE

Attorney at Law

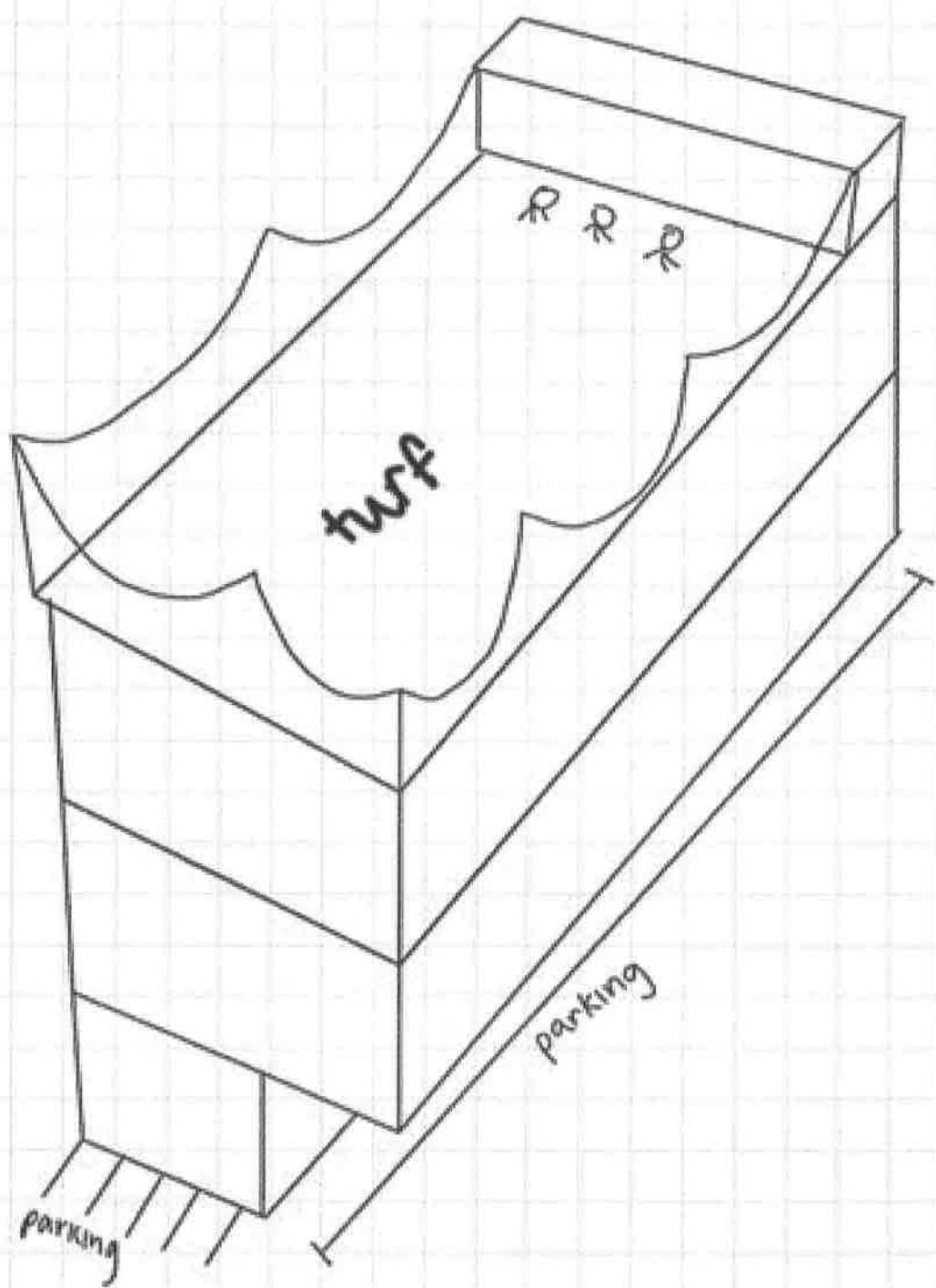
Sean Paul Rieger
Attorney ♦ Architect ♦ Broker

Daniel L. Sadler
Attorney at Law

Gunner B. Joyce
Attorney at Law

Keith A. Barrett
Attorney at Law

Kendra D. Streeter
Attorney at Law



Jenkins ave