



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: PD22-12

DATE: May 5, 2022

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of NORMAN 2025 Plan amendment, zoning amendment, and preliminary plat

APPLICANT: Red Rock Land Fund, L.L.C.

LOCATION: NW corner of Tecumseh Road and 12th Avenue NE

WARD: 6

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 Plan amendment, zoning amendment, and preliminary plat for the development of 28 residential lots. This property is currently zoned PUD, Planned Unit Development, and an amendment to the existing PUD will be required.

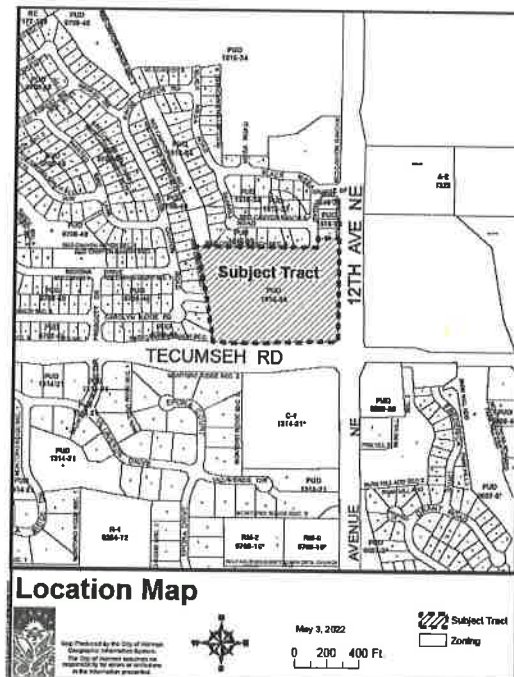
Please join us for a Pre-Development discussion of this proposal on Thursday, May 26, 2022 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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





Application for Pre-Development Informational Meeting

Case No. PD 22-12

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 Red Rock Land Fund, LLC	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
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

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

A proposal for development on a parcel of land, generally located at the Northwest corner of the intersection of
E. Tecumseh Road and 12th Avenue NE

and containing approximately 12.41 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 this area to allow for an extension of the Red Canyon Ranch neighborhood. The revised layout will contain approximately 28 residential lots. This proposal will require an amendment to the property's existing PUD, a modification of the property's NORMAN 2025 designation from Commercial to Low Density Residential, and an update to the preliminary plat for the subject property.

A preliminary conceptual site plan showing the proposed layout is attached to this application.

<p>This proposed development will necessitate (check all that apply):</p> <p><input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Transportation</p> <p><input checked="" type="checkbox"/> Rezoning to <u>PUD Amendment</u> District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p> <p><input type="checkbox"/> Commercial Communication Tower</p>	<p>Items submitted:</p> <p><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 type="checkbox"/> Preliminary Development Map <input type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>Planned Unit Development</u> Current Plan Designation: <u>Commercial</u></p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>5-2-2022</u> at _____ a.m./p.m. by <u>mt</u></p>
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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, Red Rock Land Fund, LLC, in the attached application for Pre-Development Informational Meeting. The applicant desires to develop an additional section of its existing Red Canyon Ranch neighborhood within the subject property. The revised layout will contain approximately 28 residential lots. This proposal will require an amendment to the property's existing PUD, a modification of the property's NORMAN 2025 designation from Commercial to Low Density Residential, and an update to the preliminary plat for the subject property. A preliminary conceptual site plan showing the proposed layout is attached to 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 black ink, appearing to read 'G-B-Joyce', 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

