



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: PD22-18

APPLICANT: McFarlin Memorial United Methodist Church

DATE: August 4, 2022

LOCATION: 401 S. University Boulevard

TO: Interested Neighbors

WARD: 4

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 rezoning for the development of the Mission Center. This property is currently zoned Center City Form-Based Code, and a change of zoning will be requested to CCPUD, Center City Planned Unit Development.

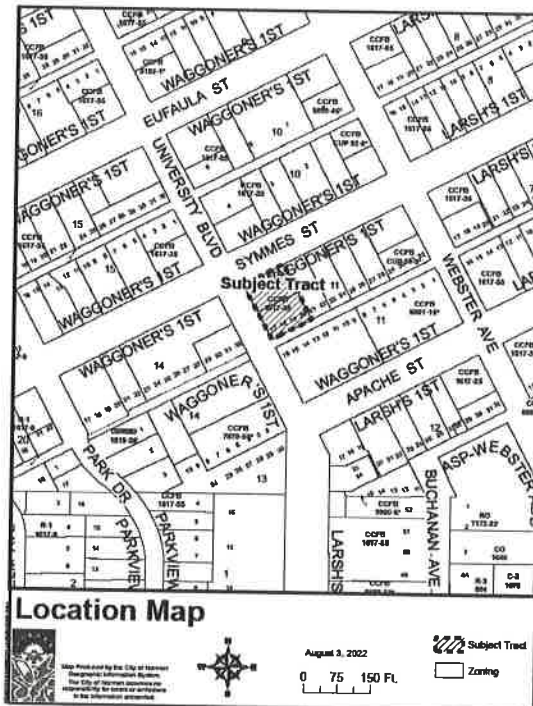
Please join us for a Pre-Development discussion of this proposal on Thursday, August 25, 2022 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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 22-18

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 McFarlin Memorial United Methodist Church, Inc.	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 at 401 S. University Blvd., as more particularly shown on attached exhibits.

and containing approximately 0.32 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 rezone the subject property to a CCPUD in order to develop its proposed Mission Center. The Mission Center will accomodate existing and future social service outreach programs. The first floor of the proposed Mission Center will be primarily utilized as a food pantry, featuring a personal shopping experience, as well as offering drive-up and mobile delivery options to better serve the community. The second floor of the Mission Center is anticipated to consist of office and meeting spaces for the Church's activities, service ministries, and community partners.

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

- 2025 Plan Amendment
- Growth Boundary
- Land Use
- Transportation
- Rezoning to CCPUD 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: CCFDC
Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on: 8-1-2022
at 1:15 a.m./p.m.
by mt



August 1, 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 McFarlin Memorial United Methodist Church, Inc. (“**McFarlin**”) in the attached application for Pre-Development Information Meeting. McFarlin intends to rezone the subject property in order to develop a proposed Mission Center. McFarlin’s Mission Center will accommodate existing and future social service outreach programs. The first floor of the proposed Mission Center will be primarily utilized as a food pantry, featuring a personal shopping experience, as well as offering drive-up and mobile delivery options to better serve the community. The second floor of the Mission Center is anticipated to consist of office and meeting spaces for the Church’s activities, service ministries, and community partners. A proposed site plan is included with this application packet.

We respectfully request that you set a Pre-Development neighborhood 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 'G-B-J', 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



2800 West Main
Suite 200
Norman, Oklahoma
73072
405-361-1400 P
405-361-6087 F
info@mp.com

SKN

Project

**McFarlin Memorial UMC
Mission Center
419 S. University
Norman OK 73069**

Issue Date
CITY OF NORMAN
PREDEVELOPMENT MEETING

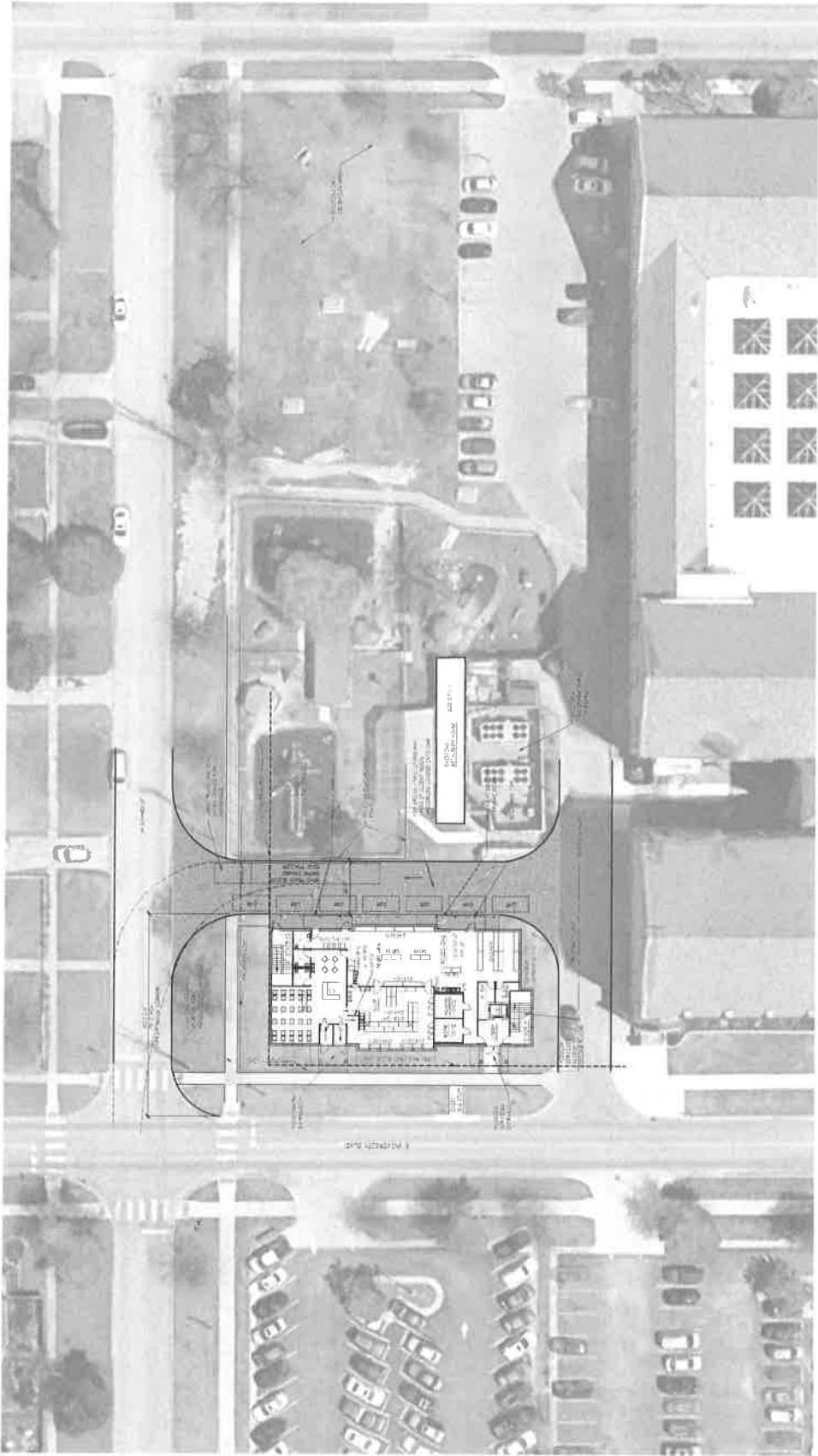
Revisions

Project Number
R-C-15021

Sheet Title

Sheet Number

A1.0



01 MISSION CENTER PRELIMINARY PLAN
BUILDING AREA 4,844 S.F.