



# 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:** PD22-23

**APPLICANT:** Premium Land, L.L.C.

**DATE:** September 8, 2022

**LOCATION:** North side of Indian Hills Road  
between 36<sup>th</sup> and 48<sup>th</sup> Avenue N.W.  
**WARD:** 8

**TO:** Interested Neighbors

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of NORMAN 2025 Amendment, Rezoning and Platting

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, preliminary plat and rezoning for the development of a mixed-use development, with single-family residential, multi-family residential, and commercial uses. This property is currently zoned R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, and a change of zoning will be requested to PUD, Planned Unit Development. The current NORMAN 2025 Plan designations are Low Density Residential and Office.

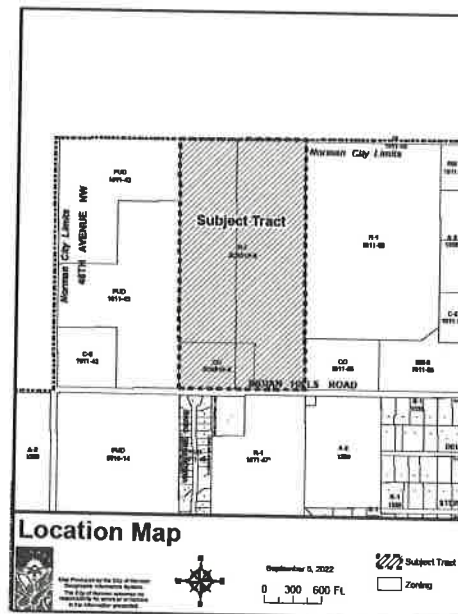
Please join us for a Pre-Development discussion of this proposal on Thursday, September 22, 2022 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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, Attorney for Applicant, [\(405\) 310-5274](tel:4053105274) 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 22-23

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Premium Land, LLC	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Gunner Joyce gjoyce@riegerlawgroup.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> c/o Gunner Joyce, Attorney for Applicant 405-310-5274 <b>BEST TIME TO CALL: M-F Business Hours</b>

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

A proposal for development on a parcel of land, generally located along W. Indian Hills Rd. between 48th Ave. NW and 36th Ave. NW, as shown more particularly on the attached exhibits.

and containing approximately 79.88 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 and plat the subject property, as well as amend the property's NORMAN 2025 Designation, in order to facilitate a mixed-use development on the property. The mixed-use development will feature single family residential, multi-family residential, and commercial uses. The applicant will seek to rezone to a Planned Unit Development 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 in this application packet.

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

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Y**
- 2025 Plan Amendment     Growth Boundary
  - Land Use
  - Transportation
  - Rezoning to PUD 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-1 & CO  
 Current Plan Designation: Low Density Res  
& Office

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: 9-2-2022  
 at 1:30 a.m./p.m.  
 by [Signature]



September 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 Premium Land, LLC (“Premium”) in the attached application for Pre-Development Information Meeting. Premium seeks to rezone and plat the subject property, as well as amend the property’s NORMAN 2025 Designation, in order to facilitate a mixed-use development on the property. The mixed-use development will feature single family residential, multi-family residential, and commercial uses. Premium will seek to rezone to a Planned Unit Development 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 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 black 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*





**PARKLAND DEDICATION**

Options:

1. Dedicated for a city park
2. Pay a fee in lieu
3. Dedicated for an HOA

TRACT 4 - R-1 = 3,627 DU x 95 units = 749  
 TRACT 3 - R-2 = 1,777 DU x 56 units = 99  
 Total  
 348 x .0225 acres = 0.87 acres  
 request for dedication to City or fee in lieu,  
 (1.74 acres, if for the HOA)

For the R-3 Apartment Site:  
 R-3 = 1,777 DU x 380 units = 672.6 x .0225 = 1.68 acres  
 required for dedication to City or fee in lieu,  
 (3.4 acres; for residents of the complex)

**REDLANDS**

INDIAN HILLS RD

NORMAN, OK  
 SITE STUDY  
 August, 2022

**SUMMARY**  
 PARCEL SIZE: ~79.79 ACRES

**TRACT 1: COMMERCIAL**  
 USE & DEVELOPMENT REGS OF (C-2)  
 TRACT SIZE: ~25.6 ACRES

**TRACT 2: GARDEN APARTMENT MULTI-FAMILY**  
 USE & DEVELOPMENT REGS OF (R-3)  
 TRACT SIZE: ~19.0 ACRES  
 386 UNITS AT 20 (USEABLE) U/AC

**TRACT 3: TWO-FAMILY DUPLEX**  
 USE & DEVELOPMENT REGS OF (R-2)  
 TRACT SIZE: ~6.4 ACRES  
 LOTS: 28 (56 UNITS)

**TRACT 4: SINGLE FAMILY**  
 USE & DEVELOPMENT REGS OF (R-1)  
 TRACT SIZE: ~25.8 ACRES  
 LOTS: 48 - 55' AND 41' - 60' TOTAL: 95

GRAPHIC SCALE IN FEET

200' 0' 100'

N

Craftron Tull  
 CONSULTING ENGINEERS ARCHITECTS