



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: PD22-24
DATE: September 8, 2022
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of NORMAN 2025 Plan Amendment and Rezoning

APPLICANT: Subtext Acquisitions, L.L.C.
LOCATION: North of E. Constitution Street and West of Classen Boulevard
WARD: 7

You are receiving this letter because you own property within the 450-foot notification boundary of a Pre-Development application to consider a NORMAN 2025 Plan amendment and rezoning for the development of a multi-family residential community. This property is currently zoned C-2, General Commercial District, and a change of zoning will be requested to PUD, Planned Unit Development. The current NORMAN 2025 Plan designations are Commercial and Floodplain.

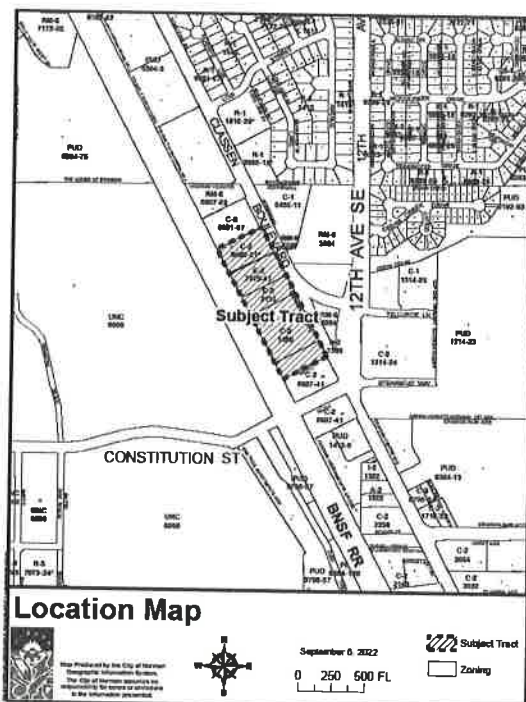
Please join us for a Pre-Development discussion of this proposal on Thursday, September 22, 2022 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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, 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 _____

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 Subtext Acquisitions, 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 North of E. Constitution Street and West of Classen Blvd., as is more particularly shown on the attached exhibits.

and containing approximately 9.5 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 to a PUD in order to develop a multifamily residential community. The applicant also seeks to amend the property's NORMAN 2025 Designation in order to facilitate this development. A preliminary conceptual site plan showing a potential layout of the proposed development is included with this application packet.

This proposed development will necessitate (check all that apply): <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to <u>PUD</u> District(s) <input type="checkbox"/> Special Use for _____ <input type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower 	Items submitted: <ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Preliminary Development Map <input type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>C-2</u> Current Plan Designation: <u>Commercial & Floodplain</u>	Concurrent Planning Commission Review Requested: _____ Received on: <u>9-2-2022</u> at <u>1:30</u> a.m./p.m. by <u>[Signature]</u>
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OFFICE USE ONLY



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 Subtext Acquisitions, LLC. (“**Subtext**”) in the attached application for a Pre-Development Information Meeting. Subtext intends to rezone and plat the property that is more particularly described in the attached application packet to a Planned Unit Development in order to develop a multifamily residential community. Subtext also seeks to amend the property’s NORMAN 2025 Designation in order to facilitate this 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-Joyce', written in a cursive style.

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

