



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: PD22-27
APPLICANT: Sooner Traditions Realty, L.L.C.
DATE: November 3, 2022
LOCATION: 1300 W. Lindsey Street
TO: Interested Neighbors
WARD: 2
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Mixed Use Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider NORMAN 2025 amendment, rezoning, and preliminary plat for a mixed use development featuring commercial, retail, and office buildings. This property is currently zoned CO, Suburban Office Commercial District, and a change of zoning will be required.

Please join us for a Pre-Development discussion of this proposal on **Thursday, November 17, 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





October 31, 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 Sooner Traditions Realty, LLC (the “**Applicant**”) in the attached application for a Pre-Development Information Meeting. The Applicant intends to rezone, plat, and amend the property’s current NORMAN 2025 Designation in order to facilitate a mixed-use development featuring commercial, retail, and office buildings on the property as more particularly described and illustrated in the attached application packet. The Applicant will seek to rezone the property from the existing CO, Suburban Office Commercial District to a Simple Planned Unit Development, as well as amend the NORMAN 2025 Designation from Commercial and High Density Residential to Mixed-Use, in order to allow for the intended development. A preliminary conceptual site plan showing a preliminary 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 blue 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



**Application for
Pre-Development Informational Meeting**

Case No. PD 22-27

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 Sooner Traditions Realty, LLC	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS c/o Gunner Joyce 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 with the address 1300 W. Lindsey Street, Norman, OK 73069, as is more particularly shown on the attached exhibits.

and containing approximately 2.19 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, plat, and amend the property's NORMAN 2025 Designation in order to facilitate a mixed-use development featuring commercial, retail, and office buildings on the property as more particularly described and illustrated in the attached application packet. The Applicant will seek to rezone the property from CO, Suburban Office Commercial District to a Simple Planned Unit Development, as well as amend the NORMAN 2025 designation from Commercial and High Density Residential to Mixed-Use, in order to allow for the intended development.

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

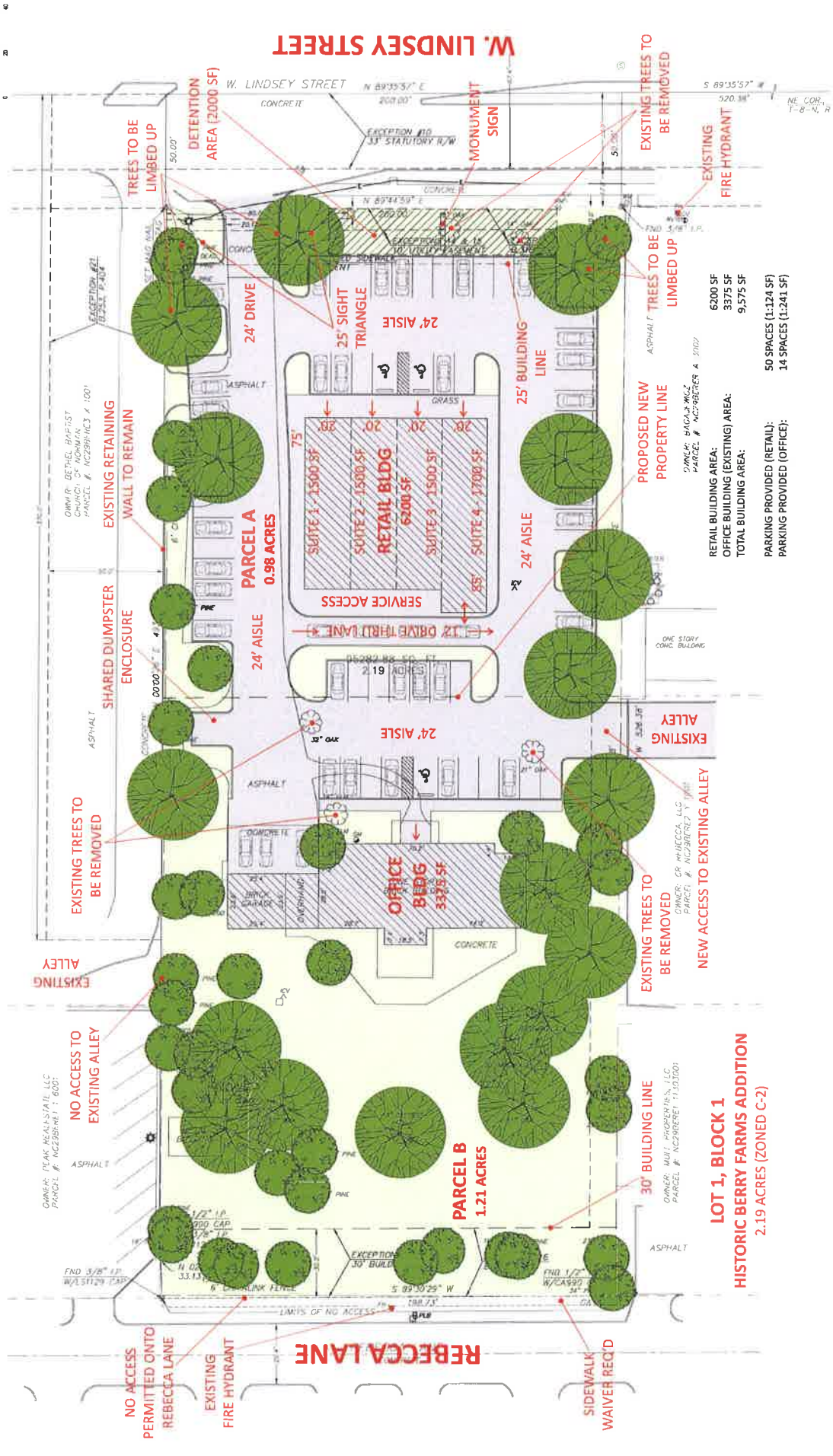
Current Zoning: CO
 Current Plan Designation: Commercial & High Density Residential

Concurrent Planning Commission Review Requested: _____

Received on: 10-31-2022
 at 1:30 a.m./p.m.

by [Signature]

OFFICE ONLY



W. LINDSEY STREET

REBECCA LANE

LOT 1, BLOCK 1 HISTORIC BERRY FARMS ADDITION 2.19 ACRES (ZONED C-2)

PROPOSED NEW PROPERTY LINE
OWNER: BACA'S MLC
PARCEL # NC2908007 A 3100

RETAIL BUILDING AREA:	6200 SF
OFFICE BUILDING (EXISTING) AREA:	3375 SF
TOTAL BUILDING AREA:	9,575 SF
PARKING PROVIDED (RETAIL):	50 SPACES (1:124 SF)
PARKING PROVIDED (OFFICE):	14 SPACES (1:1241 SF)