



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: PD22-28 **APPLICANT:** Bryan & Donna Komers

DATE: November 3, 2022 **LOCATION:** East of 96th Avenue SE and North of Etowah Road

TO: Interested Neighbors **WARD:** 5

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Proposed Rezoning to allow Mining Activities

You are receiving this letter because you own property within the 650-foot notification boundary of a Pre-Development application to consider a rezoning to allow for mining activities. This property is currently zoned A-2, Rural Agricultural District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, November 17, 2022 from 6:30 p.m. until 7:00 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.

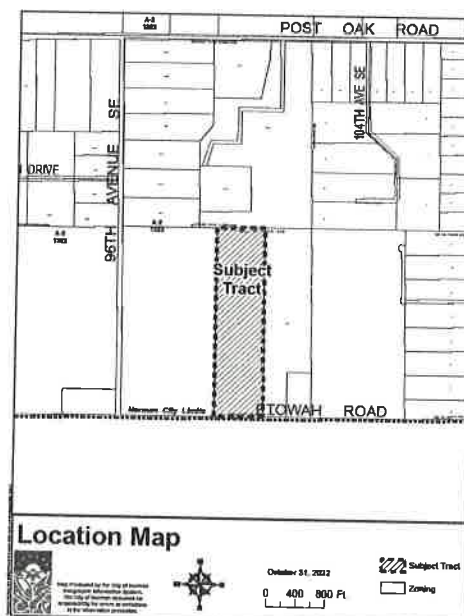
This applicant has filed a concurrent application for Planning Commission consideration of this project at their December 8, 2022 meeting. You will also be receiving notice of that meeting in the near future.

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 prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

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 Bryan and Donna Komers (the "Applicants") in the attached application for a Pre-Development Information Meeting. The Applicants intend to rezone their property from the existing A-2, Rural Agricultural zoning district to a Planned Unit Development ("PUD") in order to allow for mining activities on the property, in accordance with the development regulations contained in the PUD. The PUD will mirror the spirit and intent of the property's existing agricultural zoning.

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 light blue 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 22-28

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 Bryan and Donna Komers	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 East of 96th Ave SE and North of Etowah Rd.

and containing approximately 40 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 applicants propose to rezone the property to a Planned Unit Development to allow for mining activities on site, in accordance with the development regulations contained in the PUD. The PUD will mirror the spirit and intent of the property's current A-2, Rural Agricultural zoning district.

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

**O
F
F
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C
E**

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation

Rezoning to PUD District(s)

**U
S
E**

Special Use for _____
 Preliminary Plat _____ (Plat Name)

**O
N
L
Y**

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: A-2
 Current Plan Designation: Country Residential

Concurrent Planning Commission Review Requested: Y

Received on: 10-31-2022
 at 1:30 a.m. (p.m.)
 by mt

EXHIBIT B
Site Plan

