



Application for Pre-Development Informational Meeting

Case No. PD 23-08

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 Benchmark 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 at the NE corner of the Highway 9 and 48th Ave SE intersection, as shown more particularly on the attached exhibits.

and containing approximately 160 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 commercial, multi-family residential, and single family residential 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.

OFFICE USE ONLY	This proposed development will necessitate (check all that apply): <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> 2025 Plan Amendment</td> <td><input type="checkbox"/> Growth Boundary</td> </tr> <tr> <td><input checked="" type="checkbox"/> Rezoning to _____ District(s)</td> <td><input checked="" type="checkbox"/> Land Use</td> </tr> <tr> <td><input type="checkbox"/> Special Use for _____</td> <td><input type="checkbox"/> Transportation</td> </tr> <tr> <td><input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Commercial Communication Tower</td> <td></td> </tr> </table>	<input checked="" type="checkbox"/> 2025 Plan Amendment	<input type="checkbox"/> Growth Boundary	<input checked="" type="checkbox"/> Rezoning to _____ District(s)	<input checked="" type="checkbox"/> Land Use	<input type="checkbox"/> Special Use for _____	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name)		<input type="checkbox"/> Norman Rural Certificate of Survey (COS)		<input type="checkbox"/> Commercial Communication Tower		Items submitted: <table style="width: 100%; border: none;"> <tr><td><input checked="" type="checkbox"/> Deed or Legal Description</td></tr> <tr><td><input checked="" type="checkbox"/> Radius Map</td></tr> <tr><td><input checked="" type="checkbox"/> Certified Ownership List</td></tr> <tr><td><input checked="" type="checkbox"/> Written description of project</td></tr> <tr><td><input checked="" type="checkbox"/> Preliminary Development Map</td></tr> <tr><td><input type="checkbox"/> Greenbelt Enhancement Statement</td></tr> <tr><td><input checked="" type="checkbox"/> Filing fee of \$125.00</td></tr> </table> Current Zoning: <u>A-2</u> Current Plan Designation: _____	<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	Concurrent Planning Commission Review Requested: _____ Received on: <u>3-1-2023</u> at <u>12:56</u> a.m./p.m. by <u>[Signature]</u>
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Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce



Keith A. Barrett
Libby A. Smith
Joe P. Krodel

March 1, 2023

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent Benchmark Acquisitions, LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant 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. 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 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



SUMMARY

SITE: ~ 160 ACRES
EXISTING ZONING: A-2 (RURAL AGRICULTURE)
OUTSIDE RIGHT-OF-WAY: ~ 146.4 ACRES

PROPOSED ZONING: PUD (COMMERCIAL, MULTI-FAMILY, AND RESIDENTIAL)

TRACT 1
 COMMERCIAL
 SITE AREA: ~ 3.9 ACRES

TRACT 2
 MULTI-FAMILY RESIDENTIAL
 SITE AREA: ~ 19.7 ACRES
 24 BLDGS AT 18 EA = 432 UNITS (3-STORY- 6 PER FLOOR)
 PARKING: 692 OR (1.6 PER UNIT)

TRACT 3
 SINGLE FAMILY RESIDENTIAL
 SITE AREA: ~ 90.4 ACRES
 LOTS: 448 (50' X 120')

OPEN SPACE
 A: ~ 8.9 ACRES
 B: ~ 23.5 ACRES
 TOTAL: ~ 32.4 ACRES

State Hwy 9
 &
 48th Street
 NORMAN, OK
 AUGUST, 2022

