



# The City of **NORMAN**

225 N. Webster Ave. • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-307-7112

**CASE NUMBER:** PD23-09  
**DATE:** March 9, 2023  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Preliminary Plat and Rezoning

**APPLICANT:** CM McCarty Construction, L.L.C.  
**LOCATION:** 1309 S. Berry Road  
**WARD:** 4

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Preliminary Plat for McCOOP ABODE ADDITION and rezoning to SPUD, Simple Planned Unit Development. This property is currently zoned R-1, Single Family Dwelling District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, March 23, 2023 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **Conference Room B** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office.

*This applicant has filed a concurrent application for Planning Commission consideration of this project at their April 13, 2023 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





Application for  
**Pre-Development Informational Meeting**

Case No. PD 23-09

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> CA McCarty Construction, LLC	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
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<b>EMAIL ADDRESS</b> c/o Rieger law Group 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:</b> 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 at 1309 S. Berry Road

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and containing approximately 1.04 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 Property in order to allow for the development of two single family residential lots within the Property.

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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 McCOOP Abode Addition (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

Current Plan Designation: Low Density Residential

Concurrent Planning Commission Review Requested:   X  

Received on: 3-1-2023

at 1:30 a.m./p.m.

by   [Signature]  

OFFICIAL USE ONLY

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 CA McCarty Construction, LLC (the “**Applicant**”) in the attached application for a Pre-Development Information Meeting. The Applicant intends to rezone and plat the subject property in order to allow the Applicant to develop two single family residential lots as more particularly described and illustrated in the attached application packet. The Applicant will seek to rezone the property from the existing R-1, Single Family Dwelling to a Simple Planned Unit Development, 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*

PRELIMINARY PLAT OF  
**McCOOP ABODE ADDITION**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE NORTHEAST QUARTER OF SECTION 6,  
 T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

ARC ENGINEERING CONSULTANTS, LLC  
 CIVIL ENGINEERING  
 LAND PLANNING  
 1309 S. BERRY ROAD  
 NORMAN, OKLAHOMA 73068  
 PHONE (405) 261-0212  
 FAX (405) 261-8818

**PRELIMINARY**  
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION

**McCOOP ABODE ADDITION**  
 PRELIMINARY SITE PLAN  
 1309 S. BERRY ROAD  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

NO.	DESCRIPTION	DATE

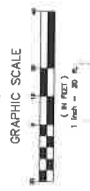
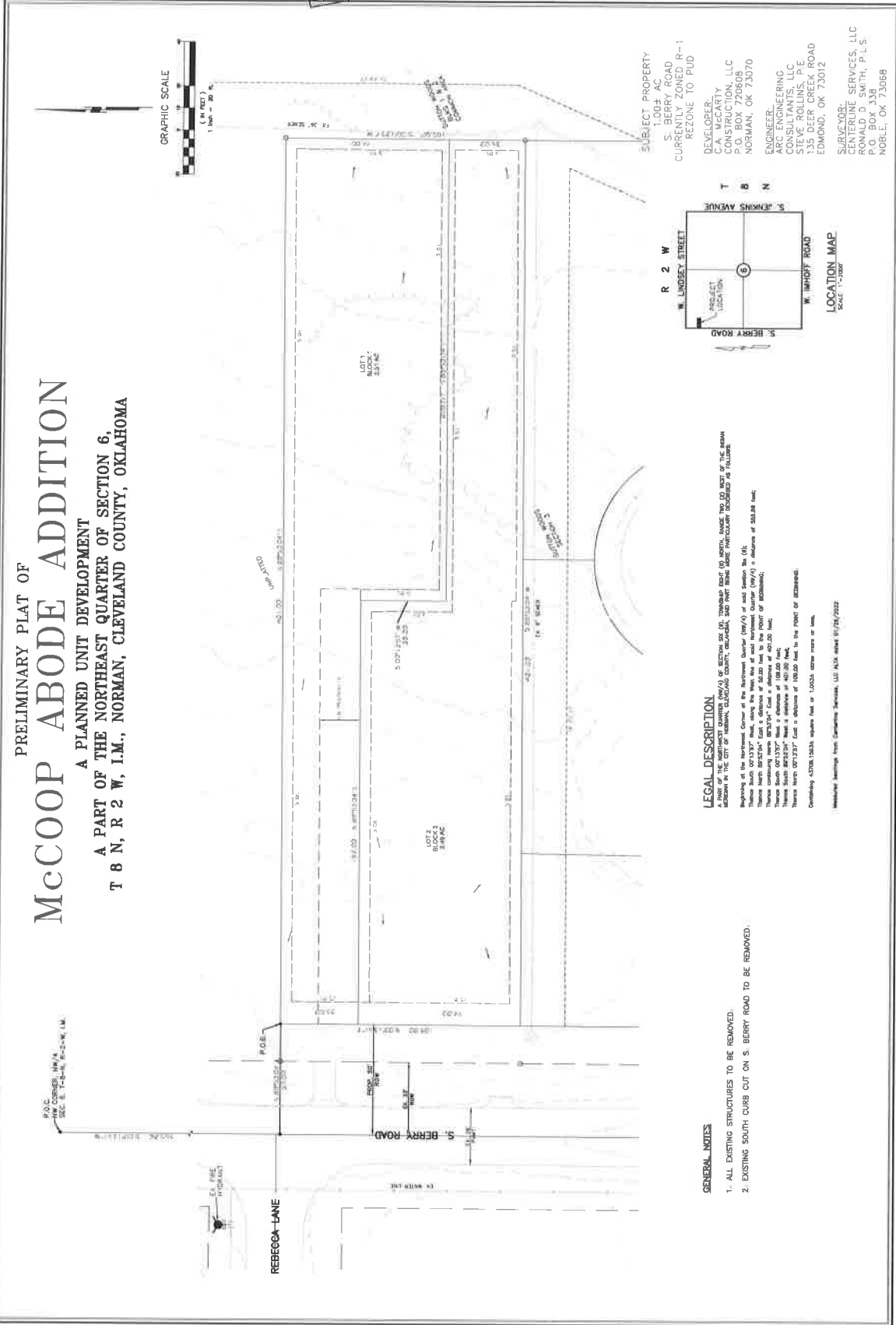
  

OWNER	SDR
DESIGNED BY	SDR
CHECKED BY	SDR
DATE	

PROJECT NUMBER	23-003
DATE	03-01-23
SHEET NUMBER	700
TOTAL SHEETS	700
SCALE	1" = 20'

**1 of 1**  
 SHEET NUMBER

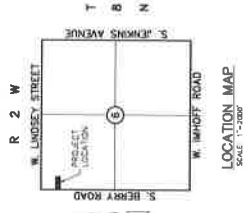


**SUBJECT PROPERTY**  
 CO. OF S. BERRY ROAD  
 CURRENTLY ZONED R-1  
 REZONE TO PUD

**DEVELOPER:**  
 C. M. MCCLARY  
 CONSTRUCTION, LLC  
 P.O. BOX 720608  
 NORMAN, OK 73070

**ENGINEER:**  
 ARC ENGINEERING  
 CONSULTANTS, LLC  
 STEVE ROLLINS, P.E.  
 135 DEER CREEK ROAD  
 EDMOND, OK 73012

**SURVEYOR:**  
 CENTERLINE SERVICES, LLC  
 RONALD D. SMITH, P.L.S.  
 P.O. BOX 338  
 NOBLE, OK 73068



**LEGAL DESCRIPTION**

Beginning at the Northeast Corner of the Northeast Quarter (NE 1/4) of said Section 6, (S. 6) in the City of Norman, Cleveland County, Oklahoma, and thence East along the East Line of said Section 6, (S. 6) to the North Line of S. 200' Road, along the West Side of said Northeast Quarter (NE 1/4) a distance of 333.08 feet; thence North 89°13'37" East a distance of 50.00 feet to the Point of Beginning; thence South 0°13'57" West a distance of 100.00 feet; thence North 89°13'37" East a distance of 100.00 feet; thence North 0°13'57" West a distance of 50.00 feet to the Point of Beginning; Containing 100.00 Acres, more or less.

Monetary: Matthews with Carpenter Services, LLP, A.L.S. dated 01/29/2022

- GENERAL NOTES**
1. ALL EXISTING STRUCTURES TO BE REMOVED.
  2. EXISTING SOUTH CURB CUT ON S. BERRY ROAD TO BE REMOVED.

McCOOP ABODE ADDITION