



Application for
Pre-Development Informational Meeting

Case No. PD 23-10

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 West Franklin Holding Company 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 West of 48th Avenue NW, South of West Franklin Road, and North of West Tecumseh Road

and containing approximately 26.232 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 Planned Unit Development in order to allow the Applicant to facilitate the phased development of ten single-family residential lots within the Property. A preliminary conceptual site plan showing a potential layout of the proposed development is attached. The Applicant will also seek to amend the Norman 2025 designation for portions of the Property to facilitate the desired development.

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

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- 2025 Plan Amendment
- Growth Boundary
- Land Use
- Transportation
- Rezoning to PUD 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: A-2
 Current Plan Designation: Country Residential & Floodplain

Concurrent Planning Commission Review Requested: _____

Received on: 4-3-2023

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

by [Signature]

Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce



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

April 3, 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 West Franklin Holding Company LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone, amend the NORMAN 2025 designation, and plat the subject property in order to facilitate the phased development of ten single-family residential lots on the property. The Applicant will seek to rezone to a Planned Unit Development in order to allow for the Applicant’s desired phased 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 us know if you have any questions. We thank you for your consideration.

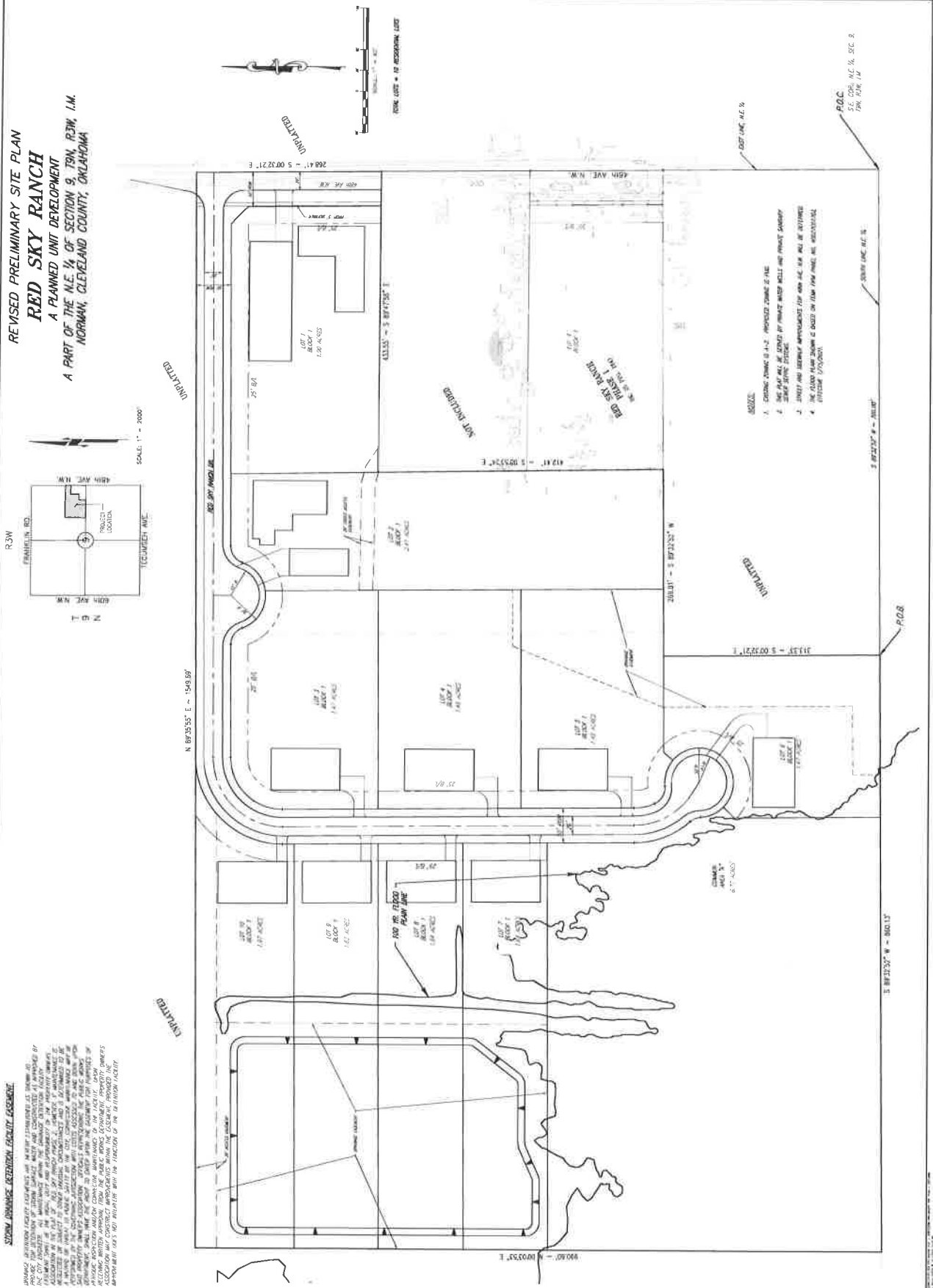
Very Truly Yours,
RIEGER LAW GROUP PLLC

A handwritten signature in black ink, appearing to read 'G-B. Joyce', written in a cursive style.

GUNNER B. JOYCE
Attorney at Law

STORM DRAINAGE EXTERIOR FACILITY LAYOUT

PROVIDE FOR THE COLLECTION OF SURFACE WATER AND CONVEYANCE TO THE CITY SEWERAGE AND SANITATION DEPARTMENT. THE FACILITY SHALL BE MAINTAINED AND OPERATED BY THE CITY SEWERAGE AND SANITATION DEPARTMENT. THE FACILITY SHALL BE CONSIDERED A PUBLIC UTILITY AND SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF NORMAN, OKLAHOMA. THE FACILITY SHALL BE CONSIDERED A PUBLIC UTILITY AND SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF NORMAN, OKLAHOMA. THE FACILITY SHALL BE CONSIDERED A PUBLIC UTILITY AND SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF NORMAN, OKLAHOMA.



REVISED PRELIMINARY SITE PLAN
RED SKY RANCH
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.E. 1/4 OF SECTION 9, T8N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 2000'



48TH AVE N.W.
 TECUMSEH AVE
 RED SKY RANCH BLVD

SECTION 9
 T8N, R3W, I.M.

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