



# 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:** PD23-11  
**APPLICANT:** Alliance Development Group, LLC  
**DATE:** April 6, 2023  
**LOCATION:** NE corner of 36<sup>th</sup> Ave. NW and Franklin Road  
**TO:** Interested Neighbors  
**WARD:** 3  
**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 a mixed use development of commercial, office, light industrial, multi-family and single family residential uses. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will be requested to PUD, Planned Unit Development. This development will also require a NORMAN 2025 amendment and preliminary plat.

Please join us for a Pre-Development discussion of this proposal on Thursday, April 27, 2023 from 6:00 p.m. until 6:30 p.m. The meeting will be held in **Conference Room C** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office (**former Norman Public Library; entrance on north side**).

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





Application for  
**Pre-Development Informational Meeting**

Case No. PD 23-11

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> Alliance Development Group, 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 Gunner Joyce 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 on the Northeast corner of NW 36th Street and Franklin Road

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and containing approximately 60.4801 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 seeks to rezone and preliminary plat the subject property in order to facilitate a mixed-use development with commercial, office, light industrial, multi-family and single-family residential uses. The Applicant will amend the property's NORMAN 2025 designation and rezone the property to a planned unit development. A preliminary conceptual site plan showing a potential layout of the development is attached.

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

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: Med. Density Residential

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: 4-3-2023

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

by [Signature]

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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 Alliance Development Group, LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone and preliminary plat the subject property, as well as amend its NORMAN 2025 designation, in order to facilitate a mixed-use development consisting of commercial, office, light industrial, 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 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 blue ink, appearing to read 'G-B. Joyce', is written over a horizontal line.

**GUNNER B. JOYCE**  
*Attorney at Law*

