



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: PD23-13

APPLICANT: Highway 9 Jenkins M&J Investments, LLC

DATE: April 6, 2023

LOCATION: SE corner of Highway 9 and Jenkins
WARD: 7

TO: Interested Neighbors

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, industrial and multi-family residential. This property is currently zoned I-1, Light Industrial 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.

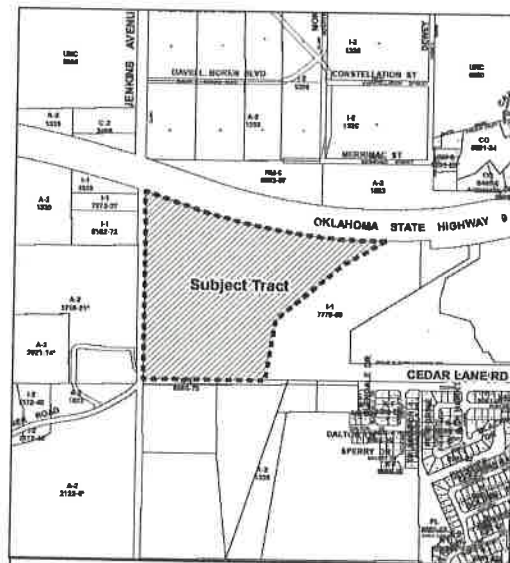
Please join us for a Pre-Development discussion of this proposal on Thursday, April 27, 2023 from 6:30 p.m. until 7:00 p.m. The meeting will be held in **Conference Room C** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office (**former Norman Public Library; 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



Location Map





Application for Pre-Development Informational Meeting

Case No. PD 23-13

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 Highway 9 Jenkins M&J Investments, 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 on the Southeast corner of Highway 9 and Jenkins

and containing approximately 56.54 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 preliminary plat the entire subject property and seeks to rezone and amend the NORMAN 2025 designation for portions of the subject property, in order to facilitate a mixed-use development incorporating commercial, office, industrial, and multi-family residential uses. A preliminary conceptual site plan showing a potential layout of the proposed development is attached.

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

2025 Plan Amendment Growth Boundary

Land Use

Transportation

Rezoning to DUI 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: I-1

Current Plan Designation: Industrial

Concurrent Planning Commission Review Requested: _____

Received on: 4-3-2023

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

by [Signature]

OFFICE OF THE CITY CLERK

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 Highway 9 Jenkins M&J Investments, LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant seeks to preliminary plat the entire subject property and seeks to rezone and amend the NORMAN 2025 designation for portions of the subject property, in order to facilitate a mixed-use development incorporating commercial, office, industrial, and multi-family residential uses on the property. The Applicant will seek to rezone portions of the property 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

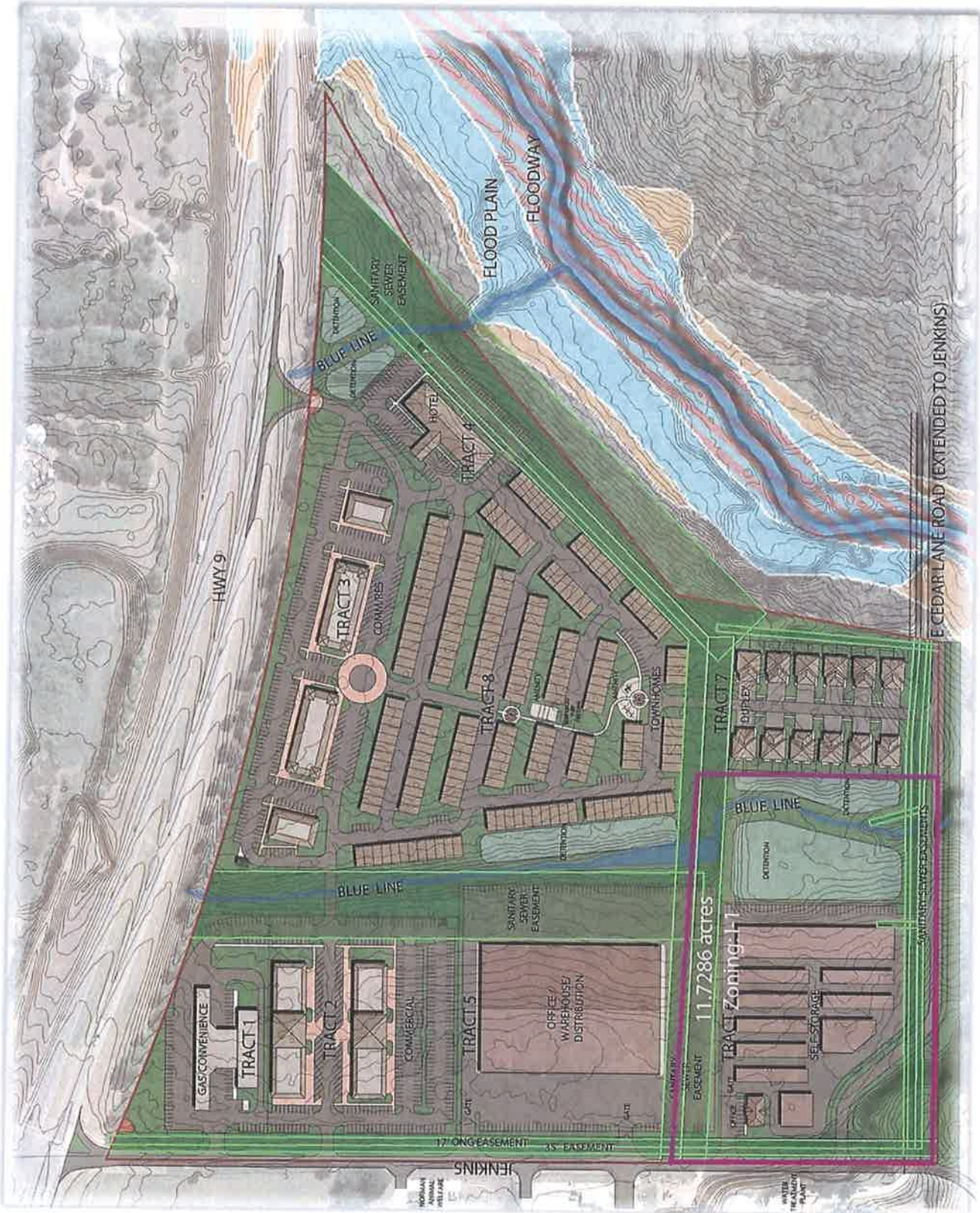
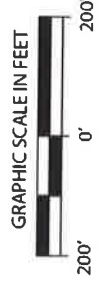
A handwritten signature in blue ink, appearing to read 'G-Joyce', is written over a light blue horizontal line.

GUNNER B. JOYCE
Attorney at Law

SUMMARY

EXISTING ZONING: I-1
 SITE AREA: 56.54 ACRES
 TRACT 1: 1.48 ACRES
 TRACT 2: 1.48 ACRES
 TRACT 3: 1.48 ACRES
 TRACT 4: 1.48 ACRES
 TRACT 5: 1.48 ACRES
 TRACT 6: 1.48 ACRES
 TRACT 7: 1.48 ACRES
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 TRACT 100: 1.48 ACRES

HWY 9 & JENKINS
 Norman, OK
 May, 2021



E CEDAR LANE ROAD (EXTENDED TO JENKINS)

TRACT Zoning I-1
 11.7286 acres