



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: PD23-18

APPLICANT: Boyd Street Properties, LLC

DATE: May 4, 2023

LOCATION: NW corner of Boyd and College
WARD: 4

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of Rezoning, NORMAN 2025 Amendment, and Platting

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning, NORMAN 2025 amendment, and a preliminary plat for the redevelopment of the existing Library Bar & Grill property. This property is currently zoned R-3, Multi-Family Dwelling District, and a change of zoning will be requested to SPUD, Simple Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, May 25, 2023 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in the **Great Hall** 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 23-18

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

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|---|---|
| APPLICANT/LAND OWNER Boyd Street Properties, LLC | ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Dr, 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 On the northwest corner of W. Boyd Street and College Ave

and containing approximately 0.4821 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 Simple Planned Unit Development in order to resolve title concerns and facilitate the development of additional parking on the property. A preliminary conceptual site plan showing a potential layout of the development is included with this application packet. The Applicant will also seek to amend the NORMAN 2025 designation.

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

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E**
- 2025 Plan Amendment Growth Boundary
- Land Use
- Transportation
- Rezoning to SPUD 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: R-3, Multi-Family

Current Plan Designation: High Density Residential

Concurrent Planning Commission Review Requested: _____

Received on: 5-1-2023
at 8:35 a.m./p.m.

by: [Signature]

Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce



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

May 1, 2023

Dear City of Norman and Nearby Property Owners,

We represent Boyd Street Properties, LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant is proposing to remove an existing residential structure located at the Northwest corner of W Boyd Street and College Avenue, in order to gain approximately ten additional parking spaces on the site. To facilitate this, the Applicant will seek to rezone, amend the NORMAN 2025 designation from High Density Residential, and plat the subject property.

The Applicant will seek to rezone to a Simple Planned Unit Development, which enumerates a site plan specific to this proposal. Additionally, a short form plat will be utilized to remedy some minor title imperfections that exist on the subject property. No additional buildings or expansions are proposed for the existing Library Bar & Grill located on the property. A conceptual site plan showing the Applicant’s desired layout is included with this application packet.

We look forward to discussing this proposal in greater detail at the upcoming Pre-Development neighborhood meeting for this project. If you are unable to attend the meeting, or if you have any questions or comments that are not addressed at the meeting, please reach out to our office at 405-310-5274 or via email at gjoyce@riegerlawgroup.com.

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

