



# 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:** PD23-19  
**DATE:** May 4, 2023  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of Rezoning and NORMAN 2025 Plan Amendment

**APPLICANT:** Armstrong Bank  
**LOCATION:** South of East Cedar Lane Road,  
East of Classen Blvd.  
**WARD:** 5

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning for the development of commercial, office, and multi-family uses. This property is currently zoned I-1, Light Industrial District, and a change of zoning will be requested to PUD, Planned Unit Development. A NORMAN 2025 Land Use Plan amendment will also be needed to remove this area from the Special Planning Area 7 designation.

Please join us for a Pre-Development discussion of this proposal on **Thursday, May 25, 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 (**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 23-19

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> Armstrong Bank	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Dr, Norman, OK 73069
<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

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located South of East Cedar Lane Road, East of Classen Blvd., and West of 24th Ave SE.

and containing approximately 40.41 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 facilitate a mixed-use development featuring commercial, office, and various multi-family residential uses on the property. A preliminary conceptual site plan showing a potential layout of the development is included in this application packet.

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

- OFFICE
- ☐ 2025 Plan Amendment ☐ Growth Boundary
- ☐ Land Use
- ☐ Transportation
- ☒ Rezoning to PD 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, Light Industrial

Current Plan Designation: Mixed Use

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

Received on:

5-1-2023

at 8:35 a.m./p.m.

by mt

Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



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

**May 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 Armstrong Bank (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone and plat the subject property in order to facilitate a mixed-use development consisting of commercial, office, and various multi-family residential uses on the property. 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-J', is written over a light blue horizontal line.

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

PRELIMINARY SITE DEVELOPMENT PLAN  
**ARMSTRONG BANK**  
**CONSOLIDATION PROJECT**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, 1.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



**LEGEND**

1. EXISTING LOT LINES  
 2. EXISTING BUILDINGS  
 3. EXISTING DRIVEWAYS  
 4. EXISTING SIDEWALKS  
 5. EXISTING CURBS  
 6. EXISTING UTILITIES  
 7. EXISTING TREES  
 8. EXISTING FENCES  
 9. EXISTING LIGHTS  
 10. EXISTING SIGNAGE

**OWNER / DEVELOPER**  
 ARMSTRONG BANK  
 200 WEST 10TH  
 OKLAHOMA CITY, OK 73101  
 PHONE: (405) 241-1000

**PREPARED BY**  
 SMC  
 1000 WEST 10TH  
 OKLAHOMA CITY, OK 73101  
 PHONE: (405) 241-1000

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
1	EXISTING LOT LINES	1,000,000	23.0	100%	100%	100%	100%	100%	100%
2	EXISTING BUILDINGS	100,000	2.3	10%	10%	10%	10%	10%	10%
3	EXISTING DRIVEWAYS	50,000	1.1	5%	5%	5%	5%	5%	5%
4	EXISTING SIDEWALKS	20,000	0.5	2%	2%	2%	2%	2%	2%
5	EXISTING CURBS	10,000	0.2	1%	1%	1%	1%	1%	1%
6	EXISTING UTILITIES	5,000	0.1	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
7	EXISTING TREES	10,000	0.2	1%	1%	1%	1%	1%	1%
8	EXISTING FENCES	5,000	0.1	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
9	EXISTING LIGHTS	5,000	0.1	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
10	EXISTING SIGNAGE	5,000	0.1	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
11	TOTAL	1,200,000	27.6	120%	120%	120%	120%	120%	120%

ARMSTRONG BANK  
 CONSOLIDATION PROJECT  
 CEDAR LANE & 24th AVE. S.E.  
 NORMAN, CLEVELAND COUNTY  
 OKLAHOMA

**SMC**  
 1000 WEST 10TH  
 OKLAHOMA CITY, OK 73101  
 PHONE: (405) 241-1000

PRELIMINARY SITE DEVELOPMENT PLAN  
 PSD-01