



Application for Pre-Development Informational Meeting

Case No. PD 23-20

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 Alliance Development Group, 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 East of 48th Ave NW, South of Indian Hills Rd, North of Franklin Road, and West of 36th Ave NW, as more accurately shown on the exhibits included with this application.

and containing approximately 369.74 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 add 2 tracts of land into the existing J&J Properties Addition Planned Unit Development and associated Preliminary Plat. The NW corner of 36th Ave NW and Franklin Rd is proposed as commercial uses, as more particularly shown on the exhibits attached hereto. Additional single-family lots are also added via this update. Concurrent Planning Commission review is requested for the PUD, Preliminary Plat, and 2025 amendment associated with this request.

OFFICE OF THE CITY CLERK

- 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 Bridgeway at Carrington (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: PUD & A-2
- Current Plan Designation: _____

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,

Our firm represents Alliance Development Group, LLC (the “**Applicant**”). The Applicant is seeking to add approximately 20 acres to the existing J&J Properties Addition Planned Unit Development and Preliminary Plat (“**J&J Addition**”). The J&J Addition is generally located East of 48th Avenue NW, South of Indian Hills Road, and North of Franklin Road. The J&J Addition was approved by the City of Norman in 2010 via PUD Ordinance **O-0910-14**.

This request seeks to bring in a 10-acre parcel located at the Northwest corner of the 36th Avenue NW and Franklin Road intersection. The proposed development of the NW corner will feature commercial uses as restricted in the updated PUD to ensure compatibility with surrounding properties, as well as the rest of the J&J Addition. The NORMAN 2025 designation of the NW corner will be amended to commercial. Additionally, a second 10-acre parcel located along 36th Ave NW and abutting the existing J&J Addition to the North, will be incorporated into this development as additional single-family residential lots. A conceptual site plan showing the addition of these two parcels, as well as the area contained in the original J&J Addition, is attached. An updated PUD and Preliminary Plat achieving the incorporation discussed above has been submitted to City Staff concurrently with this application.

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-Joyce', is written over the typed name.

GUNNER B. JOYCE
Attorney at Law

