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:** PD23-22

**APPLICANT:** West Franklin Holding Company, LLC

**DATE:** May 4, 2023

**LOCATION:** West of 48th Avenue NW and south of Franklin Road

**WARD:** 3

**TO:** Interested Neighbors

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of a Preliminary Plat and Rezoning

You are receiving this letter because you own property within the 750-foot notification boundary of a Pre-Development application to consider rezoning and a preliminary plat for a residential development. This property is currently zoned A-2, Rural Agricultural District, and PUD, Planned Unit Development. Rezoning will be requested to PUD, Planned Unit Development.

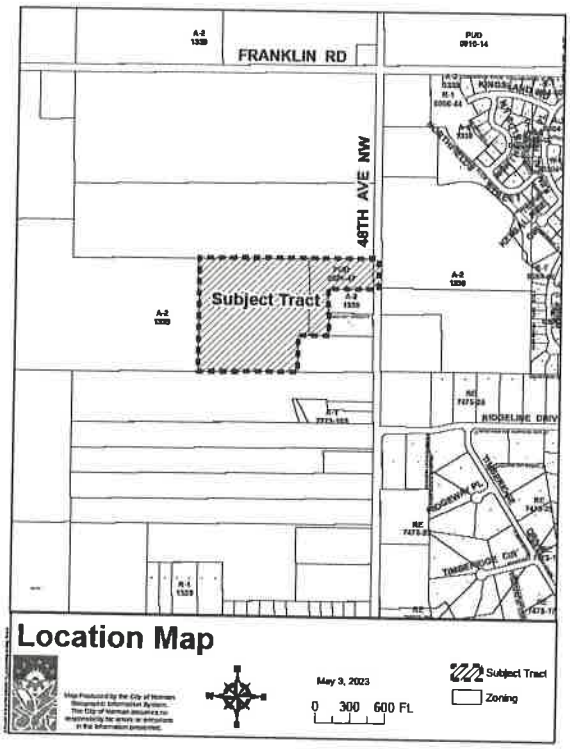
Please join us for a Pre-Development discussion of this proposal on **Thursday, May 25, 2023 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in **Council Chambers** of the **Norman Municipal Building, 201 W. Gray Street,** located west of the downtown Post Office.

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 prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

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 23-22

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 | ADDRESS |
|---|---|
| West Franklin Holding Company LLC | c/o Rieger Law Group PLLC, Attorney for Applicant<br>136 Thompson Dr,<br>Norman, OK 73069 |
| **EMAIL ADDRESS**<br>c/o Gunner Joyce<br>gjoyce@riegerlawgroup.com | **NAME AND PHONE NUMBER OF CONTACT PERSON(S)**<br>c/o Gunner Joyce, Attorney for Applicant<br>405-310-5274<br>**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** West of 48th Avenue NW, South of West Franklin Road, and North of West Tecumseh Road

**and containing approximately** 26.232 **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 allow the Applicant to facilitate the phased development of ten single-family residential lots within the property. A preliminary conceptual site plan showing a potential layout of the proposed development is attached. This proposal is a continuation of Red Sky Ranch Section 1 that was approved by the City of Norman via O-2021-47.This application also seeks to remove the Ten Mile Flat Designation from portions of the property.

OFFICE USE ONLY

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 Red Sky Ranch Sec. 2 (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 & PUD

Current Plan Designation: Very low density Residential

Concurrent Planning Commission Review Requested: N

Received on: May 1, 2023

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

by mt

050313 mt

Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce

RIEGER
LAW GROUP
PLLC

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

**May 1, 2023**

Dear City of Norman and Nearby Property Owners,

We represent West Franklin Holding Company LLC (the "**Applicant**") in the attached application for Pre-Development Information Meeting. As you are aware, we held a similar meeting regarding this proposal on April 27, 2023. As discussed at that meeting, the Applicant seeks to develop ten (10) large single-family residential lots on the property as an extension of the previously approved Red Sky Ranch Section 1, which allowed for the development of single-family residential lots along 48th Ave NW. Red Sky Ranch Section 1 was approved in 2021 by the City of Norman via **O-2021-47**.

This current proposal is simply to add seven (7) additional single-family residential lots to the previously approved development. A modification of the Ten Mile Flat designation is requested; however, no home is proposed within the floodplain. This application includes two of the three previously approved lots within Red Sky Ranch Section 1 as a road connection through those two unplatted lots is required to reach Red Sky Ranch Section 2. We will be holding a second Pre-Development meeting as the legal description of the proposed PUD and Preliminary Plat has been modified. There has been no change to the substantive request that was discussed during last month's Pre-Development meeting. A preliminary conceptual site plan showing the proposed layout of the development is included.

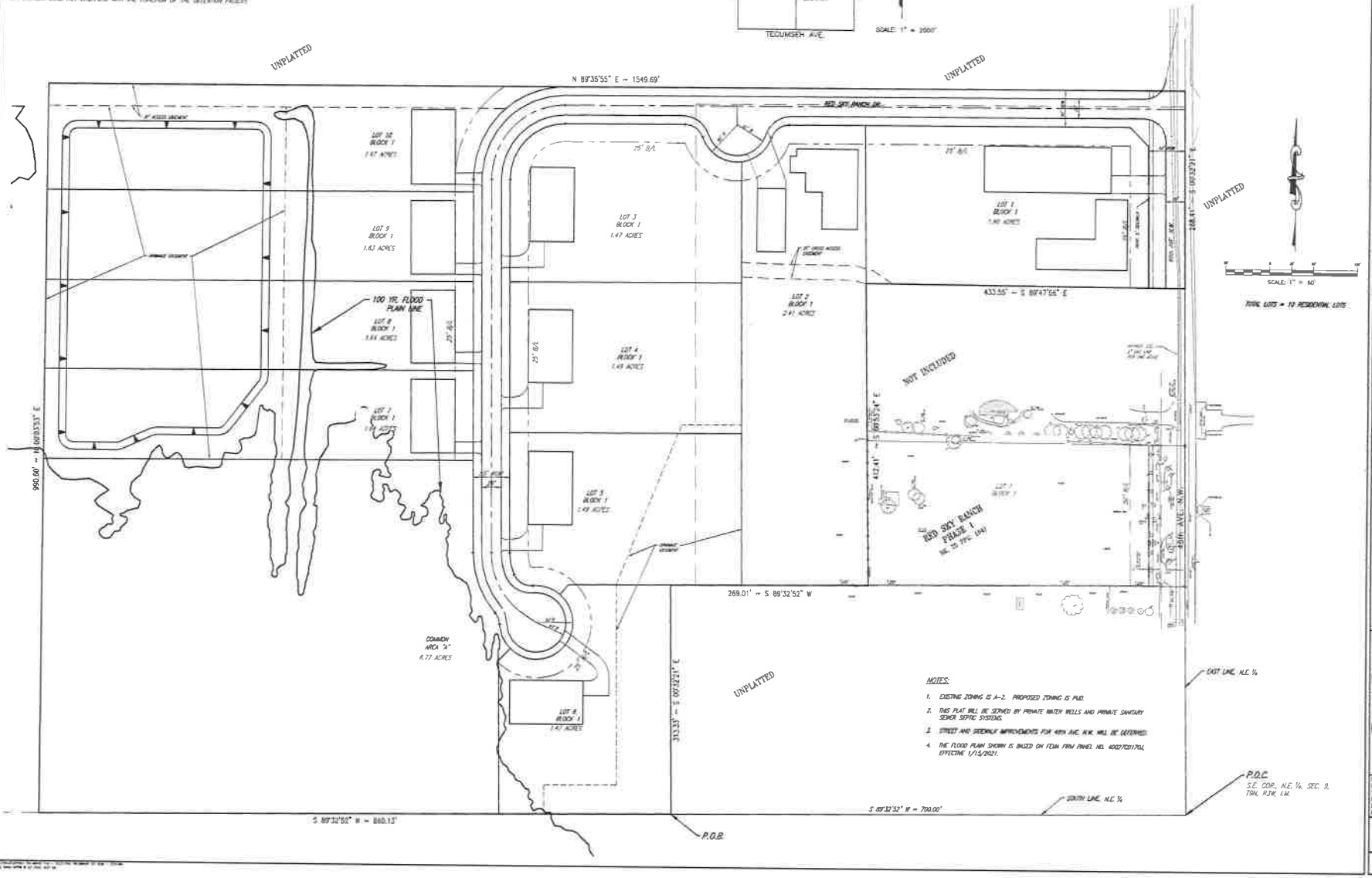
As mentioned above, we will hold a second Pre-Development meeting for this proposal. If you are unable to attend the meeting, or if you have any questions or comments that are not addressed at the meeting, please reach out to our office at 405-310-5274 or via email at gjoyce@riegerlawgroup.com.

Very Truly Yours,
**RIEGER LAW GROUP PLLC**

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

## STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM DRAINAGE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF "RED SKY RANCH PHASE 2". HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND WORK UPON SAID PROPERTY OWNER'S ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER'S ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.




NOTES:

1. EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
2. THIS PLAT WILL BE SERVED BY PRIVATE WATER WELLS AND PRIVATE SANITARY SEWER SEPTIC SYSTEMS.
3. STREET AND SIDEWALK IMPROVEMENTS FOR 48th AVE. N.W. WILL BE DEFERRED.
4. THE FLOOD PLAIN SHOWN IS BASED ON FEMA FIRM PANEL NO. 40027C0170J, EFFECTIVE 1/15/2021.

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**OWNER/DEVELOPER:**
WOODRUM FAMILY, LLC
1320 W PORTER
NORMAN OK 73071
(405) 364-1152

**ENGINEER:**
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION

CHRISTOPHER D. ANDERSON 18788 OKLAHOMA PROFESSIONAL ENGINEER

9/9/21

# RED SKY RANCH
## A PLANNED UNIT DEVELOPMENT
## 48th AVE. N.W. & TECUMSEH RD.
## NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main • Oklahoma City, OK 73106
Ph. 405-232-7715 Fax. 405-232-7464
Website: www.smcce.com

| No. | Revision | By | Date |
|---|---|---|---|

PROJECT NO. 2006.06
DATE: 07/01/2021
SCALE: 1" = 60'
DRAWN BY: D.E.
CHECKED: Christopher D. Anderson
P.E. NUMBER: 18788

REVISED PRELIMINARY SITE PLAN

SHEET NO. 1