



# The City of **NORMAN**

225 N. Webster Ave. • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-307-7112

<b>CASE NUMBER:</b> PD23-23	<b>APPLICANT:</b> Hunter Miller Family, L.L.C.
<b>DATE:</b> June 8, 2023	<b>LOCATION:</b> 1104 W. Lindsey Street
<b>TO:</b> Interested Neighbors	<b>WARD:</b> 4
<b>FROM:</b> City of Norman Department of Planning and Community Development	
<b>SUBJECT:</b> Pre-Development Discussion of a Rezoning	

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning to SPUD, Simple Planned Unit Development, for three single-family residential lots. This property is currently zoned R-1, Single Family Dwelling District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, June 22, 2023 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **City Council Chambers** of the **Norman Municipal Complex, 201 W. Gray Street**, located west of the downtown Post Office.

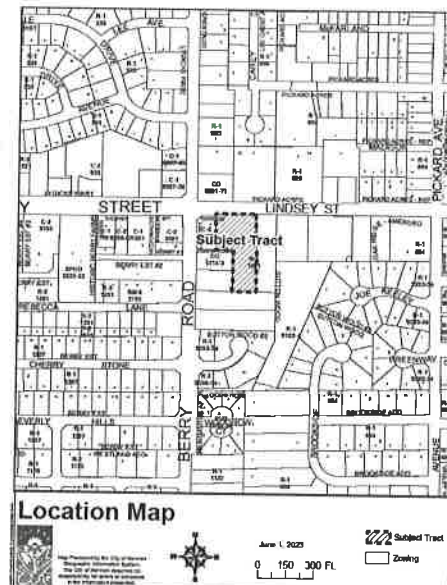
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their July 13, 2023 meeting. You will also be receiving notice of that meeting in the near future.*

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](tel:4053105274) 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 23-23

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> Hunter Miller Family, LLC	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Dr, Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Rieger law Group 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 1104 W. Lindsey Street

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and containing approximately 1.5 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 short form plat the Property in order to allow for the development of 3 single family residential lots within the Property. The Applicant will rezone to a Simple Planned Unit Development ("SPUD") that retains the vast majority of the existing R-1 development standards but allows for a creative layout to achieve the ability to develop the Property as shown on the Preliminary Site Development Plan

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This proposed development will necessitate (check all that apply): <ul style="list-style-type: none"> <li><input type="checkbox"/> 2025 Plan Amendment    <input type="checkbox"/> Growth Boundary</li> <li><input type="checkbox"/> Land Use</li> <li><input type="checkbox"/> Transportation</li> <li><input checked="" type="checkbox"/> Rezoning to <u>SPUD</u> District(s)</li> <li><input type="checkbox"/> Special Use for _____</li> <li><input type="checkbox"/> Preliminary Plat _____ (Plat Name)</li> <li><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</li> <li><input type="checkbox"/> Commercial Communication Tower</li> </ul>	Items submitted: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Deed or Legal Description</li> <li><input checked="" type="checkbox"/> Radius Map</li> <li><input checked="" type="checkbox"/> Certified Ownership List</li> <li><input checked="" type="checkbox"/> Written description of project</li> <li><input checked="" type="checkbox"/> Preliminary Development Map</li> <li><input type="checkbox"/> Greenbelt Enhancement Statement</li> <li><input checked="" type="checkbox"/> Filing fee of \$125.00</li> </ul> Current Zoning: <u>R-1</u> Current Plan Designation: <u>Low Density Residential</u>	Concurrent Planning Commission Review Requested: <input checked="" type="checkbox"/>  Received on: <u>6-1-2023</u> at <u>1:06</u> a.m./p.m. by: <u>[Signature]</u>
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Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



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

June 1, 2023

Dear City of Norman and Nearby Property Owners,

We represent Hunter Miller Family, LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant intends to rezone and plat the subject property, via a short form plat, in order to allow the Applicant to develop three single family residential lots, as more particularly described and illustrated in the attached application packet. The Applicant will seek to rezone the property from the existing R-1, Single Family Dwelling to a Simple Planned Unit Development, in order to allow for the creative layout; however, the SPUD will retain the spirit and allowable uses of the existing R-1 zoning. A preliminary conceptual site plan showing a preliminary layout of the development is included with this application packet. This proposal is very similar to the development that was recently approved by the Norman City Council, located just Southwest of this property.

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](mailto:gjoyce@riegerlawgroup.com).

Very Truly Yours,  
RIEGER LAW GROUP PLLC

A handwritten signature in black ink, appearing to read 'G-B-Joyce'.

GUNNER B. JOYCE  
*Attorney at Law*

