





# Application for Pre-Development Informational Meeting

Case No. PD 23-25

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

<b>APPLICANT/LAND OWNER</b> Sooner Traditions LLC	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant, 136 Thompson Dr., Norman, OK 73069
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<b>EMAIL ADDRESS</b> c/o Rieger Law Group gjoyce@riegerlawgroup.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Gunner Joyce: 405-310-5274 <b>BEST TIME TO CALL:</b> M-F Business Hours
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located at the NE corner of the Lindsey & Berry intersection.

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and containing approximately 1.33 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 rezone the subject property to a Simple Planned Unit Development to allow a restaurant as shown on the attached preliminary site development plan. The Applicant will utilize a Simple Planned Unit Development, instead of seeking a straight commercial rezoning, in order to achieve a development that is compatible with the surrounding area.

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OFFICE USE ONLY

- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment       Growth Boundary
  - Land Use
  - Transportation
  - Rezoning to SPUD, Simple Planned Unit Devel. District(s)
  - Special Use for \_\_\_\_\_
  - Preliminary Plat \_\_\_\_\_ (Plat Name)
  - Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)
  - 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: CD # R-1
- Current Plan Designation: \_\_\_\_\_

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

Received on: 7-1-2023

at 1:30 a.m./p.m.

by [Signature]

Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



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

**July 3, 2023**

Dear City of Norman and Nearby Property Owners,

We represent Sooner Traditions LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. As you may know, the Applicant previously proposed a commercial retail center on this property; however, after receiving feedback from the prior proposal, and conducting numerous meetings with elected officials and community members, the Applicant has revised the site plan and proposed use of the Property.

Now, the Applicant proposes a restaurant that will be located near the intersection of Lindsey Street and Berry Road, which allows the Applicant to maintain a substantial landscape buffer along the northern edge of the property. Additionally, the restaurant will be allowed to have an outdoor deck/patio area that will enhance the streetscape of this prominent intersection. A preliminary conceptual site plan showing the proposed layout of the development is included with this letter.

We will hold a Pre-Development meeting for this proposal on Thursday, July 27th. 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 [gjoycc@riegerlawgroup.com](mailto:gjoycc@riegerlawgroup.com).

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

A handwritten signature in blue ink, appearing to read 'G-Joyce', is written over a light blue horizontal line.

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



Berry Road



Lindsey Street



# Preliminary Site Development Plan