



# 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:** PD23-27                              **APPLICANT:** DAR, L.L.C.  
**DATE:** July 13, 2023                              **LOCATION:** SE Corner of Tecumseh Rd. & 24<sup>th</sup> NE  
**TO:** Interested Neighbors                          **WARD:** 6  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of Rezoning and Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a rezoning to PUD, Planned Unit Development, and a preliminary plat for the development of a large lot single family residential neighborhood. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will be required.

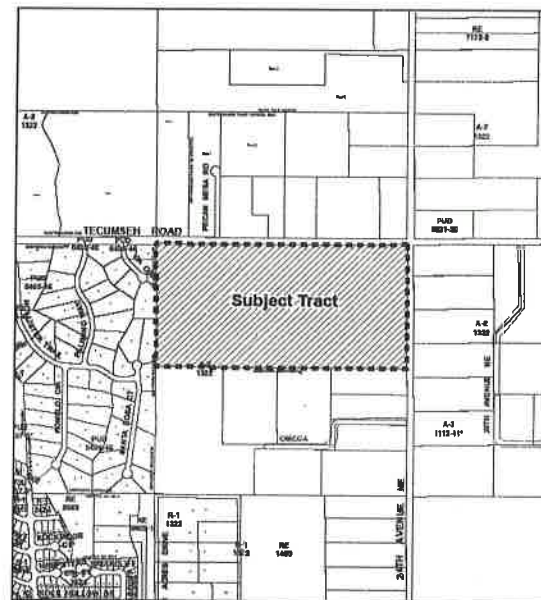
Please join us for a Pre-Development discussion of this proposal on Thursday, July 27, 2023 from 6:00 p.m. until 6:30 p.m. The meeting will be held in **Conference Room B** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office (**former Norman Public Library; 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



## Location Map





# Application for Pre-Development Informational Meeting

Case No. PD 23-27

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> DAR, 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 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
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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 24th Ave NE and Tecumseh Road

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and containing approximately 80.00 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 in order to allow the development of a single-family residential neighborhood. The Applicant will rezone to a Planned Unit Development ("PUD") to achieve the desired development. A preliminary conceptual site plan showing a potential layout of the proposed development is attached.

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- This proposed development will necessitate (check all that apply):
- 2025 Plan Amendment
  - Growth Boundary
  - Land Use
  - Transportation
  - Rezoning to PUD, Planned Unit Development 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: A-2, Rural Agricultural
- Current Plan Designation: Very Low Density Residential

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

Received on: 7-1-2023

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

by [Signature]

OFFICE USE ONLY

Sean Paul Rieger  
Daniel I. 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 DAR, LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant intends to rezone and plat the subject property in order to allow the Applicant to develop a single-family residential neighborhood, as more particularly described and illustrated in the attached application packet. The Applicant’s proposed development will feature large lot sizes, gated entry, and will be stylistically similar to the neighboring Montecito Ranch Addition. The Applicant will seek to rezone the property from the existing A-2, Rural Agricultural to a Simple Planned Unit Development, adopting the spirit and intent of the Montecito Ranch PUD. A preliminary conceptual site plan showing a preliminary layout of the development is included with this application packet.

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 blue ink, appearing to read 'G-B. Joyce', is written over a horizontal line.

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

24th Ave NE

E Tecumseh Rd

