



The City of NORMAN

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

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD23-31 **APPLICANT:** 208 Apache, L.L.C.

DATE: September 14, 2023 **LOCATION:** 221 E. Boyd Street

TO: Interested Neighbors **WARD:** 4

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Multi-Family Residential Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning for a Multi-Family Residential Development. This property is currently zoned CCFBC, Center City Form-Based Code. Rezoning is requested to CCPUD, Center City Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, September 28, 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**).

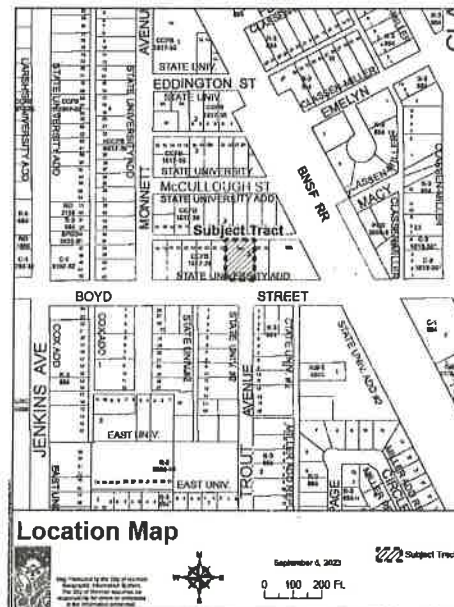
This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 12, 2023 meeting. You will also be receiving notice of that meeting in the near future.

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 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 23-31

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

APPLICANT/LAND OWNER 208Apache LLC	ADDRESS c/o Rieger Law Group, Attorney for Applicant 136 Thompson Dr., Norman, OK 73069
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EMAIL ADDRESS c/o Gunner Joyce, Attorney for Applicant gjoyce@riegerlawgroup.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Gunner Joyce, 405-310-5274 BEST TIME TO CALL: 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 221 E. Boyd Street, as more particularly described in the attached application packet

and containing approximately 0.321 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 Center City Planned Unit Development to allow for the development of a multi-family residential structure with 5 residential units and accompanying uses, as shown on the attached preliminary site development plan.

OFFICE
USE
ONLY

This proposed development will necessitate (check all that apply):

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation

Rezoning to CCPUD 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: CCFBC

Current Plan Designation: _____

Concurrent Planning Commission Review Requested:

Received on: 9-1-2023

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

by mt

Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce



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

September 1, 2023

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent 208APACHE LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone the subject property in order to facilitate a multi-family residential development on the Property that is thoughtfully designed and within close proximity to the University of Norman. The Applicant will seek to rezone to a Center City Planned Unit Development in order to achieve minor adjustments from a strict application of the Center City Form Based Code that will achieve the Applicant’s desired development. A preliminary site plan showing the proposed layout is included with this application packet.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let us know if you have any questions. We thank you for your consideration.

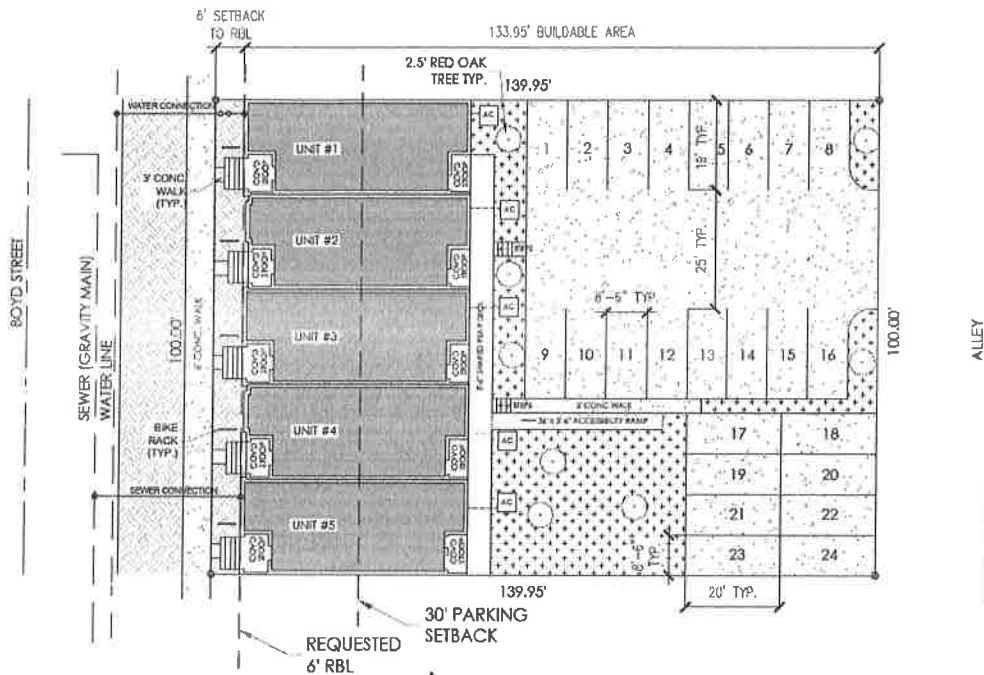
Very Truly Yours,
RIEGER LAW GROUP PLLC

A handwritten signature in black ink, appearing to read 'G-B. J.', with a stylized flourish at the end.

GUNNER B. JOYCE
Attorney at Law

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN
Full Size PDF Documents Submitted to City Staff



TOTAL BUILDABLE AREA-	13,400 SQ FT	
PRIVATE OPEN AREA (EXCLUDING BALCONIES)-	2,026 SQ FT	15.11 %
TOTAL PRIVATE OPEN AREA-	2,408 SQ FT	00.03 %
TOTAL LOT SIZE-	13,995 SQ FT	
MAIN BUILDING (INCLUDING STOOPS AND SHARED DECK)-	5,331 SQ FT	38.09 %
CONCRETE: PARKING-	5,809 SQ FT	46.37 %
CONCRETE: WALKWAYS/RAMP-	316 SQ FT	1.59 %
AC PADS-	80 SQ FT	0.57 %
TOTAL LOT COVERAGE-	11,536 SQ FT	82.43 %

221 EAST BOYD
 CLEVELAND COUNTY, NORMAN, OKLAHOMA

-CONCRETE
 -PRIVATE OPEN AREA
 -SOD
 -PERVIOUS GRAVEL

1 **SITE PLAN**
 SCALE: 1" = 20'
 30'



creative home designs

100 N. BRIDGEMAN
 SUITE 100
 EDWING, OK 73031
 405-270-8417

6112 S. MEMORIAL
 TULSA, OK 74133
 918-565-8164

120 E. YORKHAMA
 SUITE 103
 NORMAN, OK 73069
 405-887-9000

creativetohome.com

BOYD ST DEVELOPMENT
 8-30-2023

BUILDING ADDRESS:

SQUARE FOOTAGE

SITE PLAN

S101