



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: PD23-33

APPLICANT: Wiggin Properties, L.L.C.

DATE: September 14, 2023

LOCATION: NE corner of Classen Blvd. and Post Oak Road

WARD: 5

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a NORMAN 2025 Amendment, 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 NORMAN 2025 Amendment, Rezoning and preliminary plat for the development of a mixed use resort with camping, natural amenities, and adventure park. This property is currently zoned I-1, Light Industrial District, and a change of zoning will be requested to PUD, Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, September 28, 2023 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **Council Chambers** of the **Norman Municipal Building, 205 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 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 23-33

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

APPLICANT/LAND OWNER Wiggin Properties, LLC	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Dr., Norman, OK 73069
EMAIL ADDRESS c/o Gunner Joyce gjoyce@riegerlawgroup.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant 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 East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road. A portion of the subject property is located West of 24th Ave SE. The majority of the site is located East of 24th Ave SE.

and containing approximately 151 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 will seek to rezone and plat the subject property in order to facilitate the development of a mixed-use resort destination that will feature RV camp sites, glamping tents, and cabins. The resort is planned to offer expansive open space amenities and natural buffers, such as ponds, walking trails, and an Adventure Park. Traditional resort amenities will also be included, such as a, swimming pool, clubhouse, restaurant, and bar.

A preliminary conceptual layout of the development is included in this application packet and additional development criteria will be included in the Planned Unit Development for the subject 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 _____ (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: 1-1, Light Industrial

Current Plan Designation: Mixed Use / Low Density Residential, SPA-7

Concurrent Planning Commission Review Requested: _____

Received on: 9-1-2023

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

September 1, 2023

Dear City of Norman and Nearby Property Owners,

We represent Wiggin Properties, LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant will request a rezoning and an associated preliminary plat for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road.

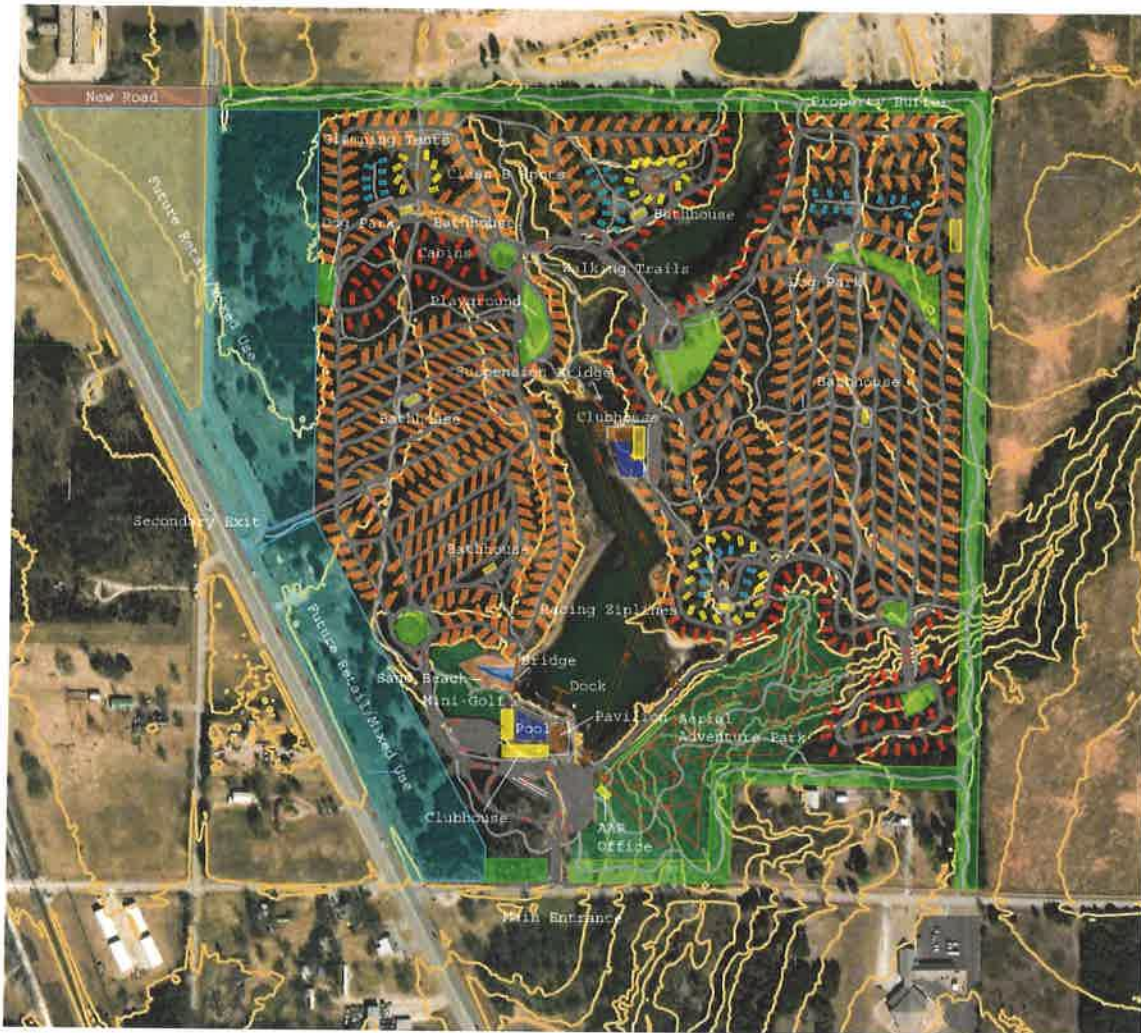
The Applicant will utilize a Planned Unit Development (“PUD”) to facilitate a mixed-use resort destination that will feature RV camp sites, glamping tents, and cabins. The resort is planned to offer expansive open space amenities and natural buffers, such as ponds, walking trails, and an Adventure Park. Traditional resort amenities will also be included, such as a swimming pool, clubhouse, restaurant, and bar. Future commercial and retail outparcels will be included in the master development plan. A preliminary site plan showing a conceptual layout of the development is included with this letter.

We will hold a Pre-Development meeting for this proposal on Thursday, September 28th at the City of Norman’s municipal campus. 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

A handwritten signature in black ink, appearing to read 'G-B. Joyce', written over a horizontal line.

GUNNER B. JOYCE
Attorney at Law



- Class B Site
- ▨ Pull-Thru Site
- ▨ Back In Site
- Cabin
- Glamping Tent