



Application for Pre-Development Informational Meeting

Case No. PD 23-34

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

APPLICANT/LAND OWNER CCR Boyd, LLC	ADDRESS c/o Rieger Law Group, Attorney for Applicant 136 Thompson Dr., Norman, OK 73069
--	---

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
---	---

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located at 305 E. Boyd Street, as more particularly described in the attached application packet.

and containing approximately 0.454 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 7 residential units and accompanying uses, as shown on the attached preliminary site development plan.

OFFICE ONLY

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

2025 Plan Amendment Growth Boundary
 Special Use for _____
 Preliminary Plat _____ (Plat Name)
 Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)
 Commercial Communication Tower

Rezoning to CCPUD District(s)

Land Use
 Transportation

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 [Signature]

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 CCR BOYD, 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.

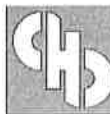
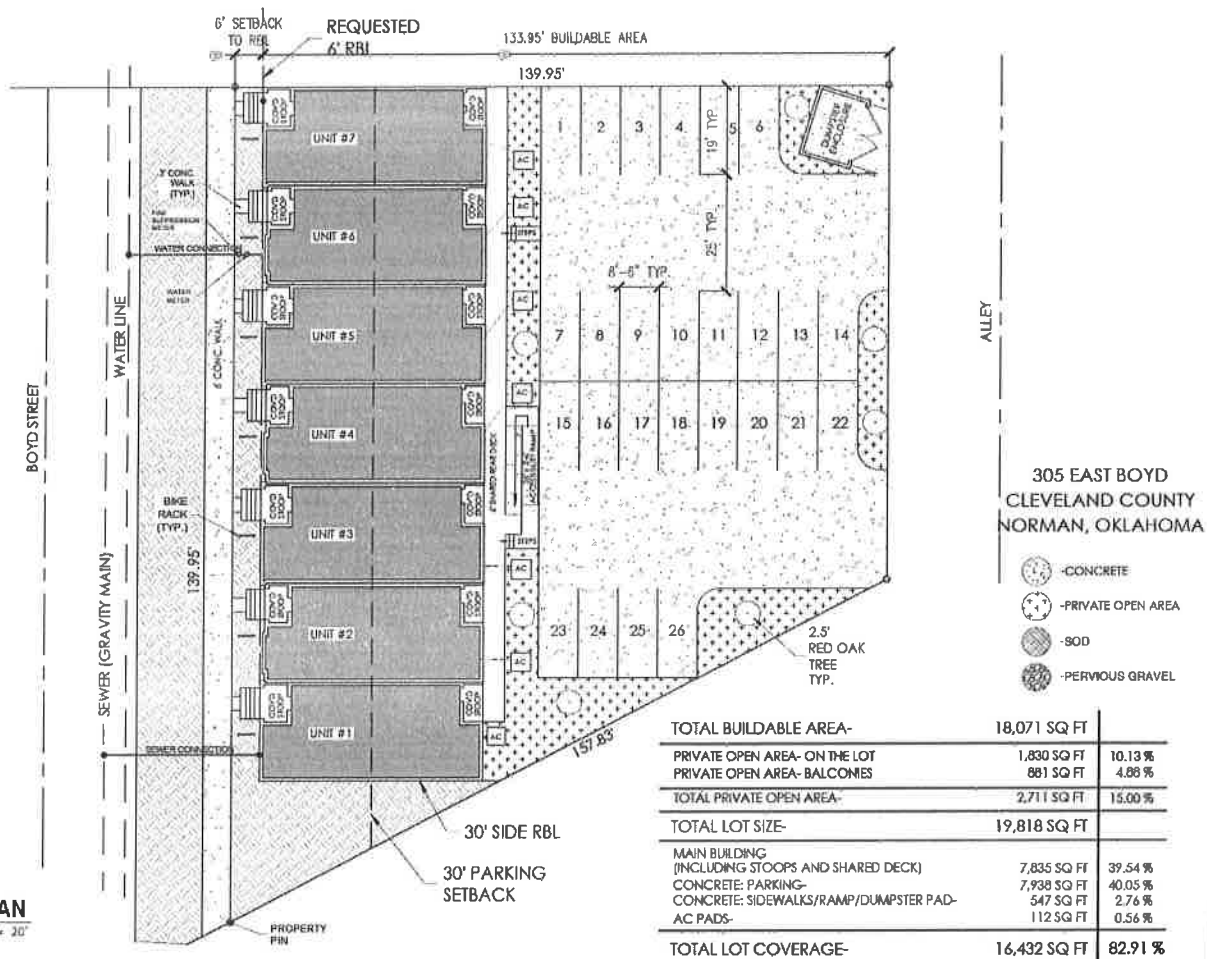
Very Truly Yours,
RIEGER LAW GROUP PLLC

A handwritten signature in black ink, appearing to read 'G-B. Joyce', with a long horizontal flourish extending to the right.

GUNNER B. JOYCE
Attorney at Law

EXHIBIT B

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



**creative
home
designs**

100 N. BRIDGEMAN
SUITE 100
EDMOND, OK 73034
405-270-6417

8112 S. MEMORIAL
TULSA, OK 74133
918-483-6154

120 E. TONKAWA
SUITE 103
NORMAN, OK 73069
405-867-9050

www.creativehomedesigns.com

WOODS

7/13/2023

NL

BUILDING ADDRESS

SQUARE FOOTAGE

SITE PLAN

C101



1 SITE PLAN

SCALE: 1" = 20'