



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: PD23-39 **APPLICANT:** University North Park, L.L.C.

DATE: November 16, 2023 **LOCATION:** West of 24th Avenue NW between
Rock Creek Road and Corporate Center Drive

TO: Interested Neighbors **WARD:** 8

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development to facilitate a mixed-use master planned community, with allowances for residential, hospitality and entertainment anchors and compatible commercial uses.

Please join us for a Pre-Development discussion of this proposal on **Thursday, November 30, 2023 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in **Council Chambers** of the **Norman Municipal Building, 201 West Gray Street**, located west of the downtown Post Office.

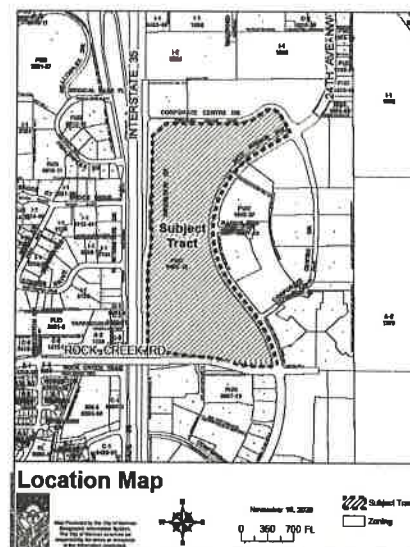
This applicant has filed a concurrent application for Planning Commission consideration of this project at their December 14, 2023 meeting. You will also be receiving notice of that meeting in the near future.

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 persons, Sean Rieger or 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 23-39

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

APPLICANT/LAND OWNER University North Park, LLC	ADDRESS c/o Rieger Law Group 136 Thompson Drive, Norman OK 73069
EMAIL ADDRESS c/o gjoyce@riegerlawgroup.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Sean Rieger & 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 East of Interstate Drive, West of 24th Avenue NW, North of Rock Creek Road, and South of Corporate Centre Drive, as more particularly shown on the attached exhibits.

and containing approximately 90 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 the subject property to a Planned Unit Development in order to facilitate a mixed-use master planned community, with allowances for various residential opportunities, hospitality and entertainment anchors, and compatible commercial uses, as is more particularly described in the PUD narrative for this development.

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: PUD
Current Plan Designation: Mixed Use

Concurrent Planning Commission Review Requested: N

Received on: 11-1-2023
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**

November 1, 2023

We represent University North Park, LLC (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant is the owner of the subject property, which contains approximately 90 acres. The subject property is generally located within the University North Park development, East of Interstate Drive, West of 24th Avenue NW, North of Rock Creek Road, and South of Corporate Centre Drive.

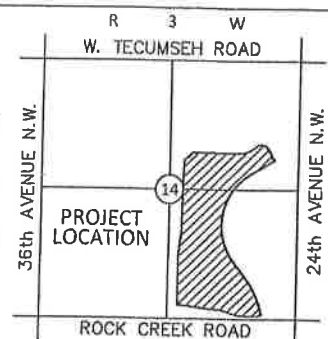
The Applicant intends to rezone the subject property to a new Planned Unit Development, specific to the subject property, in order to facilitate a mixed-use master planned community, featuring various residential opportunities, hospitality and entertainment anchors, and compatible commercial uses. The Applicant is also proposing a preliminary plat of the subject property to further facilitate the proposed development. A preliminary conceptual site plan showing the preliminary layout of the development is included with this letter.

The City of Norman will hold a Pre-Development meeting for this proposal on Thursday, November 16th. Please feel free to reach out to our office at 405-310-5274 for additional information about the Pre-Development meeting for this proposed development.

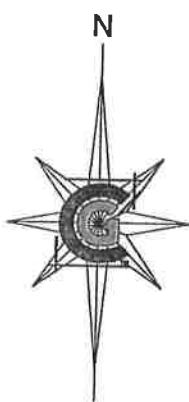
Very Truly Yours,
RIEGER LAW GROUP PLLC

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

GUNNER B. JOYCE
Attorney at Law



LOCATION MAP
NOT TO SCALE



SCALE
1"=500'

INTERSTATE 35

INTERSTATE DRIVE

SECTION 14

CORPORATE CENTER DRIVE

80' R.O.W. PER GRANT OF PUBLIC ROADWAY EASEMENT BOOK 5288, PAGE 52

HIGHWAY R.O.W. EASEMENT BOOK 2552, PAGE 472

80' R.O.W. PER GRANT OF PUBLIC ROADWAY EASEMENT BOOK 5288, PAGE 52

VARIABLE WIDTH R.O.W. PER GRANT OF PUBLIC ROADWAY EASEMENT BOOK 4630, PAGE 406

ROCK CREEK ROAD

24th AVENUE N.W.

P.O.C.
S.W. CORNER
S.E. QUARTER
SECTION 14
T. 9 N., R. 3 W., I.M.

P.O.B.

**PHASE 1
EXHIBIT**

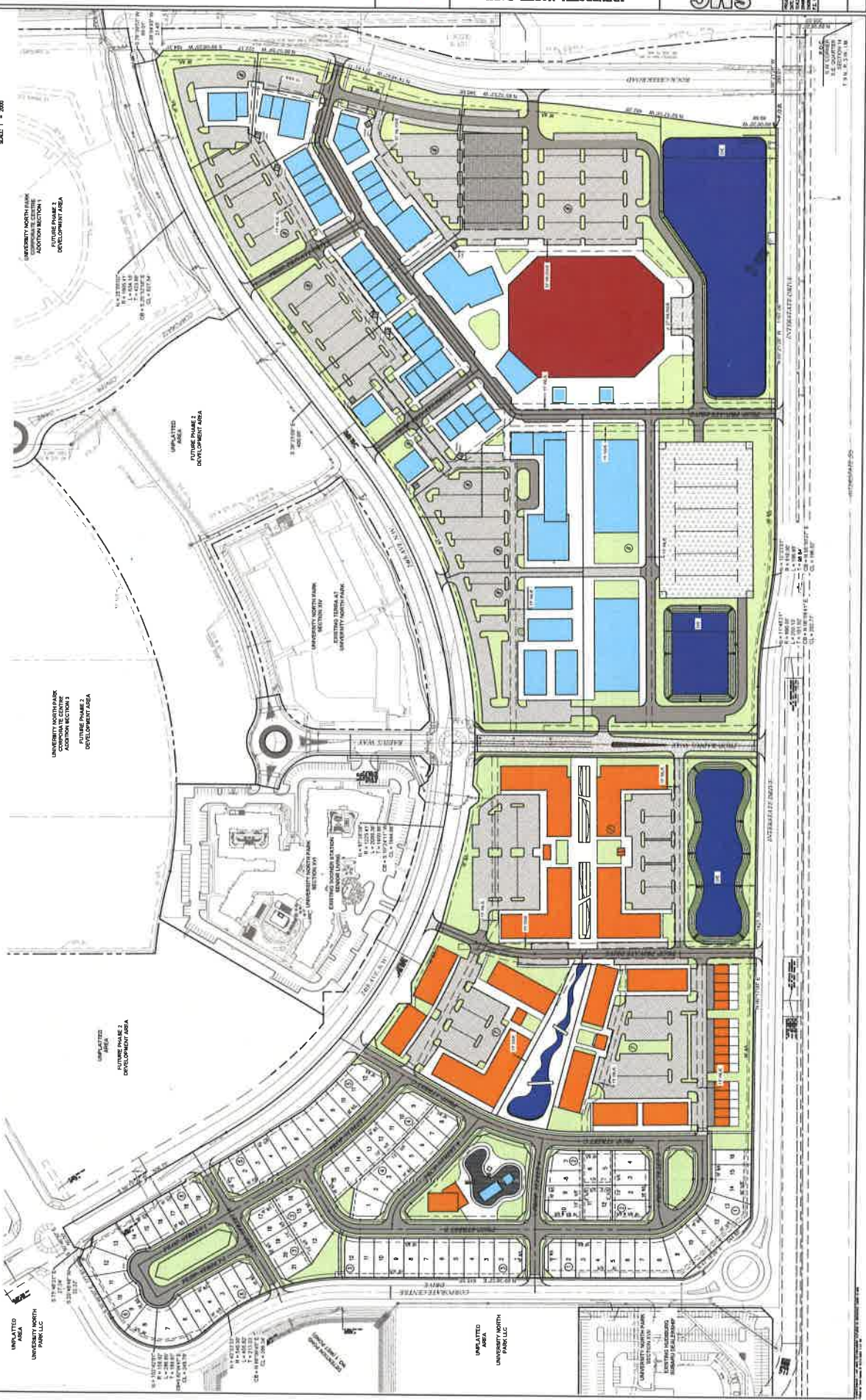
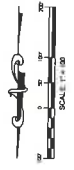
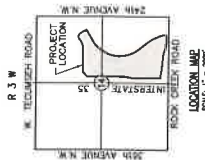


COWAN GROUP ENGINEERING

7100 N. OLABEN, SUITE 500 - OKLAHOMA CITY, OK 73116
405-463-3369 (OFFICE) - 405-463-3381 (FAX)
WWW.COWANGROUP.CO

ENGINEERING - SURVEYING
CERTIFICATE OF AUTHORIZATION NO: 6414
EXPIRES JUNE 30, 2024

GREENSPACE EXHIBIT
UNIVERSITY NORTH PARK
ENTERTAINMENT DISTRICT
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE E/24 SEC. 14, T9N, R31W, L1M,
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



UNIVERSITY NORTH PARK
 ENTERTAINMENT DISTRICT
 INTERSTATE 35 & ROCK CREEK ROAD
 NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 1110 N. UNIVERSITY BLVD., SUITE 200
 NORMAN, OKLAHOMA 73069
 PHONE: 405.251.1234
 FAX: 405.251.1235
 WWW.SMCENGINEERS.COM

GREENSPACE EXHIBIT
 SHEET 65-01

DATE: 08/14/2014

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROPOSED
CONSTRUCTION