



# 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:** PD24-02  
**DATE:** February 9, 2024  
**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

**APPLICANT:** Carroll Farm, L.L.C.  
**LOCATION:** East of 36<sup>th</sup> Avenue N.W., North of W. Tecumseh Rd., West of I-35  
**WARD:** 8

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a mixed use development featuring commercial, office, senior living, and multifamily uses. This property is currently zoned PUD, Planned Unit Development. Rezoning is being requested to a new PUD, Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, February 22, 2024 from 5:30 p.m. until 6:00 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**).

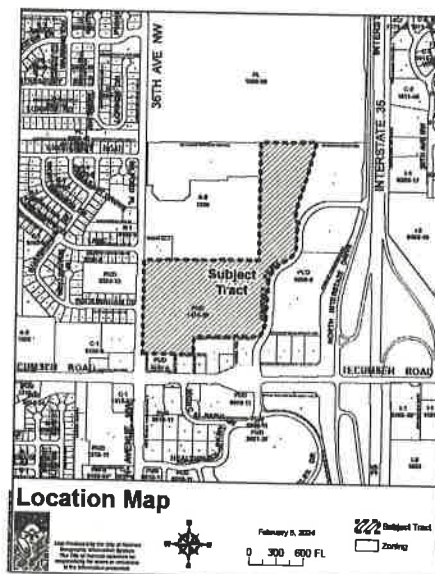
*This applicant has also filed an application for Planning Commission. You will be receiving notice of that meeting in the near future.*

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 24-02

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

<b>APPLICANT/LAND OWNER</b> Carroll Farm, L.L.C.	<b>ADDRESS</b> c/o Rieger Law Group PLLC 136 Thompson Dr., Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Gunner Joyce, Attorney for Applicant gjoyce@riegerlawgroup.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> <span style="float: right;">5274</span> Gunner Joyce, Attorney for Applicant 405-310-5274 <b>BEST TIME TO CALL:</b> 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 36th Ave NW, North of W Tecumseh Rd., and West of I-35

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and containing approximately 44.6824 acres \_\_\_\_\_ 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, plat, and amend the Norman 2025 designation for a portion of the property in order to allow for a mixed-use development featuring commercial, office, senior living, and multifamily uses. A preliminary site development plan showing a proposed layout of the development is attached.

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OFFICE USE ONLY

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 \_\_\_\_\_ (Plat Name)  
 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: Office, Commercial, & High Density Residential

Concurrent Planning Commission Review Requested:   

Received on: 2-1-2024

at \_\_\_\_\_ a.m./p.m.

by mt

Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



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

**February 1, 2024**

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

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

We represent Carroll Farm, L.L.C. (the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone and plat the subject property in order to facilitate a mixed-use development consisting of commercial, office, senior living, and multi-family residential uses on the property. The property is currently zoned as a Planned Unit Development, which has been amended multiple times since its initial approval. This request will require a few additional amendments to the Planned Unit Development, preliminary plat, and preliminary site development plan in order to allow for the Applicant’s desired development. A preliminary conceptual site plan showing an initial layout of the proposed development 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', written in a cursive style.

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

