



The City of NORMAN

225 N. Webster Ave.
Norman, Oklahoma 73069

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT
Phone: 405-307-7112

CASE NUMBER: PD24-07

APPLICANT: Bob Moore Farms North, L.L.C.

DATE: June 14, 2024

LOCATION: South of W. Main St., West of Ed Noble Pkwy., North of W. Lindsey St., and East of 36th Ave. S.W., Ward 3

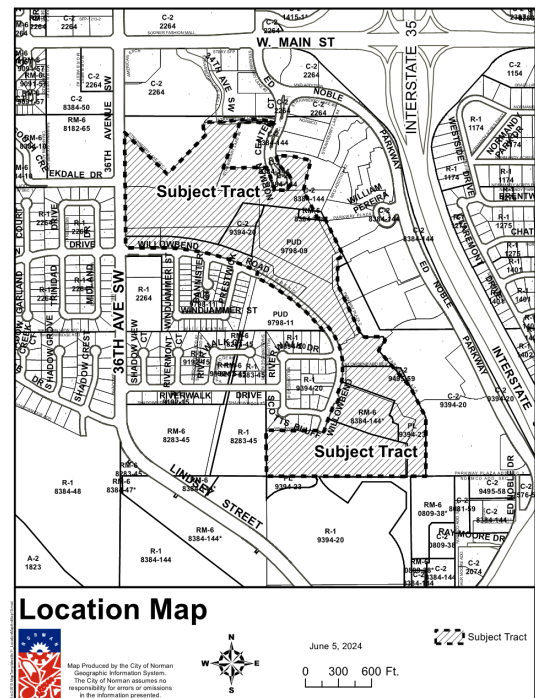
SUBJECT: Pre-Development Discussion of a Master Planned Community

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 55.56 acres for a Master Planned Community, including allowances for mixed-use commercial and residential opportunities. This property is currently zoned C-2, General Commercial District, PUD, Planned Unit Development, RM-6, Medium Density Apartment District, and PL, Park Land District, and a change of zoning will be requested to PUD, Planned Unit Development. The NORMAN 2025 Land Use Plan Designations are currently Commercial, High Density Residential, Low Density Residential and Parkland, and an amendment will be required.

Please join us for a Pre-Development discussion of this proposal on **Thursday, June 27, 2024 from 5:30 p.m. until 6:00 p.m.** The meeting will be held in **Conference Room A** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office (*former Norman Public Library; entrance on north side*).

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. These meetings provide an opportunity for neighbors and applicants to discuss proposals before the public hearing process.

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.





June 3, 2024

City of Norman
Planning Department
225 N Webster Ave
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent Bob Moore Farms North LLC (“**Applicant**”) in the attached application for Pre-Development Informational Meeting. The Applicant intends to rezone and plat the subject property in order to develop a master planned community on the Property. The development will feature mixed-use commercial allowances along the northern end and various residential opportunities throughout the remainder of the site. The Applicant will seek to rezone to a Planned Unit Development in order to allow for the desired development. A preliminary conceptual site plan showing a potential 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 me know if you have any question. We thank you for your consideration.

Very Truly Yours,
RIEGER LAW GROUP PLLC

A handwritten signature in blue ink, appearing to read 'G-Joyce', written in a cursive style.

GUNNER B. JOYCE
Attorney at Law



Application for Pre-Development Informational Meeting

Case No. PD _____

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

APPLICANT/LAND OWNER Bob Moore Farms North LLC	ADDRESS c/o Rieger Law Group PLLC, 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) c/o Gunner Joyce, Attorney for Applicant 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 South of West Main Street, West of Ed Noble Parkway, North of West Lindsey Street, and East of 36th Avenue SW, as more particularly shown on the attached exhibits.

and containing approximately 55.56 **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 and plat the subject property to a Planned Unit Development in order to develop a master planned community on the Property. The development will include allowances for mixed-use commercial along the northern end and various residential opportunities throughout the remainder of the site, as shown more particularly on the attached preliminary conceptual site plan.

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

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation

Rezoning to _____ 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: _____
 Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on: _____
 at _____ a.m./p.m.
 by _____



Phase 2 Landplan Bob Moore Farms North

Norman, Oklahoma



NORTH

SCALE: 1"=200'

0' 100' 200' 300'

Prepared for
**Black Oak
Partners, LLC**
IN WOODBRIDGE, VA



USGBC LEED Silver 2009
All drawings are preliminary and subject to change.
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