



The City of NORMAN

225 N. Webster Ave.
Norman, Oklahoma 73069

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

CASE NUMBER: PD24-11

APPLICANT: Trinitas Development LLC

DATE: August 7, 2024

LOCATION: 310 E Boyd Street; Ward 4

SUBJECT: Pre-Development Discussion of Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning of 2.55 acres. This property is currently zoned RM-6, Medium Density Apartment District, and rezoning is requested to SPUD, Simple Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, August 22, 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.





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 Trinitas Development LLC	ADDRESS c/o Rieger Sadler Joyce LLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
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EMAIL ADDRESS gjoyce@rsjattorneys.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) 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 310 E Boyd Street

and containing approximately 2.55 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 the subject property to a Simple Planned Unit Development to facilitate the development of a multi-family residential apartment building as more particularly shown on the attached preliminary site development 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 _____



August 1, 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 Trinitas Development LLC (“**Applicant**”) in the attached application for Pre-Development Informational Meeting. The Applicant intends to rezone the subject property to a Simple Planned Unit Development to facilitate the development of a multi-family residential apartment building as more particularly shown on the preliminary site development plan that 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 SADLER JOYCE LLC

GUNNER B. JOYCE
Attorney at Law

