



**CASE NUMBER:** PD24-13

**APPLICANT:** Royce Enterprises, Inc. & Sooner  
Investment Dev Co.

**DATE:** September 10, 2024

**LOCATION:** South of E Cedar Lane Road and  
East of Classen Blvd.; Ward 5

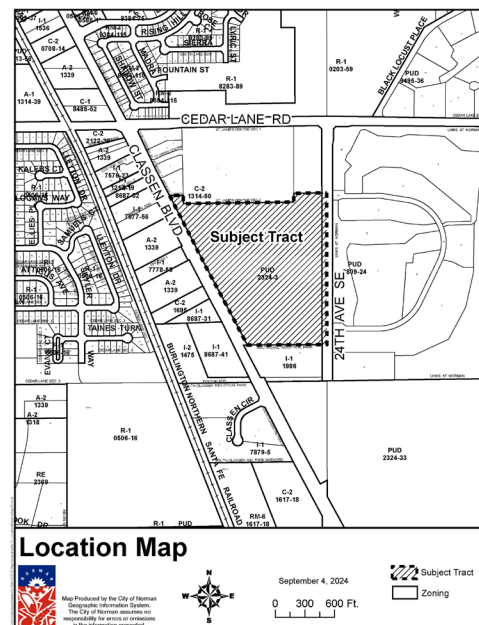
**SUBJECT:** Pre-Development Discussion of Rezoning and Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning of 40.41 acres. This property is currently zoned PUD, Planned Unit Development, and rezoning is requested to PUD, Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, September 26, 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

<b>APPLICANT/LAND OWNER</b> Royce Enterprises, Inc. & Sooner Investment Dev Co.	<b>ADDRESS</b> c/o Rieger Sadler Joyce, Attorneys for Applicants 136 Thompson Dr., Norman, OK 73069
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<b>EMAIL ADDRESS</b> gjoyce@rsjattorneys.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Gunner Joyce - 405-310-5274 <b>BEST TIME TO CALL:</b> 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 E Cedar Lane Road and East of Classen Blvd.

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and containing approximately 40.41 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 an amended planned unit development in order to facilitate a retail development in accordance with the development criteria contained in the amended PUD narrative. A preliminary conceptual site plan showing a potential layout of the development is included in this application.

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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 \_\_\_\_\_

Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



Keith A. Barrett  
Libby A. Smith

**September 3, 2024**

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

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

Dear City of Norman,

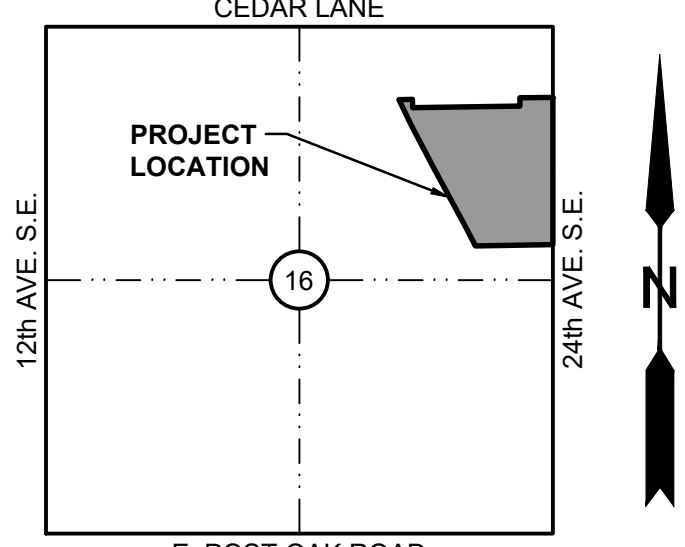
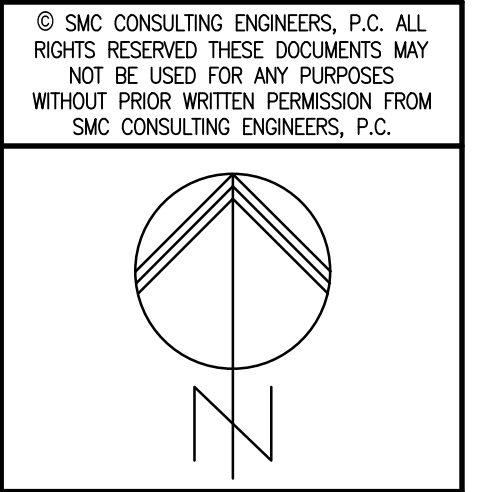
We represent Royce Enterprises, Inc. & Sooner Investment Dev Co. (collectively, the “**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone and plat the subject property in order to facilitate a retail development the property in accordance with the development criteria contained in the amended PUD narrative. 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 us know if you have any questions. We thank you for your consideration.

Very Truly Yours,  
**RIEGER SADLER JOYCE LLC**

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

PRELIMINARY SITE DEVELOPMENT PLAN  
**ARMSTRONG BANK CONSOLIDATION PROJECT**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP  
NOT TO SCALE

LOT SUMMARY

LOT 1 - OUTPARCEL	±2.21 ACRES
LOT 2 - OUTPARCEL	±1.24 ACRES
LOT 3 - BLDG. B	±5.88 ACRES
LOT 4 - BLDG. A	±12.38 ACRES
LOT 5 - BLDG. C	±3.78 ACRES
LOT 6 - OFFICE	±0.44 ACRES
LOT 7 - OFFICE	±0.51 ACRES
LOT 8 - OFFICE	±0.78 ACRES
LOT 9 - RETAIL	±1.76 ACRES
LOT 10 - RETAIL	±1.27 ACRES
LOT 11 - RETAIL	±1.21 ACRES
LOT 12 - BANK PARCEL	±1.73 ACRES
CA "A" - DETENTION POND	±1.43 ACRES
CA "B" - DETENTION POND	±1.36 ACRES
CA "C" - COMMON ACCESS	±1.22 ACRES
CA "D" - COMMON ACCESS	±1.47 ACRES
24TH AVE S.E. ROW AREA	±1.76 ACRES
<b>TOTAL PROPERTY AREA</b>	<b>±40.41 ACRES</b>

LEGEND

BL	BUILDING SETBACK LINE
LS	LANDSCAPE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
	PROPOSED SURFACE FLOW

NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
- ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
- EXISTING ZONING IS I-1, LIGHT INDUSTRIAL DISTRICT, WITH A PROPOSED CHANGE TO PUD.
- PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

NOT VALID FOR CONSTRUCTION  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
 UNLESS SHOWN IN THIS BLOCK

**ARMSTRONG BANK PROPERTY DEVELOPMENT AMENDED**  
**CEDAR LANE & 24th AVE. S.E. NORMAN, CLEVELAND COUNTY OKLAHOMA**

**SMC Consulting Engineers, P.C.**  
 1210 PIERCE STREET, SUITE 110  
 OMAHA, NE 68144  
 (405) 232-7175 FAX: (405) 232-7859  
 www.smc-engineers.com  
 OKLAHOMA CERTIFICATE OF REGISTRATION NO. 644 EXP. 02/28/2025

**OWNER / DEVELOPER**  
 ROYCE ENTERPRISES, INCORPORATED  
 12910 PIERCE STREET, SUITE 110  
 OMAHA, NE 68144

**PREPARED BY**  
 SMC CONSULTING ENGINEERS, P.C.  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73106  
 (405) 232-7175

SOONER INVESTMENT DEV CO, LLC  
 2301 W. I-44 SERVICE RD., STE. 100  
 OKLAHOMA CITY, OK 73112

PROJECT NO. 65233.00  
 DATE: 09/21/24  
 SCALE: 1" = 60'  
 DRAWN BY: RMC  
 ENGINEER-IN-CHARGE: L. HAYNES  
 P.E. NUMBER: 16820

**PRELIMINARY SITE DEVELOPMENT PLAN**  
 SHEET NO. PSD-01



**BLDG A PARKING SUMMARY**

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED BY OPERATOR	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
A	128,660 S.F. AT (4 / 1,000)	515	455	50	505
ACCESSIBLE SPACES: 10					
COMPACT SPACES: 0					
BICYCLE SPACES/BIKE RACKS: 27					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

**BLDG B PARKING SUMMARY**

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING RECOMMENDED BY CODE	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
B	64,370 S.F. AT (4 / 1,000)	258	255	-	255
ACCESSIBLE SPACES: 6					
COMPACT SPACES: 0					
BICYCLE SPACES/BIKE RACKS: 13					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

**BLDG C PARKING SUMMARY**

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING RECOMMENDED BY CODE	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
C	36,000 S.F. AT (4 / 1,000)	144	136	15	151
ACCESSIBLE SPACES: 6					
COMPACT SPACES: 0					
BICYCLE SPACES/BIKE RACKS: 9					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

**CURVE TABLE**

CURVE NO.	IC	RADIUS	LENGTH	TANGENT	CHORD BEARING	CURVE LENGTH
C1	61°34'22"	400.00'	429.86'	238.32'	S 59°13'43" E	409.47'
C2	78°29'57"	31.26'	41.74'	24.84'	S 51°45'55" E	38.70'
C3	86°19'04"	35.00'	52.73'	32.82'	N 43°08'38" E	47.88'