

**Applicant:** Nicholas Robert Corporation

**Project Location:** 213 E. Tonhawa

**Case Number:** PD14-02

**Time:** 6:00-6:30p.m.

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>Contact Information</u>
Tim Grissom	Neighbor	3901 36 <sup>th</sup> Ave. SE	405-535-8864
Sharon Grissom	Neighbor	508 N. 2 <sup>nd</sup> St. Noble	405-203-3666
Scot Sidwell	Applicant	743 NW 99 <sup>th</sup> , OKC	405-990-2350
Ellen Frank	Neighbor	211 E. Daws	405-360-9791
Jane Ciorba	ABLE Neighbor	303 E. Tonhawa	405-329-3922
Greg Jungman	Council Ward 4		405-447-6155

<u>Staff</u>	<u>Position</u>	<u>Contact Information</u>
Terry Floyd	Development Coordinator	405-366-5446
Jane Hudson	Principle Planner	405-366-5344
Ken Danner	Subdivision Development Manager	405-366-5458
Leah Messner	Assistant City Attorney II	405-217-7748
Janay Greenlee	Planner II	405-366-5437

**Application Summary**

The applicant is proposing a three story building that will contain three separate townhouse units on a vacant lot. The parking lot is proposed in the back yard off the alley with 16 spaces planned. The proposal will require rezoning from CO, Suburban Office Commercial District, to R-3, Multi-Family Dwelling District. This proposal will also require a NORMAN 2025 Land Use and Transportation Plan Amendment from Low Density Residential to Medium Density Residential.

**Applicant's Opportunity**

The applicant is proposing a multi-family dwelling to maximize the property's potential. The surrounding properties in this block and surrounding blocks are for the most part zoned R-3, Multi-Family Dwelling District. The applicant is proposing three townhouses within one structure and each townhouse containing four bedrooms. The lot size is 75'x140' and approximately 10,500sq.ft. therefore, can adequately support a multi-family development that meets the coverage requirements. The parking lot is planned off the alley in the rear of the property as required by Public Works.

Neighbor's Comments/Concerns

The neighbors' main concerns are as follows:

- The design of the building and material that will be used for construction; they don't want a plain large box.
- The parking lot has 16 spaces and it seems excessive for this site.
- Why so many parking spaces?
- Why do the townhouses have four bedrooms each, seems that they will be renting to more than three unrelated and that's against the code. Will you be renting to individuals or single leases?
- Will there be landscaping and fencing around the parking lot?
- The alley is in poor condition and this will create a greater burden on the already declining condition of the alley.
- How will you address drainage in the parking lot and will you have detention?

Applicant's Response

Mr. Sidwell addressed the neighbors' concerns with the following comments.

- The building will be contemporary upscale structure using masonry, stucco and steel to produce a nice looking product. The approximate size of the building is 3,040sq.ft.
- We will be the managers of the site and maintain the property to keep the property in excellent condition.
- The parking lot is planned for 16 spaces to accommodate the tenants and guests. The minimum parking requirement for the City of Norman is 1.8 per unit, which is 6 spaces; however we do not want to create any burden on neighbors with parking in the street or alley so we planned 16 spaces for adequate parking.
- A drainage report will be submitted and civil plans will be submitted at the building permit stage to address detention and drainage; we will not put our run-off on our neighbors. The detention is planned to remain within the parking lot or on the property; there are no sanitary sewers in this neighborhood to contain storm water run-off.
- We lease for one-year leases and conduct interviews of our tenants. It is not our intention to create a boarding house and we will not lease individual bedrooms.
- The alley is not the applicant's responsibility to maintain or repair, however he is willing to speak with the City of Norman

to discuss a possible improvement program to bring the alley's condition to an improved state.

- The parking lot will be landscaped and fenced as required by the City of Norman; Mr. Sidwell stated his wife is a landscape designer that will insure the landscaping will exceed the requirements.

### Conclusions

In conclusion, neighbors concurred that this could be a well done project and are excited about development infill for their neighborhood. There is concern that the building will not fit within the context of the neighborhood architectural style. The applicant assured the neighbors that he is seeking an upscale structure and will manage the building keeping in mind the neighbors' concerns.