

**Applicant** Parkcrest Builders Group Ltd

**Location** SE corner of Lindsey St and Classen Blvd

**Case Number** PD 13-23

**Time** 6:30 PM

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<b>Attendee</b>	<b>Stakeholder</b>	<b>Address</b>	<b>email</b>	<b>phone</b>
Sean Rieger	Applicant's attorney	136 Thompson Dr. Norman	sp@riegerllc.com	329-6070
Neil Robinson	Applicant's engineer	Cardinal Engineering 3226 Bart Connor Dr Norman	nr@cardinalengineers.com	579-0655
Bill Swain	Applicant's surveyor	Cardinal Engineering 3226 Bart Connor Dr Norman	bills@cardinalengineers.com	579-0655
Brad Worster	Applicant's real estate agent	JR Fulton 132 Santa Fe Norman	brad@jrfulton.com	701-0200
Sheri Vera	neighbor	2831 Chelsea Dr		
Ted Teske	neighbor	1149 E Brooks		
Harris Wilson	Commercial neighbor	Braum's Ice Cream and Dairy Stores	hwilson@braums.com	229-3260
Jade Gilbert	neighbor	Summerfield Village Apts 906 E Lindsey Norman		321-5757
Ken Danner	Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Susan Atkinson	City Facilitator			366-5392
Terry Floyd	City Mgr's Office			366-5446

**Application Summary.** The applicants are seeking a Preliminary Plat, a *Norman 2025 Land Use Plan* amendment, and PUD zoning for a 6.9-acre project in Central Norman. The parcels included are currently zoned C-2, RM-6 and A-2. The current *Norman 2025 Land Use Plan* designation is Commercial and Multi-Family.

**Applicant's Opportunity.** The applicants are seeking to develop around 196 units of upscale student housing on approximately seven acres of vacant land east of the intersection of Classen Blvd and Lindsey Street, approximately 3/4 of a mile from the University of Oklahoma campus. The development would have two entrances: one on Classen and one on Lindsey.

The development would include combinations of 2-4 BR units, with approximately 700 parking spaces, a ratio of 3.7 spaces per unit. Parking will be accommodated primarily by the use of a parking structure. In addition, given the site's proximity to OU, developers anticipate a high volume of walking and bicycling among future tenants. They plan a significant number of bike racks and bike storage facilities on site TBD. The tallest structure in the development would be a maximum of 5 stories and no more than 55 feet tall.

In addition to standard interior amenities for residents such as clubhouse, fitness center and internet cafe, exterior amenities including basketball volleyball and horseshoe courts, playing field, walking trail, and a dog park are proposed to be informally open to the public.

#### **Neighbors' Questions/Comments.**

**Need for More Apartments.** A neighbor asked why construction of more student apartments was needed when OU's enrollment had been flat for several years.

**Attorney's Response.** Attorney responded that lenders were supporting development because all involved in the project believed there was a need to "refresh the market" periodically.

**Rented by BR or Unit.** Neighbor asked how apartments would be rented by the unit or by the room.

**Attorney's Response.** Attorney responded that for now the plan was to rent them by the unit.

**Connect to Existing Commercial Development.** Commercial neighbors and City staff asked if there would be the possibility of making internal connections to adjacent commercial uses so that tenants could walk to nearby stores.

**Attorney's Response.** Yes, it would be possible to make internal linkage to Braum's and the Conoco Convenience store.