

Applicant: C.A. McCarty Construction

Project Location: NE corner of Porter Ave & Rock Creek Rd

Case Number: PD 15-37

Time: 6:00 p.m.

Applicant/Representative:

Curtis McCarty

405-310-3210

City Staff:

Anais Starr

405-366-5392

Interested Parties:

Cheryl Suttles

300 Wewoka

Marty Thompson

300 Wewoka

Amber Pierson

2405 N Porter Ave

Melissa Chavis

333 Tecumseh Meadows

William Woods

2301 W Main

Application Summary

This is a preliminary plat to allow for development of retail, offices and duplexes. This property is currently zoned C-2, General Commercial District and does not require rezoning for the proposed uses. The 7-11 store currently located at the NE corner of Porter and Rock Creek is slated to be demolished and new concept 7-11 store constructed. Currently, the remaining lots will be for retail and office space. The lots located along the eastern edge are for duplexes. Mr. McCarty explained that a car wash is no longer planned for this development; instead there would be additional retail space.

Neighbors' Comments/Concerns

- Neighbor expressed concern about the impact of this development on property value of her property and house.
- Neighbor questioned when duplexes are scheduled to be built.
- Neighbor asked about the schedule of the entire project.
- Neighbor asked if Mr. McCarty would own all the retail proposed in the project.
- Neighbor asked if the existing 7-11 store will be closed for a period of time before the new store would open.
- Neighbor wondered if and why the developers would tap into the existing sewer line. The neighbor had asked the survey company in the field why they were checking the depth of the sewer line.

Applicant's Response

Mr. McCarty believed that the re-development and expansion of this corner would increase surrounding property values.

The applicant stated that there currently was no schedule for duplexes to be built.

The applicant further stated that he thought the project would take 12 months to completion, once the plat was approved.

Mr. Woods stated that he believed that the new 7-11 store would be built behind the existing store and that the existing store would either not be closed or only closed for a short period of time.

Mr. McCarty apologized for his engineer not being present, but said he would check with the engineer and find out where this development would tap into the existing sewer.