

Applicant St. James Park LLC

Location North of Cedar Lane along 24th Avenue SE

Case Number PD 12-35

Time 5:30-6:00 PM

Attendee	Stakeholder	Address	email	phone
Phil Hagen	Applicant's engineer	Crafton Tull Engineering	Phil.hagen@craftontull.com	787-6270
Don Cervi	Applicant	770 W Rock Creek Rd	hfhllc@sbcglobal.net	364-3225
David Imy	Neighbor	2917 Bretford Way	Dimy1979@gmail.com	366-8821
Lisa Summars	Neighbor	3417 Lyric Street	lsommars@att.net	517-6877
Jim Bortmess	Southern Star Pipeline	6724 N. Air Depot Edmond	Jim.w.bortmess@sscgp.com	844-5601
Darren Owings	Southern Star Pipeline	6724 N. Air Depot Edmond	Darren.k.owings@sscgp.com	823-0575
David Lutz	Southern Star Pipeline	6724 N. Air Depot Edmond	David.lutz@sscgp.com	918-352-2566
Rex D Bowen	Neighbor	2109 Harbor Dr	rexbowen@sbcglobal.net	420-1600
Glenn Dewberry	Interested citizen	1408 Spring Creek Dr Yukon 73099	gdewberry@att.net	761-9525
Susan Atkinson	Facilitator City staff			366-5392
Leah Messner	City Staff			217-7748
Terry Floyd	City Staff			366-5446
Ken Danner	City staff			366-5459

Application Summary. The applicant is seeking to renew an expired preliminary plat. The parcel is currently zoned R-1. The *Norman 2025 Land Use and Transportation Plan* designation for the parcel is Single Family Residential. The project will not require rezoning or reclassification of land use.

Applicant's Opportunity. The applicants are seeking to renew a preliminary plat for 140 acres within a larger 200-acre development of single family homes. Approximately 60 acres have already been developed as sections 1-4 of St. James Park. The preliminary plat would include approximately 481 single family homes.

Neighbors' Concerns. Neighbors in attendance were primarily concerned about two issues.

Traffic. Several neighbors expressed concern that the one-way street southbound from the existing clubhouse would create traffic congestion when the subdivision was fully built out in the future.

Traffic Light at Southlake Boulevard. Neighbor asked whether there would be a traffic light installed at Southlake Boulevard and Cedar Lane. He opined that it was already difficult to turn at that intersection.

Staff Response. Staff commented that a Traffic Impact Analysis (TIA) had been completed as part of the original planning for this subdivision. The TIA had assessed a Traffic Impact Fee that would require developer contribution to future signal improvements at Southlake Boulevard and any future signal improvements required at Cedar Lane and Hwy 77.

Flooding. A neighbor stated that there were chronic flooding issues on the eastern edge of the preliminary plat area caused by the fact that some lots are at a lower elevation than neighboring lots.

Engineer's Response. Engineer explained that his company had taken this project over from another firm and were just getting familiarized with all the physical issues involved. He added that a combination of grading and underground drainage infrastructure would be used to ensure that positive drainage was achieved for all lots in the subdivision.

Oil and Gas Issues. Several representatives of Southern Star Pipeline were present and described the 20-inch natural gas pipeline present on the eastern edge of the area proposed for preliminary plat. A spokesman for Southern Star stated that the proposed plat included several lots that were unbuildable because they encroached into the legal pipeline easement.

Developer's Response. The developer stated that there was a preexisting agreement between his company and Southern Star that gave him access to this area and entitled him to build on these lots.

Staff Response. Staff explained that the two parties would need to continue detailed discussions of easement restrictions after Predevelopment.