

Applicant Sooner Mobile Home Redevelopment LLC

Location 2601 Classen Blvd

Case Number PD 13-25

Time 5:30 PM

Attendee	Stakeholder	Address	email	phone
Hal Ezzell	Applicant's attorney	100 48 th Avenue NW	hezzell@coxinet.net	928-2066
Tom McCaleb	Applicant's engineer	SMC Engineers 815 W Main OKC		232-7715
Jim Benson	Neighbors' representative	OU Motel 2420 S Classen	jbenson@normannow.com	641-9243
Caleb Glave	tenant	11 F Street Sooner MHP	cwglave@gmail.com	501-5079
Susan Atkinson	City Facilitator			366-5392
Ken Danner	Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Jane Hudson	Principal Planner			366-5344
Janay Greenlee	Planner II			366-5437
Susan Connors	Planning Director			
Terry Floyd	City Manager's Office			

Application Summary. The applicants are seeking to rezone this 38.3-acre parcel to C-2 Commercial and RM-6 Medium-Density Residential. The parcel's current zoning is a combination of C-1, R-3, RM-4, and A-2. The current *Norman 2025 Land Use Plan* designation is Commercial and Low Density Residential.

Applicant's Opportunity. The applicants are seeking to redevelop a mobile home park for combined use as a grocery store site and medium-density apartments targeting the student market. The proposal is for a total of 179 apartment units. The project also includes a stormwater retention pond as part of the open space buffering the Bishop Creek flood plain.

The applicant's attorney explained that the heavily wooded area along Bishop Creek along the north edge of the project area would remain in place, allowing the neighborhood north of the creek to retain the same buffer they currently have. He added that the City of Norman's Greenway Master Plan had identified this area of Bishop Creek as a possible location for a future segment of Legacy Trail, an opportunity that would not be altered by redevelopment of the mobile home park site.

Neighbors' Questions/Comments. A representative of the OU Motel, which is across the street to the west, was in attendance. He asked what if any impact the development would have on the motel and the floodplain to the south of the motel.

Engineer's Response. Applicant's engineer stated that the development would be required to keep all future development out of the floodplain and to detain all post-development stormwater runoff on site per City ordinance.