

**Applicant** David and Kelly Hames  
**Location** 910-920 N Lahoma  
**Case Number** PD 13-30  
**Time** 5:30 PM

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Attendee	Stakeholder	Address	email	phone
David Hames	applicant	2644 Smoking Oak Circle	davidhames@cox.net	329-2574
Jim and Jean Bayles	Neighboring owners	5315 72 <sup>nd</sup> Avenue NE		321-6958
Jody McCall	Interested citizen	808 W Imhoff		321-6096
Ken Danner	Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Susan Atkinson	City Facilitator			366-5392

**Application Summary.** The applicants are reactivating an expired Preliminary Plat to allow the development of a 1.09-acre parcel. The parcel's current zoning is I-1 Industrial. The current *Norman 2025 Land Use Plan* designation is Industrial.

**Applicant's Opportunity.** The applicants are seeking to develop this parcel for flexible light industrial use as office, warehousing and/or small-scale storage. Future development is proposed to include three buildings: 2 x 9000 sf (150' wide x 60' deep), each with a maximum of 6 bays. The maximum number of tenants for the site would be 12. A third building is proposed to be 70' wide x 30' deep with a single bay. Each bay in all three buildings would include an entry door and an overhead door. Each unit would include an office area built according to tenant needs. A 24-space central parking area would be located between the two 6-bay buildings. Site entry would include two access drives from N. Lahoma Avenue.

According to the applicant, each of the bays would be 25' wide x 60' deep, though space could be leased in different size increments, depending on tenant needs, up to one tenant per building. In the future the applicant anticipates moving his commercial plumbing contracting business, currently located around the corner on an adjacent parcel, to the smaller building on the subject property. For the larger buildings, the applicants envision low-traffic tenants seeking flexible space for light industrial uses such as a lawn care/ landscaping company, storage and repair of a personal collection of

recreational/hobby vehicles, or a small-scale production area. No outdoor storage would be permitted on site. The site will not be gated. It will include full-time security cameras and site lighting will meet the tenets of the City lighting ordinance. Required site drainage will be achieved either by detention or underground cistern TBD.

**Neighbors' Questions/Comments.** Neighbors are building a house for rental occupancy around the corner. They were primarily concerned about additional drainage generated by the development. They were also concerned that site lighting not trespass onto adjacent properties.

**Applicant's Response.** The applicant reassured them that lighting would meet or exceed the City's lighting ordinance requiring downcast lights that do not cause light trespass.