

Applicant Landmark Land LLC

Location SW Corner of 12th Avenue NE and Tecumseh Road

Case Number PD 13-16

Time 7:00-7:30 PM

Attendee	Stakeholder	Address	email	phone
Isaac Christian	applicant	1400 N Porter	ichristian@landmarkfinehomes.com	292-5263
Christopher Anderson	Applicant's engineer	SMC Engineers OKC	chris.anderson@smcokc.com	232-7715
Susan Proto	neighbor	909 Shadowhill St	akapro@cox.net	217-8868
Kurt and Jeanie Bridges	neighbors	541 Yarmouth Rd	Kj.bridges@sbcglobal.net	832-444-6574
Lori L. Jervis	neighbor	601 Monomoy	Lori.jervis@ou.edu	701-5894
Debora Chong	neighbor	1021 Pinecrest St	Debora@ou.edu	255-5068
Roger Roland Tammy West	neighbors	1025 Pincecrest St	Rolinwest4nascar@cox.net	364-3314
Steve McCaskill	Pipeline operator	DCP Midstream	srmccaskill@dcpmidstream.com	405-820-2434
Jose Tarango	Pipeline operator	DCP Midstream 2609 E Tyler Tuttle, OK	jmtarango@dcpmidstream.com	405-834-4873
Curt Brashears	Pipeline operator	DCP Midstream 2609 E Tyler Tuttle, OK	cabrashears@dcpmidstream.com	405-362-2205
Ken Danner	City Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Susan Atkinson	City Facilitator			366-5392

Application Summary. The applicant is seeking a preliminary plat, to amend the *Norman 2025 Land Use Plan*, and to rezone 65 acres in northeast Norman. The current zoning is R-1, RM-2, RM-6 and C-1. He is seeking a PUD for residential use. The current *Norman 2025 Land Use Plan* designations are Low, Medium and High Density Residential.

Applicant's Opportunity. The applicants are seeking to create a residential subdivision of 64 half-acre lots on this 65-acre tract. They seek to preserve the natural drainage patterns and retain as much vegetation as possible. The addition would have two access points with a main entrance on Tecumseh Road, aligning with Red Canyon Ranch Addition and a street connection to the Vineyard Addition III to the west. They plan to access city water and utilize private septic systems. This will not be a gated subdivision. Applicant pointed out that the plans

Neighbors' Comments.

Adjacent School Property. Neighbor commented that proposed development cuts off remaining access to Norman Public Schools property, which is landlocked already. Any possible future school development would be limited to access via a small road through the Shadow Lake Subdivision. She added that this could create a significant safety issue if there were future school development.

Oil/Gas Issues. Pipeline representatives were in attendance and pointed out presence of their low pressure gas pipeline that will require a 40 foot blanket easement which was not shown on the engineer's site plan.

Trees. Neighbors commented that they hoped developer would allow trees to remain that currently shade neighboring properties, particularly along the south edge of proposed addition.

Schedule. Applicant stated that they hoped to have lots ready to build by Spring 2014.