

Applicant: Legacy Business Park, L.L.C.

Project Location: North side of Rock Creek Road between 36th Avenue N.W. and Interstate 35

Case Number: PD14-16

Time: 7:00p.m.

Attendee	Stakeholder	Address	Contact Information
Tom McCaleb	Applicant's Engineer	SMC Engineering	
Sean Rieger	Applicant's Representative	136 Thompson	405-329-6070
SauLan Ho	Neighbor	3405 Remington	

Staff	Position	Contact Information
Janay Greenlee	Planner II	405-366-5437
Drew Norlin	Assistant Development Coordinator	405-366-5459
Elham Daha	Planning Intern	405-321-1600
Ken Danner	Subdivision Development Coordinator	405-366-5458
Terry Floyd	Development Coordinator	405-366-5446
Leah Messner	Assistant City Attorney II	405-217-7748

Application Summary

The applicant has submitted a preliminary plat with public improvements required for an office and retail development. The entire ownership is included for the preliminary plat; however, only nine of the eighteen acres is encompassed within the rezoning request. Rezoning is required for this proposed development; currently the entire ownership is zoned A-2 Rural Agricultural District and the applicant is proposing a PUD, Planned Unit Development for nine acres. The land use amendment for this tract was previously approved by Council, R-0809-116, from Low Density Residential to Commercial.

Applicant's Opportunity

The applicant has the opportunity to develop a retail and office park that will contain approximately 17 office buildings with a total of approximately 55,000 square feet and one retail center for several tenants that totals approximately 30,000 square feet. This location abuts a Neighborhood Wal-Mart to the west and an auto service station to the east and across Rock Creek Road to the south is University North Park, single family

dwelling and multi-family dwellings. This development will provide a retail commercial site to provide goods and services to the surrounding residential developments.

Neighbor's Comments/Concerns

One neighbor attended the meeting. Her main concern centered on construction equipment and materials being left on the sides of the road. She was concerned that the construction materials would create a hazard for the neighborhood children. She explained, when construction was taking place on Rock Creek Road there were large pipes that were in the grassy area on the south side of Rock Creek Road for a very long time and kids would play on the pipes and she was concerned that the kids would fall and hurt themselves.

She also was concerned about pipes and equipment left in the open in the event severe weather were to occur the pipes and or equipment may become flying objects.

After the applicants explained the process and reassured her that the scope of work is taking place on the north side of Rock Creek Road she stated, "I feel better now". She thanked staff and the applicants.

Applicant's Response

Mr. Rieger explained that all construction equipment and materials would be taking place on the north side of Rock Creek Road; there will not be any work taking place on the south side of Rock Creek Road near Ms. Ho's neighborhood.

Mr. McCaleb also stated that the City of Norman inspectors and staff will be visiting the site for inspections during the construction process.

The applicant's along with staff provided all contact information including the City of Norman Action Line number so she could call at any time with any concerns or questions.