

Applicant Zain Fuel, Inc.

Location 1226 Classen

Case Number PD 13-26

Time 7:00 PM

Attendee	Stakeholder	Address	email	phone
Shawn Lorg	Applicant's architect	Krittenbrink Architecture	shawn@krittenbrinkarchitecture.com	579-7883
Brett Bowers	Neighbor	520 E Boyd	Bsquared@cox.net	210-0206
Ken Danner	Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Susan Atkinson	City Facilitator			366-5392
Jane Hudson	Principal Planner			366-5344
Janay Greenlee	Planner II			366-5437
Terry Floyd	City Mgr's Office			366-5446

Application Summary. The applicants are seeking C-2 zoning with a Special Use Permit for a mixed use building. The parcel's current zoning is C-1/C-2. The current *Norman 2025 Land Use Plan* designation is Commercial.

Applicant's Opportunity. The applicant owns a convenience store at the northwest corner of Classen Blvd and Boyd Street. In 2010 he added a similar mixed-use component to the west corner of the building. He is seeking to add another mixed use component to the east side. The addition would be approximately 800 sf of retail space on the ground floor with comparably sized residential space above.

Neighbors' Questions/Comments. Neighboring property owner in attendance expressed concern about the quality of construction on the previous addition and hoped that the new addition would be higher quality construction. He stated that he had no objection to the proposal as presented.

Staff Comment. Staff commented that the previous addition had been inspected by City building inspectors and had received a Certificate of Occupancy as is required by City ordinance.

Applicant's architect's response. Applicant's architect stated that his firm was not the designer of the previous addition. He agreed that the previous addition's quality seemed poor. He stated that in addition to design services his architecture firm would provide contract administration during the addition's construction to ensure that the new construction would be built as designed and would meet all City codes.