

Applicant Mark Risser/B3 Development Group

Location Generally located at 612 and 710 Asp Avenue and 421-427 Buchanan Avenue

Case Number PD 12-27

Time 5:30-6:00 PM

Attendee	Stakeholder	Address	Phone
Mark Risser	Applicant	10999 Petal St. Dallas, TX 75238	329-6070
Janice Oak	Neighbor/Interested Party	111 W. Linn St.	292-8224
Steve Davis	Neighbor/Interested Party	539 Shawnee St.	550-7758
Jayne Crumpley	Neighbor/Interested Party	423 Elm Ave.	321-2563
Linda Lancaster	Neighbor/Interested Party	700 Asp Ave.	517-1381
Rocky & Jane Martin	Neighbor/Interested Party	523 S. University Blvd.	573-7773
Rev. Dwight Helt	Neighbor/Interested Party	235 Asp Ave.	321-3020
Council Member Greg Jungman	Neighbor/Interested Party	642 S. Lahoma	250-6145
Tracy Gordon	Neighbor/Interested Party	700 Asp Ave.	650-9676
Ann Groff	Neighbor/Interested Party	806 Mockingbird	329-3900
Council Member R. Gallagher	Neighbor/Interested Party	1522 E. Boyd St.	329-4395
Cindy Rogers	Neighbor/Interested Party	633 Reed Ave.	397-3067
Dennis & Barbara Fite	Neighbor/Interested Party	535 Shawnee	808-8553

Jeanette Coker	Neighbor/Interested Party	620 E. Main	321-5944
Bill Waterhouse	Neighbor/Interested Party	428 Buchanan	360-1727
Nancy Yoch	Neighbor/Interested Party	617 Okmulgee	329-7042
John BuFran			
Ken Danner	City Staff – Public Works Department		366-5458
Jane Hudson	City Staff – Planning Department		366-5344
Leah Messner	City Staff –Legal Department		271-7700
Terry Floyd	City Staff – Development Coordinator		366-5446

Application Summary The applicant, Mark Risser/B3 Development Group request rezoning from C-1, Local Commercial District, CO, Suburban Office Commercial District and R-3, Multi-Family Dwelling District to C-3, Intensive Commercial District with Special Use for a Mixed Building for property generally located at 612 Asp Avenue, 421-427 Buchanan Avenue, 710 Asp Avenue and the adjacent lot to the south.

Applicant's Opportunity This is our third Pre-Development meeting due to some changes we have made to the proposal. We started with one parcel and have now added 2 more parcels. We had previously proposed to only use the lot where NEDC is currently located. Now we have included an additional area along Buchannan and an area north along Asp Avenue. We plan to relocate NEDC temporarily while we construct a mixed use, multi-family building. The first two floors of the building will have commercial/retail and parking which accesses off Asp Avenue on both the north and south ends of the development. The balance of the building height will be residential, not limited to student housing. Currently we are estimating 230 units. There will be a mixture of bedroom counts within those units but the bedroom count is not set at this time. Our goal for this development is to bring added activity and life in and updated feature to the Campus Corner area and near the OU Campus itself. The surface parking currently at this location is dilapidated. Foot traffic from developments such as this can bring more business to merchants in Campus Corner Area. Concern is to create a lot of open space even though the building

is on a tight lot. We have created an elevated second floor court yard as well as stepping back the building so that we have green space that are elevated. I am from Norman, I grew up in Norman. With these types of development it is my intent to keep Norman's best interest in mind.

Neighbor's Question/Comment

How far back is building from Buchanan?

Applicant's Response

15' off street (There is 15' between the sidewalk and the building)

Neighbor's Question/Comment

How close is the building to Buchanan

Applicant's Response

10' off Buchanan

Neighbor's Question/Comment

What is the height in feet and how does it compare to the buildings in the vicinity?

Applicant's Response

It is about 70 feet; the 2 buildings which are about the same are on Main Street, Republic Bank and Vista.

Neighbor's Question/Comment

How tall is McFarland Tower?

Applicant's Response

Don't know but it is taller than our building.

Neighbor's Question/Comment

How far away are buildings you referred to on Main?

Applicant's Response

About 3 blocks

Neighbor's Question/Comment

What is your parking ratio?

Applicant's Response

We are proposing one parking space per bedroom, and will accommodate commercial spaces as well. Parking count will boil down to what the unit count is but at this time we don't have a definite unit count.

Neighbor's Question/Comment

How much guest parking will be provided?

Applicant's Response

Again the parking will depend on the unit count but at this time a rough estimate might be 5-20 spaces for guests.

Neighbor's Question/Comment

Depending on how many students, with 15-20 spaces that is just not a realistic number of guest parking for core area developments

Neighbor's Question/Comment

Will you comply with the ADA requirements?

Applicant's Response

Yes, we will comply.