

**Applicant:** University North Park Business Center, L.L.C.

**Project Location:** Generally located at the southeast corner of 24<sup>th</sup> Avenue NW and Tecumseh Road

**Case Number:** PD 15-15

**Time:** 7:00 p.m.

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>Contact Information</u>
Ben Graves <a href="mailto:b.graves@aip.com">b.graves@aip.com</a>	Applicant	1030 Joe Keeley	405-640--3880
Walt Strong <a href="mailto:walt@ou.edu">walt@ou.edu</a>	Neighbor	1700 Lexington	405-325-7233
Jane Hudson	Staff/Planning		405-366-5344
Susan Connors	Staff/Planning		405-307-7112
Leah Messner	Staff/Legal		405-217-7700

**Application Summary:** The applicant is proposing an amendment to the adopted University North Park PUD for property located at the southeast corner of Tecumseh Road and 24<sup>th</sup> Avenue NW. The amendment to the PUD is only for this ownership, to accommodate the development and construction of a professional office center with 5 buildings. Due to the narrow lot, the existing building setback and landscape easement requirements make this area undevelopable. The applicant is requesting to reduce the building setback from 50 feet to 25 feet and the landscaping easement from 15 feet to 5 feet.

**Neighbors' Comments/Concerns:**

- The adjacent property is the University of Oklahoma's Max Westheimer Airport. The FAA has strict requirements for assuring any building adjacent to a runway will not break the plane of that runway. If any of these buildings proposed break the plane they will have to be reduced in height.
  - The applicant acknowledged the requirement and stated he would reach out to the FAA with a proposal to make sure none of the buildings will interfere with the adjacent runway. If the height is of concern the applicant may change the building design and count.
- The neighbor expressed concern over the type of lights that would be installed at the site, wants to make sure they will be full cut-off fixtures.
- Finally, the neighbor stated that since this is an office development the noise from the airport may not be a concern but wanted to mention it to the applicant.