

Applicant: 800 West Lindsey, L.L.C.

Project Location: 800 W. Lindsey

Case Number: PD 16-7

Time: 6:30 p.m.

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>Contact Information</u>
Larry & Mary Naifeh	Neighbor	818 W. Lindsey	249-5837
Lisa & Victor Long	Neighbor	1031 S. Flood	818-7170
David Poarch	Neighbor	901 Wilson	329-6600
Teana Lewis	Neighbor	901 Wilson	834-7745
John E. Campbell	Neighbor	930 S. Lahoma 813 W. Lindsey	251-1422
Theresa Marks & Breck Turlington	Neighbor	1030 S. Lahoma	321-0786

<u>Staff</u>	<u>Position</u>	<u>Contact Information</u>
Janay Greenlee	Planner II	366-5437
Drew Norlin	Asst. Development Coordinator	366-5459
Leah Messner	Asst. City Attorney II	217-7748
Terry Floyd	Development Coordinator	366-5446

Application Summary

This parcel has two lots with two different zoning designations; the east lot is zoned C-1, Local Commercial District with a building that has a 1,600 SF footprint, the west lot is zoned R-1, Single Family Dwelling District and is vacant. The applicant's request is to rezone the parcel designated as R-1, to C-1 and make an amendment to the Norman 2025 Land Use and Transportation Plan from Low Density Residential to Commercial designation. The applicant owns both lots and wants to expand the existing 1,600 SF building to a 3,200 SF grocery store, liquor store and parking lot to accommodate the expansion.

Neighbor's Comments/Concerns

The neighbor's main concern is the expansion of the store and parking lot. The neighbors expressed that they do not want any expansion of the existing commercial building and do not want a parking lot abutting the residential property to the west of the existing building. They are concerned that a neighborhood grocery and liquor store will bring more traffic and could potentially be open 24 hours a day. They do not want a grocery store. They stated that an expansion could bring a Starbuck's with a drive through or other more intensive businesses than the existing liquor store. The neighbors do not

want the building or parking lot expanded at all; they want the site to remain as is and protest any expansion. They want it to be a liquor store or cleaners and barber as it was 20 years ago; it has been this way for many years and shouldn't be allowed rezone the R-1 portion to expand the current use.

Applicant's Response

The applicant's representative, Sean Rieger, explained that currently any allowed use in the C-1 designation is allowed at this location as long as parking requirements are met. Mr. Rieger also stated that the City of Norman doesn't regulate hours of operation for businesses. Mr. Rieger stated that the applicant is proposing a high-end grocery and a liquor store; the expansion will bring the building to meet the street with the parking in the rear. The applicant will be required to comply with all city ordinances; landscaping, fencing and lighting which should mitigate the neighbor's concerns associated with the expansion.