

Applicant: Dr. Moffitt, D.D.S

Project Location: Located at the corner of Berry Road and Garver Street

Case Number: PD 18-06

Time: 5:30 p.m.

| <u>Attendee</u> | <u>Stakeholder</u> | <u>Address</u> | <u>Contact Information</u> |
|------------------------|---------------------------|-----------------------|-----------------------------------|
| Ryan Eshelman | Applicant's Architect | 3709 Dalston Circle | 405-366-8019 |
| Zach Moffitt | Applicant | 1833 Roling Hills St. | 405-863-9338 |

| <u>Neighbor Attendees</u> | | <u>Address</u> | <u>Contact Information</u> |
|----------------------------------|----------|-----------------------|-----------------------------------|
| Joe Biddick | Neighbor | 1200 Ann Arbor | 405-366-8019 |
| J.O. Dickey | Neighbor | 900 Garver | 405-850-4488 |

| <u>Staff</u> | <u>Position</u> | <u>Contact Information</u> |
|---------------------|-------------------------------|-----------------------------------|
| Jane Hudson | Principal Planner | 405-366-5344 |
| Beth Muckala | Assistant City Attorney | 405-217-7748 |
| Ken Danner | Subdivision Manager | 405-366-5458 |
| Terry Floyd | Development Coordinator | 405-366-5446 |
| Drew Norlin | Asst. Development Coordinator | 405-366-5459 |

Application Summary

The applicant is a dentist and operates Brick House Dental in a small former residence at 201 S. Berry Road that was converted into a dental clinic in 1959 by a previous property owner. In order to expand this dental practice, the owner intend to remove the existing clinic and the 2 rental houses to the east and construct new dental clinic and associated parking lot. The 3 separate lots will be combined, via a Lot Line Adjustment, into a single lot to accommodate this redevelopment. While the existing business has been in place for over 50 years the 3 lots must undergo a zoning change and land use plan amendment to allow for the expansion of the business. The applicant is requesting a SPUD, Simple Planned Unit Development written specifically for this business.

Neighbor Comments

- Q: Do you have a problem with pedestrian traffic crossing your lot?
R: At first I tried to limit the pedestrian traffic cutting across the lot but over time I have learned to embrace the traffic.

- Q: What type of shrubs will you be along the western edge of the parking lot?
R: The shrubs will be low profile shrubs to block any headlight shining across Berry Road impacting any residential properties. The shrubs need to be low profile to not block any site lines for cars utilizing Garver Street and to not isolate the parking lot creating any safety issues.

- Q: Trash service?
R: The site will be served by polycarts eliminating a noisy dumpster in the area.