

Applicant 36th North LLC

Location 36th Avenue NW at Quail Drive

Case Number PD 13-20

Time 6:30 PM

Attendee	Stakeholder	Address	email	phone
Sassan Moghadam	applicant	Precision Builders		
Tom McCaleb	Applicant's engineer	SMC 715 W Main St OKC		232-7715
Dixie Chahin	neighbor	2708 Chelsea Ct		
Sheri Vera	neighbor	2831 Chelsea Dr		
Ken Danner	Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Susan Atkinson	City Facilitator			366-5392
Terry Floyd	City Mgr's Office			366-5446

Application Summary. The applicant is seeking a Preliminary Plat for a 20.67-acre parcel in west Norman and to revise an existing PUD for the parcel to include residential uses. The parcel is currently zoned PUD for office and commercial uses. The *Norman 2025 Land Use Plan* designation is Mixed Use.

Applicant's Opportunity. The existing PUD zoning was approved in 2007 but never developed. The parcel is planned to be developed with 2-story, 3-story and 4-story buildings, with 36th frontages limited to 2-story buildings. Previous plan was for commercial uses on ground floor with office uses above. The applicant is seeking to amend the current PUD to include development of residential uses above offices and/or commercial uses if there proves to be market demand for that. If the demand is not there, the applicant will simply develop the parcel as commercial with office as was previously planned. The applicant sees nearby Brookhaven Village as a model for the scale and feel of future development on this site.

Neighbors' Questions/Comments.

Traffic. Neighbor commented that turning left from the subdivision to the west is already difficult with existing traffic. She was concerned that this development, in addition to traffic generated by the newly-opened grocery store to the north would make that more difficult.

Applicant's Response. Applicant stated that a traffic signal was planned and that the project had already been assessed for the partial cost of that installation. He did not have further information about when the City planned to install that traffic signal.

Lighting. The neighbor also expressed concern about lighting associated with the project.

Applicant's Response. Applicant stated that the project would be required to adhere to all aspects of the City of Norman commercial lighting ordinance.