

**Applicant** 1217 S Berry Road LLC

**Location** 1217 S Berry Road

**Case Number** PD 13-15

**Time** 6:00-6:30 PM

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Attendee	Stakeholder	Address	email	phone
Hunter Miller	applicant	2221 W Lindsey Apt. 201		855-5589
Steve Rollins	Applicant's engineer	ARC Engineering 150 Deer Creek Rd	srollins@arcengr.com	509-0212
Hugh Ledbetter	Neighbor	1104 W Lindsey		329-1880
ME Williams	Neighbor's assistant	904 Hunting Horse		329-1880
Kelly Work	Neighbor's attorney	105 N Hudson #304 OKC	jkwork@sbcglobal.net	
Joe Lester	Neighbor	1100 W Lindsey	joelbridges@cox.net	321-8964
R. L. Fowler	Neighboring owner	1207 Greenbriar Ct		321-7167
Ken Danner	City Public Works			366-5458
Leah Messner	City Attorney's office			217-7748
Susan Atkinson	City Facilitator			366-5392

**Application Summary.** The applicant is seeking to rezone a .49-acre parcel from the current R-1 Single Family to C-2 Commercial. He is also seeking to plat the parcel and to amend The *Norman 2025 Land Use Plan* designation. The current *2025 Plan* designation is Low Density Residential.

**Applicant's Opportunity.** The applicant is seeking to rezone this residential parcel in order to provide additional parking for the existing restaurant use to the north. He has acquired both parcels. The restaurant recently closed and the applicant and business partners are seeking to develop a new restaurant use in the existing building. While the

restaurant had the parking it was required to provide at the time it was originally developed, the applicant believes that the amount of parking was inadequate to allow a restaurant to operate successfully. The existing building is 2,600 square feet. Forty-two proposed parking spaces are proposed for this parcel bringing total parking for restaurant to 65 spaces. Parking lot would include perimeter landscaping and interior tree islands as required by the Zoning Ordinance. Driveway approach would be moved southward to align with apartment complex across Berry Road to the west.

Applicant anticipates losing 17 feet of depth due to planned widening of Lindsey Street/Berry Road right-of-way.

### **Neighbors' Comments.**

**Restaurant type.** One neighbor expressed concern about the type of proposed restaurant and the hours of operation. The neighbor generally supported a restaurant concept that targeted more established patrons and was not open late at night.

**Applicant's response.** The applicant stated that the specifics of the restaurant concept were still being worked out and that he did not know yet what type of restaurant this would be. He did not rule out the possibility that the existing building would be expanded in the future but said at the moment, he has no plans to expand the building.

**Drainage.** Several neighbors expressed concern about the additional runoff that would be generated by the paving of a parking lot. Two neighbors stated that there had been dirt work going on around the adjacent creek.

**Applicant's response.** Applicant responded that he had not been responsible for any work of any kind going on anywhere on or near the subject property.

**Engineer's response.** Engineer stated that project would be required by City Ordinance to offset the effects of any stormwater runoff they generate by using mitigation techniques that return the site to its pre-development runoff condition.