

Applicant MSCD Properties LLC

Location Between E. Lindsey St and Highway 9 approx. on both sides of 36th Ave SE

Case Number PD 13-09

Time 6:00—7:00 PM

Attendee	Stakeholder	Address	email	phone
Evan Nixon	applicant	1203 Brookhaven Blvd	evan@doncies.com	329-0256
David Hargis	Applicant's engineer	Clour Engineering 123 Tonhawa St Suite 105	david@clour-pes.com	329-8500
Kevin and Heather Smith	Neighbors	3555 E. State Hwy 9		
Jack and Sharon Sullivan	Neighbors	3305 Valley Hollow	jsullivan@cox.net	801-4135
Mike and Mary McIlvoy	Neighbors	3308 Valley Meadow	mmcilvoy@cox.net	292-6279
Stan and Kellye West	Neighbors	3301 Valley Hollow	Kellye93@live.com	659-8875
Robin Tanamachi	Neighbor	3300 Valley Brook		255-7198
DeZjai Eskridge	Neighbor	3312 Valley Hollow	dezjai@cox.net	360-5652
J'Bob Phelps	Neighbor	2129 Valley Hollow		580-656-4460
Steve Woodin	Neighbor	3313 Wood Valley	Bsf40@att.net	579-7860
Patrick Calhoun	Neighbor	3309 Wood Valley	Phineas42@gmail.net	590-4919
Lynne Miller	Ward 5 City Council member-elect			
Susan Atkinson	City Facilitator			366-5392

Application Summary. The applicants are seeking to revise a Preliminary Plat for a 95-acre parcel in southeast Norman. The current zoning is R-1. The *Norman 2025 Land Use Plan* designation for this parcel is low density residential.

Background. The original preliminary plat for Summit Valley Addition was approved in 2003 and reapproved in 2008 and again in 2011. The original plat was comprised of an area on both sides of 36th Avenue SE. Two final plats have been developed from the original preliminary with one addition constructed and filed and the other pending construction and filing. The revised preliminary plat for Summit Valley included an area west of 36th Avenue. The remaining area is being re-submitted as a separate plat.

Applicant's Opportunity. The owner is seeking to plat roughly 290 R-1 residential single family lots and five open space blocks.

Neighbors' Comments.

Drainage issues. Neighbors expressed concern about the "threadbare" condition of existing berms as well as concerns regarding existing and future drainage as streets and houses are built.

Applicant's Response. Applicant explained that these additions are part of a large drainage basin that gets channeled to a bottleneck downstream south of Highway 9. He stated his belief that the upcoming Highway 9 improvements would substantially enlarge the drainage structure and diminish this problem. He also explained that the existing berms were intended to catch runoff heading east and direct it southward to existing drainage structures. Lastly he stated that it is hard to anticipate future drainage issues for structures that haven't been built yet. He explained that they often find they solve existing drainage issues when they build the next one.

Detention Pond improvements. Neighbors asked if improvements were planned for detention pond area.

Applicant's Response. Applicant is hoping to raise elevation of pond slightly in hopes that it can become more of a permanent feature since it is surrounded by a walking path.

Connection Between Summit Valley and Bellatona. Neighbors asked if streets would connect these two additions.

Applicant's Response. Applicant explained that Summit Valley will not connect with Bellatona Addition to the east. It will tie in to Eastridge Addition.