

Applicant Sassan Moghadam/Fountain View North

Location East side of 48th Avenue NW and south of Tecumseh Road

Case Number PD 13-02

Time 6:00-6:30 PM

Attendee	Stakeholder	Address	email	phone
Joey Wishnuck	Applicant's staff	Fountain View Development	jmw@wishnuck.com	761-5639
Sean Rieger	Applicant's attorney	136 Thompson Dr	sp@riegerllc.com	329-6070
Ole Marcussen	Applicant's engineer	SMC Engineers 815 W Main OKC		232-7715
Richard Mulligan	neighbor	4550 W Tecumseh	richardmulligan@yahoo.com	203-6401
Ryan Viers	Neighbor	4631 W Tecumseh	ryan@drroofing.org	628-7133
Lander Bethel	Neighbor	201 Merkle Dr		203-0250
Robert and Tracy Calvert	Neighbors	4831 W Tecumseh	robert.calvert@sbcglobal.net	321-6068
Joel Hammond	Neighbor	4521 W Tecumseh	Torquedandtwisted@yahoo.com	996-6886
Joe Seay	neighbor	4609 W Tecumseh	aaao@coxinet.net	819-8112
Susan Atkinson	City Facilitator			366-5392
Jane Hudson	City staff			366-5344
Leah Messner	City Staff			217-7748
Terry Floyd	City Staff			366-5446
Ken Danner	City staff			366-5459

Application Summary. The applicant is seeking a Preliminary Plat, a zoning change and a Norman 2025 Plan Amendment for a 25 ± parcel in NW Norman. The parcel is currently zoned A-2 and the current Plan designation is Very Low Density Residential. The applicant is seeking Planned Unit Development (PUD) for an R-1 use and also seeking to rezone a portion of an adjacent parcel to the southwest to PUD for Active Adult Community. These parcels flank a previously approved plat for an Active Adult Community.

Applicant's Opportunity. The applicant seeks to create a seven-lot gated community for single family use, accessed via drive from Tecumseh Road, and constructed around a cul-de-sac. He is also seeking to expand the Active Adult Community by 21 units. These expanded units would be accessed through the existing community street network.

Neighbors' Concerns. Neighbors in attendance stated general support for the proposed land uses but expressed concern about two issues:

Stormwater runoff. Neighbors expressed concern about poor existing drainage and worried that additional building would exacerbate the situation.

Engineer's Response. The engineer explained that a drainage culvert of sufficient size to drain the additional impervious surface was planned but not yet been installed. He assured neighbors it would be built.

Fence or wall. Adjacent neighbors expressed a strong desire for a wall to be built separating the active adult community from adjacent land. Neighbors stated they wanted something more than just a board fence. A neighboring owner expressed his concern about people wandering

Traffic.