

**Applicant:** Mike Jolley Investments, L.L.C.

**Project Location:** Northwest corner of 36<sup>th</sup> Ave. and Cascade Drive

**Case Number:** PD 16-6

**Time:** 6:00 p.m.

<b><u>Attendee</u></b>	<b><u>Stakeholder</u></b>	<b><u>Address</u></b>	<b><u>Contact Information</u></b>
Mike Jolley	Applicant	4104 W. Rock Creek Rd.	834-1207
Sean Rieger	Applicant Representative	136 Thompson	329-6070
James Gann	Neighbor	3404 36 <sup>th</sup> Ave NW	360-8900
Carol Sasnett	Neighbor	116 Horizon View Ct.	826-9766
Nancy Nolan	Neighbor	3800 Glisten Ct.	818-9917
Mike & Mary Blake	Neighbor	3612 Carnoustie Dr.	808-1156
Mel Beery	Neighbor	3916 Sparkle	271-2693
Jeff Robinett	Neighbor	4117 Troon St.	659-9216
Chris Strait	Neighbor	2724 Barwick Ct.	990-4538
Don Cervi	Neighbor	770 W. Rock Creek Rd.	364-3225

<b><u>Staff</u></b>	<b><u>Position</u></b>	<b><u>Contact Information</u></b>
Janay Greenlee	Planner II	366-5437
Drew Norlin	Assistant Development Coordinator	366-5459
Leah Messner	Assistant City Attorney II	217-7748
Terry Floyd	Development Coordinator	366-5446

**Application Summary**

The applicant is requesting a Norman 2025 Land Use & Transportation Plan amendment from Institutional to Commercial and rezone from RM-2, Low Density Apartment District to C-1, Local Commercial District to develop a single-story 19,200 square foot commercial retail center.

**Neighbor's Comments/Concerns**

The neighbors main concern is an increase in traffic that will be created on Cascade Drive. They fear another access point onto Cascade Drive will cause too much traffic for their neighborhood.

The neighbors questioned the type of retail that would be occupying the space. They neighbors asked if office space would be considered.

What will be the design? Will it look like the commercial center across the street?

**Applicant's Response**

Mr. Rieger explained that as they move forward with the preliminary plat traffic access points will be addressed by city engineers. At that time it will be determined if a traffic impact assessment will be required.

Mr. Jolley expressed that he wants to be a good neighbor and would consider cross access between the church's existing access points and the new retail center so a new drive approach off Cascade Drive may not be needed.

Mr. Rieger pointed out that the commercial center could have any use that is allowed in C-1 and the market controls who will occupy the space.

Mr. Rieger explained the applicants are not interested in office space and that Norman is currently saturated with unoccupied office space.

Mr. Rieger explained that the retail center will be brick and meet all city requirements and have an upscale design.