

Applicant Breckenridge Land Acquisition dba Aspen Heights

Location South side Imhoff Road approx. 420 feet east of Classen Blvd

Case Number PD 13-04

Time 6:00-6:30 PM

Attendee	Stakeholder	Address	email	phone
David Guthrie	Applicant	1301 S Capitol of Texas Hwy Suite B-201 Austin, TX 78746	dguthrie@myaspenheights. com	512-660-9505
Sean Rieger	Applicant's attorney	136 Thompson Dr	sp@riegerllc.com	329-6070
Tom McCaleb	Applicant's engineer	515 W Main OKC	Tom.mccaleb@smcokc.com	232-7715
Allen Ahlert	Hitachi	1800 E Imhoff	allen.ahlert@hitachiomd.com	360-5500
Mark Wright	Hitachi	1800 E Imhoff	mark.wright@hitachiomd. com	360-5500
George Wilson	Hitachi	1800 E Imhoff	george.wilson@hitachiomd. com	360-5500
Wiley Madole	Interested citizen	1501 Cedar Lane		321-9695
Dorothy Armstrong	Interested citizen	1401 Cedar Lane		329-0066
Don Wood	NEDC	Norman Economic Development Council 710 Asp Ave	nedc@nedcok.com	573-1900
Paula Rucker	Neighboring owner	1700 Lenox Dr	rruc3@yahoo.com	447-8479
Jeff Lower	Interested party	Tulsa, OK	lowerfamily5@aol.com	918-615-6826
Susan Atkinson	City Facilitator			366-5392

Susan Connors	Planning Director	366-5431
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 applicants are seeking a Preliminary Plat, 2025 Plan amendment and rezoning for an 18-acre parcel in southeast Norman. They are seeking a Planned Unit Development (PUD) zoning for multi-family residential land uses. The current zoning for the parcel is A-2 Rural Agricultural. The current Norman 2025 Land Use Plan designation is Industrial.

Applicant's Opportunity. The applicants are seeking to build a gated, multi-family residential development that would include 158, two-story units with 552 beds. City parking requirements would specify 284 spaces. The applicants propose to provide 700 parking spaces. These units would be marketed to students.

Neighbors' Concerns. Hitachi Corporation is the industrial use next door to the proposed site. Representatives of Hitachi and the Executive Director of Norman Economic Development Council (NEDC) were on hand to state their opposition to the project. NEDC Director explained that Hitachi had been in this location for 25 years but had considered leaving Norman. Instead the company chose to stay and expand their existing facility. He added that they hoped to expand again in the near future which would take their operations right up to their west property line, immediately adjacent to the proposed apartment development. The NEDC Director expressed his concern about the shrinking availability of industrial land in Norman and the need to protect a major Norman employer.