

**Applicant:** Juniper Norman OZ Senior Housing, L.P.

**Project Location:** 12<sup>th</sup> Avenue S.E. & Cobblestone Creek Drive

**Case Number:** PD19-24

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

**Applicant/Representative(s)**

Tim Shannon  
Seth Borland  
Sean Rieger  
Gunner Joyce  
Muhammad Khan

**Attendees**

Mark Glander  
Michael Ball  
Jim & Carma Taylor  
Angela Magarian  
Daniel & Brenda Helmer  
Petra Klein  
Mike Rainer

**City Staff**

Jane Hudson, Planning & Community Development  
Beth Muckala, Legal Department  
Ken Danner, Engineering Division

**Application Summary**

The applicant, Juniper Norman OZ Senior Housing, L.P. is currently in negotiations to purchase the 7.09-acre tract from the Cobblestone Creek Golf Course. The current owner purchased the entire Cobblestone Creek Golf Course and Single-Family Development (Cobblestone) several years ago and has been working to complete development of the area since that time; development had stopped under the previous development group. A development group that constructs and manages senior living communities/facilities across the country is working with the current owner to develop this area for an age restricted senior living community.

**Neighbor's Comments/Concerns/Responses**

Q: How many units?

R: 168 Units, 75% 1-bed and 25% 2-bed

Q: The design of the site is not taking into account the residential single family to the north of the proposal.

R: There will be a fence, the garages and a drive aisle between the development and the residential to the north.

Q: How tall will the fence be adjacent to the single family to the north of the proposal?

R: 6-feet

Q: Do you have facilities in Oklahoma?

R: No.

Q: Size of other facilities?

R: Typically, 4-story and 5 to 10-acre sites.

Q: Do you build other sites adjacent to residential?

R: Yes, not a transient group, approximately 85 to 90% retention.

Neighbors to the north are concerned with the possibility of odor from the dog park and dumpster.