

**Applicant:** Sooner Traditions

**Project Location:** South side of Tecumseh Road, west of 24<sup>th</sup> Ave NW

**Case Number:** PD14-21

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

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>Contact Information</u>
Sean Rieger	Applicant Representative	136 Thompson Norman, OK	329-6070
Sanford Mauldin	Neighbor	3522 24 <sup>th</sup> Ave NW Norman, OK	514-7709
Chris Anderson	Applicant Engineer	815 W. Main OKC, OK	232-7715
Randy Gibbs	Southwestern Wire	3505 I-35 Norman, OK	447-6900

<u>Staff</u>	<u>Position</u>	<u>Contact Information</u>
Janay Greenlee	Planner II	366-5437
Andrew Norlin	Assistant Development Coordinator	366-5459

#### Application Summary

The applicant is seeking to develop a vacant parcel that never has been developed fronting the south side of Tecumseh Road west of the traffic signal at 24<sup>th</sup> Avenue N.W. The applicant is requesting a rezoning from I-1, Light Industrial District, to C-2, General Commercial District with a Special Use for a mini-storage warehouse. The request requires a Norman 2025 Land Use & Transportation Plan amendment from Industrial and Future Urban Service Area to Commercial and to Current Urban Service Area. This parcel is going through the platting process and all public improvements will be brought to this site; water, sewer, and road frontage improvements.

#### Applicant's Opportunity

The parcel is approximately 8.37 acres and the applicant is proposing a retail development fronting Tecumseh and mini-storage warehouses in the rear. The front portion of the development will consist of three parcels for commercial/retail use; any allowed use in C-2, General Commercial, will be allowed. The Special Use will be for the mini-storage warehouse only. All buildings will be one story.

The applicant is proposing two points of access into the development off of Tecumseh Road that will align with the access points on the north side of Tecumseh Road. The applicant is seeking to maximize the value of the property with this development and provide services in this area of Norman that is growing in population.

#### Neighbor's Comments/Concerns

Mr. Sanford Mauldin owns the parcel directly east of this site. His main concern was how the development will address the pond and if the run-off from the development will drain on his parcel.

Mr. Sanford also expressed that he was very excited about the potential of the development and wanted to know if this development would increase the potential to rezone his parcel from industrial to commercial.

Mr. Gibbs, a representative for Southwestern Wire, directly west of the site, expressed that his main concern was the potential for increased traffic.

He also asked if Southwestern wire will have the ability to hook into the city water and sewer lines since this new development will bring those services to the vicinity.

#### Applicant's Response

Mr. Rieger, the applicant's representative and engineer, Mr. Anderson, explained how the pond and future detention for the site will be an engineered solution to account for the run-off. Mr. Rieger and Mr. Anderson assured Mr. Mauldin that the neighboring properties will not be impacted with run off from this development. Mr. Mauldin asked if this is solution could be done on his property. City staff stated that he could potentially come up with an engineered solution for the WQPZ that is on his parcel. Mr. Mauldin stated this is a great opportunity.

Mr. Rieger also explained that there will be two entrances to the development as currently proposed. A traffic impact study will be completed and the City of Norman will make a determination on the level of impact and service. Mr. Gibbs inquired about a signal at this location and city staff stated that the traffic impact study will address his concerns. Staff stated that a signal at the location has to be assessed by the city transportation and traffic engineers. Mr. Gibbs will contact Public Works to inquire about the water and sewer service and stated that Southwestern Wire would be interested in bringing those services to their establishment.