

**Applicant:** Shay Development

**Project Location:** South side of Lindsey St. between 24<sup>th</sup> Ave. SE and 36<sup>th</sup> Ave. SE

**Case Number:** PD15-05

**Time:** 6:30 p.m.

<b><u>Attendee</u></b>	<b><u>Stakeholder</u></b>	<b><u>Address</u></b>	<b><u>Contact Information</u></b>
Gerald Giffin	Neighbor	3250 E. Lindsey Norman, OK	405-360-7663
Ross Morris	Engineer	617 NW 27 <sup>th</sup> Moore, OK	405-912-2775
Terri Moyer	Neighbor	3112 Venice Ct. Norman, OK	405-306-1455

<b><u>Staff</u></b>	<b><u>Position</u></b>	<b><u>Contact Information</u></b>
Janay Greenlee	Planner II	405-366-5437
Leah Messner	Assist. City Attorney II	405-217-7748
Todd McLellan	Development Engineer	405-217-7704
Terry Floyd	Development Coordinator	405-366-5446

### **Application Summary**

The applicant, Shay Development, is proposing a single family residential development for approximately 10.43 acres on Lindsey Street between 24<sup>th</sup> and 36<sup>th</sup> Avenue NE. Rezoning will be required for this proposal; currently the site is zoned A-2, Rural Agricultural District, and the request is to move to R-1, Single Family Dwelling District. A Norman 2025 Land Use & Transportation Plan amendment will also be required; currently the site is designated Low Density Residential with a Future Urban Service Area designation; the request will require Current Urban Service Area.

### **Neighbor's Comments/Concerns**

The neighbors' main concern and comments are as follows:

- Will the existing Cedar Tree row remain intact on the east side of the development? If not, will it be replaced?
- Will the developer follow an erosion control plan and furthermore, how do we insure that it will be followed?

- Has an adequate sewer solution been accepted by the City of Norman?

**Applicant's Response**

The applicant's engineer responded with the following:

- The developer will work to preserve the Cedar row and currently cannot remove any tree that measures at least 8" in caliper. The developer will practice good preservation techniques to insure the tree row will remain intact.
- Erosion control plans will be submitted as required by the City of Norman; furthermore, the City of Norman storm water control division will monitor the plan and conduct site visits to insure proper erosion control techniques are being followed.
- Yes, the sewer solution has been accepted and met the requirements; this development will tie into the lift station to the southeast.