

Applicant: Blaine Nice, Atty for Applicant

Project Location: SE Corner Hwy 77(Classen Boulevard) and Cedar Lane

Case Number: PD14-10

Time: 5:30 pm

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>email</u>	<u>Phone</u>
Blaine Nice	Applicant's Attorney	Fellers Snider 100 N Broadway	bnice@fellerssnider.com	405-232-0621
Terry Haynes	Applicant's Engineer	SMC Engineers	Terry.haynes@smcokc.com	405-232-7715
Devin Grunder	neighbor	3650 Classen	dgrunder@coolrelief.net	405-708-7885
Jay Cervi	Interested party	2813 Lauriston Drive		405-364-9103
Don Cervi	Interested party	1901 Windmere		405-627-5844
Pat Keithley	neighbor	3408 Madra		405-823-0644
Andrew Golden	Interested party	PO Box 720540	amg@gmail.com	

<u>City Staff</u>	<u>Position</u>	<u>Phone</u>
Susan Atkinson	Facilitator	405-366-5437
Terry Floyd	Development Coordinator	405-366-5446
Jane Hudson	Senior Planner	405-366-5344
Ken Danner	Subdivision Development Mgr.	405-366-5458

Application Summary

The applicant is seeking to rezone a 32.25-acre parcel for initial use as a discount store and fuel station. The parcel is currently zoned Industrial-1. The *Norman 2025 Land Use Plan* designation for the parcel is Low Density Residential. The applicant is seeking C-2 zoning for 18.83 acres to be used as a discount store with a fuel station and C-2 zoning for 10.73 acres for any use approved under C-2 zoning and a commercial land use designation.

Applicant's Opportunity

The applicant is seeking to develop St. James Centre, a discount center proposed for the southwest corner of Cedar Lane Road and Hwy 77/Classen Boulevard. Initially, in addition to discount merchandise, the development would include fuel sales. The center would also

include provisions for future commercial uses that are allowable under C-2 zoning to be located on the west side of the parcel.

Neighbor's Comments/Concerns

Neighbors expressed support for the proposed development. A commercial neighbor expressed concern that the proposed driveway for the center align with the existing commercial driveway across the street. Applicant's engineer stated that he would check into the alignment and ensure that both driveways could be aligned for maximum efficiency.