

Applicant NE Development Group, LLC

Location Generally located at the southeast corner of Tecumseh Road and 36th Avenue NW

Case Number PD 12-12

Time 5:30-6:00 PM

Attendee	Stakeholder	Address	Phone
John "Buz" Owens	Applicant	4144 N. Central Expressway Suite 855 Dallas, TX 75204	214-520-8878
Ken Lokey	Applicant	420 Southfork Drive Lewisville, TX 75057	972-221-0095
Tom McCaleb	Applicants Engineer	815 West Main Street Oklahoma City, OK	232-7715
Lee James	ONG Representative	-	229-1852
Carrie Vincent	Neighbor	3016 Cruden Dr.	310-2510
Kenyon Hoggard	Neighbor	3120 Troon	-
Paul & Eriea Phelps	Neighbor	4104 Dornoch Lane	310-3198
Doug & Joyce Harris	Neighbor	3509 Bright St.	364-2285
Letitia Manning	Neighbor	3909 Ripple Ave.	321-9696
Chad Williams	Neighbor	1912 Pendleton Dr.	248-6817
Phillip Johnson	Neighbor	4000 Teton Lane	488-4326
Dorothy Sullivan	Neighbor	3501 Glisten St.	360-0751
Jane Shove	Neighbor	3505 Glisten St	-
Valerie Robinson	Neighbor	3347 Teton Circle	329-6912
Ramkuna Pashasanty	Neighbor	4109 Dornoch Lane	447-7905
Wayne & Jeanne Rives	Neighbor	4108 Troon St.	310-3943
Seth Noble	Neighbor	3804 Glisten Ct.	833-8528

City of Norman Predevelopment**April 26, 2012**

Paul Fagiano	Neighbor	3605 Ladybank Lane	-
Jake Kruthnigo	Neighbor	3032 Elie St.	361-0703
Margaret Cullins	Neighbor	3015 Ladybank Lane	321-8475
Bernard & Kathleen Demel	Neighbor	3601 Crail Dr.	573-2666
Richard Horsburgh	Neighbor	4013 Sparke St.	579-8471
Mel Beery	Neighbor	3916 Sparkle St.	-
Shane Allen	Neighbor	3917 Irvine Dr.	642-0016
Steve & Rosemary Edwards	Neighbor	4135 Eden Ct.	802-8445
James Shelton	Neighbor	914 Monnett Ave	579-0458
Carl Sinclair	Neighbor	4004 Dornoch Ln	292-0566
Heath Hans	Neighbor	3820 Crail Dr.	708-8399
Jon Williford	Neighbor	3607 Gullane Dr.	579-4370
Bryan Sabir	Neighbor	3609 Jubilee St.	816-6036
Vincent Dicastro	Neighbor	3109 Lady Bank	321-0200
Chris Moslande	Neighbor	3400 W. Tecumseh	360-6764
Henry Bluejacket	Neighbor	4901 N. Santa Fe Oklahoma City	530-2531
Mike Moses	Neighbor	4316 Warrington Way	360-7140
Jackie Farley	Neighbor	1716 Schooner Dr.	590-7940
Christie Remualdo	Neighbor	3821 Buckingham Dr.	579-6255
Vicki Hopkins	Neighbor	4112 Teton Oval	701-5836
Jill Henniges	Neighbor	4114 Pine Hill Rd.	801-2597
James Jones	Neighbor	3524 Glisten St.	306-6352
James Gann	Neighbor	3404 36 th Ave. NW	360-8900

Bill & Tammy Winters	Neighbor	4108 Teton Lane	321-6902
Jeanette Jahnke	Neighbor	3805 Castlerock	360-4686
Keith Brewster	Neighbor	3921 Ripple Ave.	473-6662
Don Cervi	Neighbor	1901 Windmere	364-1319
Karen Brown	Neighbor	3524 Teton Lane	364-3536
Darwin Scheffe	Neighbor	3916 Brownwood Ln.	701-0673
Chris McDougall	Neighbor	3704 Wood Castle St.	364-3648
Joseph Waslo	Neighbor	4316 Whitmere Ln	517-9469
Pat Webb	Neighbor	3017 Ladybank	321-7208
Tom & Susie Thurston	Neighbor	3508 Teton Ln.	-
Drew Norlin	City Staff		366-5459
	Public Works Department		
Leah Messner	City Staff – Legal		217-7748
Ken Danner	City Staff – Public Works Department		366-5458
Jane Hudson	City Staff – Planning Department		366-5344

Application Summary. The applicant is seeking a 2025 Plan Amendment, rezoning and a preliminary plat for a 10.75 acre multi-family development at the southwest corner of Tecumseh Road and 36th Avenue NW.

Applicant's Opportunity. The proposed project is a 235-unit multi-family complex consisting one, two and three-bedroom units in five three-story residential buildings, overall height is approximately thirty-five feet, as well as a one-story clubhouse located on a 10.75 acre site. The residential style buildings are pitched-roof with exterior finishes of approximately 50% stone. Interior design will include 9 foot ceilings and crown molding. Stairs have been pulled back into the building so they are more aesthetically appealing. There will be 473 parking spaces, including 90 garages (40 attached and 50 detached), as well as 140 carport spaces and 20 storage units on site for the residents. Additional features of the

project are a clubhouse with a fitness center, business center and kitchen, along with a swimming pool and related facilities for the residents. There will be electronic entry gates and entirely fenced perimeter. There has been careful planning to utilize the detention on the west as a broad buffer between the project and the residential area to the west. To shield the adjacent residential area from the parking area the site plan hides the parking lots behind the buildings.

Residents' Comments/Concerns.

- Project is opposed by neighbors in attendance
- Neighbors demand to have neighborhood meetings with developers before the application process reached Pre-Development
- Neighbors are concerned with increased crime, traffic, water pressure/supply, adequate sewer pressure
- Neighbors are concerned with the over crowding of nearby schools
- Neighbors are concerned with height of the buildings which back up to the residential neighborhood
- Neighbors are concerned with the possibility of Section 8 housing being allowed in the development
- Neighbors are curious about the plans for the vacant commercial lot
- Neighbors requested the balconies adjacent to the residential neighborhood be moved to the inside of the development