

Applicant Steve Oef/77 Storage Place LLC

Location 3650 S Classen Blvd

Case Number PD 12-33

Time 5:30-6:00 PM

| Attendee | Stakeholder | Address | email | phone |
|----------------|---------------------------|----------------|--------------------|----------|
| Steve Eoff | applicant | 1891 Trailview | emailsteve@cox.net | 476-2030 |
| Rosa Lewis | Neighbor | 3622 S Classen | | 219-9491 |
| Bill ? | Neighbor's friend | | | |
| Bobby Stevens | Applicant's friend | | | 408-4119 |
| Susan Atkinson | Facilitator City staff | | | 366-5392 |
| Leah Messner | City Staff | | | 217-7748 |
| Terry Floyd | City Staff | | | 366-5446 |
| Ken Danner | City staff | | | 366-5459 |

Application Summary. The applicant is seeking a preliminary plat and to rezone a .85-acre parcel to I-1. The parcel is currently zoned A-2. The *Norman 2025 Land Use and Transportation Plan* designation for the parcel is Industrial.

Applicant's Opportunity. The applicants are seeking to build a small self-storage complex to be located beside and behind the existing Active-Ice Inc office/warehouse building at 3650-3722 Highway 77. A small house will be moved off the site by Harris House Movers.

77 Storage Place will include 7 buildings, using the existing Active Ice office as the rental office. The existing driveway will be shared for both uses. The rear of the property is bordered by the BNSF tracks. The storage facility will have a small frontage on Hwy 77 with a 10-foot landscape buffer behind the sidewalk. Business hours will be daylight hours only, closing at dark, with longer hours in the summer months when the days are longer. Security would include an electronic key-pad gate system and 10 remote cameras.

Neighbors' Concerns. One adjacent property owner and two of her friends attended the meeting to express her concerns regarding possible runoff from this development.

Applicant's Response. Applicant has discussed this concern with the neighbor several times. The building design and site engineering has been intentional to direct water to the rear property line and away from the neighbor who is north of the subject site. Stormwater runoff will flow southward along the railroad right-of-way.

Traffic. Neighbor also expressed concern about the storage facility generating additional traffic on Highway 77, explaining that peak hour traffic makes turning movements difficult already.

Applicant's Response. Applicant stated that storage facilities tend to be very low traffic generators. He added that their busiest times tended to be after work and on weekends and holidays but even that would not generate a steady flow of traffic.