

**Applicant:** Farzaneh Development, L.L.P.

**Project Location:** West side of 12<sup>th</sup> Ave. SE, approximately ½ mile south of Cedar Lane Road

**Case Number:** PD 15-28

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

<b><u>Attendee</u></b>	<b><u>Stakeholder</u></b>	<b><u>Address</u></b>	<b><u>Contact Information</u></b>
Tom McCaleb	Applicant's Engineer		405-232-7715
Christopher Price	Neighbor		405-826-4144

<b><u>Staff</u></b>	<b><u>Position</u></b>	<b><u>Contact Information</u></b>
Janay Greenlee	Planner II	405-366-5437
Terry Floyd	Development Coordinator	405-366-5446

### **Application Summary**

This application is a revised Preliminary Plat containing 4.73 acres to revise a roadway alignment to preserve open space and meet the drainage area requirements. The property is currently zoned R-1, Single Family Dwelling, therefore, rezoning is not required.

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

The neighbor's main concern was the setback of the houses that will be built abutting his rear yard. Also, he wanted to know if he will be looking at a house up against his back fence.

### **Applicant's Response**

Mr. McCaleb explained that this preliminary plat is to work with the drainage of the development; this portion of the plat had to be re-engineered to meet the drainage requirements and roadway alignment.

Staff commented that the R-1 setback requirements have to be met to approve a building permit. Staff and the applicant's engineer suggested planting an evergreen tree row to buffer the abutting property to the rear.