

Applicant: Sweetgrass Communities, L.L.C.

Project Location: Northeast corner of Tecumseh Rd. and 12th Ave. N.E.

Case Number: PD 15-32

Time: 6:00 p.m.

Applicant/Representative:

Tom McCaleb

405-232-7715

Richard McKown

405-637-8742

City Staff:

Janay Greenlee

405-366-5437

Interested Parties:

Joseph Burton

920 Carolyn Ridge Road

Robert Wilson

700 River View Drive

Gene Bell

710 River View Drive

JoAnn Campmier

3825 Kings Canyon Road

David Campmier

3825 Kings Canyon Road

Paul Ailey

18307 S. Rock Creek Road

Application Summary

The applicant is requesting to amend the PUD, Ordinance No., O-0708-40, which passed May 27, 2008. The proposal is to remove approximately 5.5 acres from C-1 to R-1. Initially the PUD allowed C-1 on 17.0 acres with 16 commercial lots. This proposal will leave approximately 11.6 acres and 11 lots for commercial development on the corner of Tecumseh and 12th Avenue NE.

Neighbor's Comments/Concerns

The neighbor's main concerns are:

- If the drainage, detention and dam was built to regulation, why has it breached and the storm water pipe is filled with debris?
- Will there be a gas station located in the commercial part of this plat?
- Will this be an extension of the Red Canyon Ranch HOA?
- How will developer address the commercial uses abutting the residential uses, looks like a parking lot will abut his back yard?
- How will the phasing take place and when will the commercial lots be built and what will be there?
- Are speed humps planned through the development? There are a lot of speeders.
- Will Ideal maintain the greenbelt and detention areas?
- The neighbors thanked the applicant and staff for answering their questions and addressing their concerns, and stated that this meeting was helpful.

Applicant's Response

The applicant's representative addressed the neighbor's concerns and comments:

- The drainage and detention has been addressed and being approved through the preliminary plat, we have worked with Todd McLellan, Development Engineer, (Flood Plain) with the City of Norman and all the requirements have been met.
We have had record precipitation this year; therefore you will see some overflow just as all areas of the city have been affected.
- None of the commercial parcels have been sold yet and a gas station would require Special Use, ordinance change, before a gas station could be located on any of the commercial lots.
- Yes, this will be part of the Red Canyon Ranch HOA.
- The commercial development will be required to follow all zoning regulations abutting residential uses; setbacks, landscape buffers, exterior lighting and fencing will all be reviewed as applications come in for building permits.
- Commercial development will come in more likely as roof tops are developed.
- Speed humps are not currently planned for this development; because of the street layout it is more likely that there will not be speed humps. However, the City of Norman Traffic Engineer is the one to address this. Speed humps are constructed on straight roads that meet a distance requirement, I believe.
- Ideal Homes will maintain all open space, private park and greenbelt areas and act as the HOA until the Final Plat and an HOA is established within the neighborhood.