

**Applicant:** Tecumseh Road Business Park, L.L.C.

**Project Location:** Tecumseh Drive near NW corner of Tecumseh Road and Flood Ave.

**Case Number:** PD17-8

**Time:** 5:30 p.m.

**Applicant/  
Representative** Sean Rieger and Tom McCaleb applicant representatives  
for Blaine and David Armstrong

**Attendees**

Mike Lawson  
Glenn Foster  
Ryan Gantz  
Bill Hickman

**City Staff**

Janay Greenlee, Planner II  
Terry Floyd, Development Coordinator  
Ken Danner, Subdivision Development Manager  
Kathryn Walker, Assistant City Attorney III

**Application Summary**

The applicant is requesting a PUD amendment to allow commercial, office, and residential uses on approximately 20.3 acres. A preliminary plat is being filed to redesign the lots and site development plan.

The applicant stated in the application that they will have restaurants with seating areas enhanced by large glass windows focused toward the central setting of water and lighting features with waterside dining outdoors. Surrounding the central core of the development will be a mixture of single and multiple story mixed use buildings and boutique hotels will round out the entire mixed use concept.

**Neighbor's Comments/Concerns/Responses**

The main concern from neighbors regarding this proposal is the change in type of use from office/industrial to commercial and residential uses that will generate more traffic and cost more to keep the roads in good condition. When neighbors purchased the property at this location they did so because the industrial use.

The applicant stated that parking will be accommodated per the PUD narrative and meet City of Norman parking requirements with shared parking throughout the development.

This replat will not affect the current development to the south of this site that is not included in the proposal, and covenants for the site will be enforced through the property owners association.