

Applicant: Hollywood Corners Station, L.L.C.

Project Location: 4712 N. Porter Ave.

Case Number: PD 17-29 (Second Meeting For This Application)

Time: 5:30 p.m.

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>Contact Information</u>
Sean Rieger	Applicant's Legal Counsel	136 Thompson	405-329-6070
Rodney Carothers	Applicant	5500 N. Porter Ave.	405-831-6282
Tom McCaleb	Applicant's Engineer	815 W. Main OKC	405-232-7715
Blaine Nice	Neighbor's Legal Counsel	100 N. Broadway	405-232-0621

<u>Neighbor Attendees</u>	<u>Address</u>	<u>Contact Information</u>
Brian Goodman	406 W. Franklin	405-329-0642
James & Sue Matheny		
Josh & Miranda Kitchen	277 W. Franklin	405-615-9677
Randy & Lisa Martin	4950 Broadway	405-928-5695
Mary Ellen Hickman	5150 N. Broadway	405-365-7415
Amber & Dana Fields	5347 12 th Ave. N.W.	405-620-5456
Raymond Hartman	608 W. Franklin	405-760-0939

<u>Staff</u>	<u>Position</u>	<u>Contact Information</u>
Jane Hudson	Principal Planner	405-366-5344
Kathryn Walker	Assistant City Attorney	405-366-5376
Ken Danner	Subdivision Manager	405-366-5458
Terry Floyd	Development Coordinator	405-366-5446

Application Summary

The applicant, Hollywood Corners Station, L.L.C., is proposing a NORMAN 2025 Land Use and Transportation Plan amendment from Very Low Density Residential to Commercial and rezoning from A-2, Rural Agricultural District to Simple Planned Unit Development, SPUD to allow for commercial uses on the property. The applicant is proposing the following: convenience store/fuel sales, deli/restaurant and bar with indoor/outdoor live entertainment venues.

Neighbor's Comments/Concerns/Responses

- Why does the music have to be so loud? The site is small, you can still hear the music even if you turned it down to not impact the neighbors.
- We, as neighbors, don't want you to close; we don't want the business to go away. We just want the music level, bass, to be turned down so it isn't such an impact on adjacent properties. One neighbor stated they could hear the words with windows closed and A/C unit running.
- Our property values have decreased and will continue to decrease if the music volume isn't controlled.
- The decibel of sound should be no louder than 50 after 9 p.m.

- The Noise Ordinance is in place for a reason – quality of life is lost without control.
- We, as neighbors, want the entertainment but at a lower level.
- Have you thought about the type of sound board you will use to buffer the sound?
- Can you use “sound walls” to buffer the music?
- Have you hired a sound engineer?
- Are you planning to extend ours of operation?
- What is the parking surface?
- Your parking area may work for the restaurant but not for the times when you have concerts.
- Blaine Nice – Neighbor’s Legal Counsel – requested a copy of the SPUD Narrative when completed.

Applicant’s Response

Applicant’s representative stated the business model will follow the TC, Tourist Commercial District, Special Use – Convenience Store, Deli/Restaurant, Bar and Live Entertainment Venue. Rieger Law Group has conducted sound studies. The parking surface is gravel. We do not intend to extend the business hours. Currently, looking at sound walls, buffering solutions for the site.