

Applicant: Blue Jay, L.L.C.

Project Location: Located at 5451 Huettner Drive

Case Number: PD 18-12

Time: 5:30 p.m.

<u>Attendee</u>	<u>Stakeholder</u>	<u>Address</u>	<u>Contact Information</u>
Brad Worster	Applicant's Rep.	132 N. Santa Fe	405-701-0200

<u>Neighbor Attendees</u>		<u>Address</u>	<u>Contact Information</u>
Jan S. Astani	Neighbor-Business Owner	5500 Huettner Dr.	405-476-9138
Famaraz Astani	Neighbor-Business Owner	5500 Huettner Dr.	405-360-5045
Donna Jackson	Neighbor	5800 24 th Ave N.W.	405-642-8001

<u>Staff</u>	<u>Position</u>	<u>Contact Information</u>
Jane Hudson	Principal Planner	405-366-5344
Beth Muckala	Assistant City Attorney	405-217-7748
Ken Danner	Subdivision Manager	405-366-5458

Application Summary

The applicant, Blue Jay Construction, L.L.C., is proposing to rezone the 6.2 acres at 5451 Huettner Drive from I-1, Light Industrial District to a PUD, Planned Unit Development District. This PUD will allow for an upscale RV/Travel Trailer Park and uses strictly associated with the RV/Trailer Park as well as any uses currently allowed by right in the I-1, Light Industrial District. This property is located east of the intersection of Interstate Drive and Huettner Drive, east of the WoodSpring Suites facility and north of Johnson Controls; the WoodSpring Suites offers overnight and extended stay accommodations and Johnson Controls is a large industrial HVAC manufacturer.

Neighbor Questions/Comments

Q: What does upscale mean?

R: The applicant is hoping to cater to the upscale, larger rv/travel trailer park. The parking pads he is proposing will accommodate the larger, 40 foot RVs.

Q: Why not build an rv sales and service shop? We are concerned with the transient nature of the proposal.

R: The applicant is hoping to provide a service not currently available in this area. The closest similar park is located north in the downtown area of OKC. Previously, Norman had a mobile home park that had a section designated for rvs but that was eliminated with the closing of Sooner Mobile Home Park on Classen and Constitution.

Q: Can the residents live there full-time?

R: If they sign a lease/agreement yes, the applicant will agree to annual leases.

General comments and concerns from a neighbor and a business owner:

- Concerned with the number of people wandering up and down the street possibly walking their dogs, trash/debris and the overall nature of the transient development.
- Concerned with the size of the rvs/travel trailers in conflict with some of the company trucks along the street.
- Concerned that the existing business noise will be a nuisance to the new rv/travel trailer park tenants.