

Applicant: Sooner Traditions, L.L.C.

Project Location: NE Corner of Lindsey St. and Berry Rd. (1027 & 1035 S. Berry Rd.)

Case Number: PD 23-25

Time: 5:30 p.m.

Applicant/Representative

Sean Rieger, Attorney for applicant
Libby Smith, Attorney for applicant
Steve Rollins, Engineer for applicant
Rick McKinney, Architect for applicant

Attendees

Lee Hall	Joe Sparks
David Nehrenz	Patrick Schrank
Gabrielle Mandeville	Susan Meyer
Leslie Cornwell	Dana Orvry
Dennis Yarbro	Stephen Maple
Susan Simeroth	James Akey
John Cornwell	Kristine Akey
Gary K	

City Staff

Lora Hoggatt, Planning Services Manager
Zach Abell, Planner I
Whitney Kline, Admin Tech III

Application Summary

The applicant requests to rezone from R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, and a NORMAN 2025 Land Use Plan Amendment from Office and Low Density Residential Designations to Commercial Designation.

Neighbor's Comments/Concerns/Responses

The applicant's attorney and architect reviewed the project and site plan. Attendees had questions regarding the traffic this project will create and how it will affect traffic on S. Berry Rd. They would like to see a right-turn only onto S. Berry Rd. but a two-way is proposed. The applicant explained a traffic memo would be prepared. Attendees asked if the only use that will be allowed will be a restaurant. The applicant explained all possible uses for the site will be included in the SPUD narrative. Attendees voiced concerns regarding noise and lighting. They also expressed concern for the build line shown on the site plan. The applicant explained it would be edited before Planning Commission.