

Applicant: Tull Commercial Properties, LLC & Legacy Ridge Development, LLC

Project Location: Located at the southwest corner of the West Rock Creek Road and North Porter Avenue intersection

Case Number: PD25-21

Time: 5:30 p.m.

Applicant Representative:

Libby Smith
Sean Reiger

Attendees:

David Curtis
Alan Munday
Michael Phillips
Derek Harris
Erica Bird

City Staff:

Justin Fish, Planner I
Landon Gum, Public Works Engineering
Beth Muckala, Assistant City Attorney

Application Summary:

The applicant submitted a request for a preliminary plat and rezoning from C-2, General Commercial District, RM-6 Medium-Density Apartment District, and A-2 Rural Agricultural District, to PUD Planned Unit Development District, for Tull Trails, for 69.68 acres of property located at the southwest corner of the West Rock Creek Road and North Porter Avenue intersection. The rezoning and Preliminary Plat are needed for the applicant to develop the site into a development featuring a mix of office, commercial, and residential uses.

Neighbor's Comments/Concerns/Responses:

Residents inquired about the proposed access point off West Rock Creek Road, asking whether this new connection would align with Hamden Avenue, the existing access point into the neighborhood north of the development site, across West Rock Creek Road. The applicant's representative stated that the access points would not connect.

Next, the residents asked whether a streetlight would be installed as part of the proposed development. The applicant's representative explained that the City of Norman's Traffic Engineer conducts a traffic study to determine whether additional infrastructure is necessary to support the development. The representative did not believe a streetlight would be required; however, if the existing infrastructure proves insufficient to meet demand, one would be installed.

Residents then asked which part of the development would be completed first. The response was that the commercial uses and some multi-family units are anticipated to be developed first.

Lastly, the residents asked about the height of the large multi-family structures located near the Crystal Heights neighborhood. The representative responded that the PUD Narrative allows up to five stories, but it is anticipated that the structures would be three stories in height.