

Applicant: St. James Park L.L.C.

Project Location: Near the Northeast corner of the intersection of Classen Boulevard and East Cedar Lane Road

Case Number: PD25-18

Time: 5:30 p.m.

Applicant Representative:
Sean Rieger

Attendees:
Ron Rollins
Sheila Rollins
Lisa Summers
Ryan Ponto
Marissa Landes
Paul Warren
Juile Warren
Peggy Lee
Chuck Kokosa
Ricky Pope
Holi Pope
Dianna Hunter

City Staff:
Justin Fish, Planner I
Landon Gum, Public Works Engineering

Application Summary:
The applicant submitted a request for a preliminary plat for Charleston Ridge, for 95.08 acres of property located Near the Northeast corner of the intersection of Classen Boulevard and East Cedar Lane Road. This is accompanied by a request for a rezoning from R-1, Single-Family Dwelling District, to PUD, Planned Unit Development. The proposed development is divided into two areas both consisting of Single-Family dwellings of varying lot and building types that match up closely to those found in standard R-1 zoning. The rezoning is required for the applicant to be able to create lots that are less than 50' wide.

Neighbor's Comments/Concerns/Responses:
After the applicant presentation several of the attending neighbors had questions revolving around the proposed development. The applicant was asked if they knew what the square footage of the homes would be. The applicant representative responded saying that those details are not know at this time. The applicant was then asked what

would be done about the drainage in this area. The applicant responded that they are expanding off site detention pond, adding flumes to the development site, and are required to meet the City of Norman's Engineering & Design Criteria. Lastly, the attending neighbors asked questions about street connections and cut through traffic. Addressing the questions about cut through traffic the applicant representative stated the proposed development will feature smaller streets, and created an indirect connection to 24th Ave SE. The applicant representative stated the proposed development would have street connections to several existing streets in the South Lake Addition and St James Park Section 5. There will also be two access points into the site off of East Cedar Lane Road.