

Applicant: Sooner Traditions, LLC

Project Location: 1027 & 1035 S. Berry Road

Case Number: PD21-23

Time: 5:30 p.m.

Applicant/Representative

Gunner Joyce, Rieger Law, PLLC

Sean Rieger, Rieger Law, PLLC

Attendees

Robert Castleberry

John Cornwell

Michelle Nehrenz

Councilmember Hall

Dennis Yarbrow

Susan Meyer

Councilmember Nash

Stephen Maple

Dana Drury

James Akey

Elizabeth Gohl

Mindy Wood, Kevin Potts

City Staff

Brevin Ghoram, Planner I

Jane Hudson, Director, Planning & Community Development

Beth Muckala, Assistant City Attorney

Heather Poole, Assistant City Attorney

Ken Danner, Subdivision Development Manager

Application Summary

The applicant seeks to rezone the properties to facilitate the operation of a commercial development on the subject properties. The applicant seeks to rezone to a SPUD, Simple Planned Unit Development. The updated site plan is submitted with this application. The building is brought forward of the lot, 25' setback, increased north setback, created a buffer, lighting ordinance in place, photometric plan, access points away from corner and a single-story structure.

Neighbor's Comments/Concerns/Responses

- City denied access to the property on the west side of Berry, why?
 - (City staff responded – we will have to research as we are not familiar with that request.)
- This is the third time the application has been submitted - 2015, 2020 and 2021, why is this allowed to be submitted again?

- (City staff responded - an applicant has the right to submit an application to rezone/develop property. Council ultimately votes on the application.)
- Traffic backs up on Berry Road – this will create more traffic.
- Will there be a traffic study?
 - (Applicant's representative responded - a traffic consultant has been hired.)
- Concern with access on Lindsey or people turning into the site from Lindsey – this will create traffic congestion.
- Berry is a residential street.
- If the zoning is C-1, SPUD, then the uses can be anything.
- Neighbors fear commercial creep into neighborhood.
- Abundance of commercial property on Lindsey so go there – don't buy residential and convert to commercial.
- Will this SPUD be the same uses as previously submitted?
 - (Applicant's representative responded - possibly, not finalized at this point.)