

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

AUGUST 13, 2015

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 13th day of August, 2015. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pailes
Erin Williford
Tom Knotts
Sandy Bahan
Jim Gasaway
Dave Boeck
Chris Lewis

MEMBERS ABSENT

Cindy Gordon

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Drew Norlin, Asst. Development Coordinator

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CONSENT DOCKET

Chair Bahan announced that the Consent Docket consisted of the following items:

Item No. 3, being:

APPROVAL OF THE JULY 9, 2015 REGULAR SESSION MINUTES AND THE JULY 30, 2015 STUDY SESSION MINUTES

Item No. 4, being:

COS-1516-1 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DON BURESS AND ROBERT JAMES (BRUNT SURVEYING COMPANY, L.L.C.) FOR JAMES ACRES FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ROCK CREEK ROAD APPROXIMATELY 1/2 MILE EAST OF 36TH AVENUE N.E.

Item No. 5, being:

PP-1516-3 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BIO-CIDE INTERNATIONAL (SMC CONSULTING ENGINEERS, P.C.) FOR BIO-CIDE EAST PARK ADDITION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 77 (FLOOD AVENUE) AT 24TH AVENUE N.W.

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Chair Bahan asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to approve the Consent Docket as presented. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	None
MEMBERS ABSENT	Cindy Gordon

Ms. Tromble announced that the motion, to approve the Consent Docket as presented, passed by a vote of 8-0.

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Item No. 3, being:

APPROVAL OF THE JULY 9, 2015 REGULAR SESSION MINUTES AND THE JULY 30, 2015 STUDY SESSION MINUTES

The minutes were approved on the Consent Docket by a vote of 8-0.

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Item No. 4, being:

COS-1516-1 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DON BURESS AND ROBERT JAMES (BRUNT SURVEYING COMPANY, L.L.C.) FOR JAMES ACRES FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ROCK CREEK ROAD APPROXIMATELY 1/2 MILE EAST OF 36TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Greenbelt Commission Comments

The Norman Rural Certificate of Survey for JAMES ACRES was approved on the Consent Docket by a vote of 8-0.

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Item No. 5, being:

PP-1516-3 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BIO-CIDE INTERNATIONAL (SMC CONSULTING ENGINEERS, P.C.) FOR BIO-CIDE EAST PARK ADDITION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 77 (FLOOD AVENUE) AT 24TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments (distributed at meeting)

The Preliminary Plat for BIO-CIDE EAST PARK ADDITION was approved on the Consent Docket by a vote of 8-0.

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Tom Knotts moved to amend the order of the Agenda by moving Item No. 9 before Item No. 8. Dave Boeck seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	None
MEMBERS ABSENT	Cindy Gordon

Ms. Tromble announced that the motion, to amend the order of the agenda by moving Item No. 9 before Item No. 8, passed by a vote of 8-0.

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Item No. 6, being:

O-1415-43 – MICHAEL MILLER REQUESTS SPECIAL USE FOR A TYPE I BED AND BREAKFAST ESTABLISHMENT FOR PROPERTY CURRENTLY ZONED R-1, SINGLE FAMILY DWELLING DISTRICT, LOCATED AT 2107 WESTWOOD DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of July 9, 2015 Planning Commission Minutes

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to postpone Ordinance No. O-1415-43 to the September 10, 2015 Planning Commission meeting. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	None
MEMBERS ABSENT	Cindy Gordon

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1415-43 to the September 10, 2015 Planning Commission meeting, passed by a vote of 8-0.

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Item No. 7a, being:

R-1516-7 – ROBERT L. CLEVELAND AND SOUTHWEST REGIONAL SPORTS, INC. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR APPROXIMATELY 1.84 ACRES OF PROPERTY LOCATED AT 3160 AND 3170 SOUTH CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

- 1. 2025 Map
- 2. Staff Report
- 3. Pre-Development Summary
- 4. Greenbelt Commission Comments (distributed at meeting)

Item No. 7b, being:

O-1516-6 – ROBERT L. CLEVELAND AND SOUTHWEST REGIONAL SPORTS, INC. REQUEST REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR APPROXIMATELY 1.84 ACRES OF PROPERTY LOCATED AT 3160 AND 3170 SOUTH CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. Aerial Site Plan

PRESENTATION BY STAFF:

1. Janay Greenlee – Robert Cleveland and Southwest Regional Sports, Inc. are requesting a NORMAN 2025 Land Use and Transportation Plan amendment from Industrial Designation to Commercial for both pieces of property at 3160 and 3170 South Classen Boulevard. This is the existing NORMAN 2025 Land Use and Transportation Plan. These are the tracts right here: 3160 and 3170; currently Industrial Designation. They are requesting to go to Commercial Designation.

Also requesting a rezoning from I-1, Light Industrial, to C-2, General Commercial, for both of those properties. This is the existing zoning, I-1, and, as I stated, they're requesting to go to C-2, General Commercial.

This is the existing land use. 3170 is currently a vacant piece. There is an office use – it's a house – on 3160 currently. This is just an overall perspective. The top Google map is a 1995 overview and aerial, and this is about a 2014 aerial. Just wanted to point out the differences and what has been happening in this area over the last 20 years. We have rezoning here. This was all agricultural land. Now you can see it is multi-family. Vacant properties. Industrial uses have now gone to commercial uses. Same thing across the street on the east side of Classen. Industrial and agricultural have now gone to commercial. This strip on the east side of Classen – these are all currently zoned commercial and have a commercial land use designation. They are still vacant, however. But this was to give you an idea how much population has grown in this area over the last 20 years. Therefore, a lot of goods and services and more commercial uses have come into this corridor on South Classen south of Highway 9.

This is the site itself. This is the one, obviously, with the house on it, still operating an office use, and the vacant property to the south. The mini-storages directly abutting this property to the south. This is looking north on Classen. There is one piece – the property directly to the north is zoned A-2 and there is an existing house there. This is looking south on Classen. And this is directly across the street. As you can see, the multi-family in the background and the commercial designated property in the foreground.

To support a land use amendment, there are two criteria that have to be met that staff analyzes. If there has been a change in circumstances from development in the general vicinity, and the change will not result in adverse land use or traffic impacts in the general vicinity. Population has increased, like I stated, and as you can see, over the last two decades. They've brought more commercial land uses in to help provide goods and services in that area. All the lots on the east side of Classen across from this site are currently zoned commercial with commercial designation land use. South Classen Boulevard is also State Highway 77. It's a four-lane road with a center median. All the traffic lights are being improved. The signalization is

being improved. Cedar Lane has gone through to the south of this site widening it to a four-lane with a new signal. Walmart, as you know, is coming in at Cedar Lane on that southeast corner at Cedar Lane and 77, as well. And just to mention in 2006, where Buffalo Wild Wings and the Taco Bell is now on the west side of Classen was a Special Planning Area 9 and they only designated that commercial corner as that, so this does not fit within those parameters. Like I said, we are rezoning from I-1, Light Industrial, to C-2. Currently, there is no development plan existing. They are doing a straight rezoning from industrial to commercial. As far as I know, the house will remain. They will continue to conduct their office-type use out of that. And the overall change in character has occurred in this last 20 years from industrial/agricultural to more commercial because of the population. Therefore, staff recommends approval of Resolution No. R-1516-7 and Ordinance No. O-1516-6. I'd be happy to answer any questions. The applicant's representative is here to make a brief presentation.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I appreciate Janay's look at this. You could see a closer in view of all the changes that have occurred. Back when 2025 was originally done, this was not there – the Buffalo Wild Wings and the Taco Bell and all of those facilities. It has changed rapidly. Again, we don't anticipate any changes at this time; this really is to get out in front of the commercial changes that are all happening along Classen Boulevard so that we have the property rezoned properly when those changes come. Kind of like Janay showed you the differences in the aerial, I want to show you just real quick the differences in 2025. You see all that gray all around Classen and the whole area, and we went through some pretty serious policy discussions and debates over the years as to whether it should stay industrial, and each time those got changed to commercial, and we see those commercial areas right there. Very specifically, this piece was industrial right here. It got changed to residential. As to specifically commercial, the area shifted from 12th over here, where just recently you might recall we changed a commercial corner to RM-2, took away commercial on that pathway. It was commercial denied back in 2009 on 12th up here, but commercial has repeatedly been approved on Classen. So our site is right in the area where we have repeatedly approved commercial changes on the Classen Boulevard artery. So that is in keeping with what has occurred in this area. Staff, of course, supports it; you heard them say that to you. There has been no protest. Nobody came to the Pre-Development hearing. I did get one call; it was a lady that lives immediately next to the site to the north. She was worried that if you rezone it, she would have to move. I assured her that, no, it has no effect on your property; you can stay right where you're at, and I think she was satisfied with that explanation. With that, I'm happy to answer any questions you have. We would request your support. Thank you.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Resolution No. R-1516-7, and Ordinance No. O-1516-6 to the City Council. Dave Boeck seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	None
MEMBERS ABSENT	Cindy Gordon

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-7, Ordinance No. O-1516-6 to the City Council, passed by a vote of 8-0.

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Item No. 9, being:

O-1516-9 – ARIA DEVELOPMENT, L.L.C. REQUESTS VACATION AND CLOSURE OF THE UTILITY EASEMENTS ALONG THE SOUTH BOUNDARY OF LOTS 10A, 10B AND 10C, AND ALONG THE NORTH BOUNDARY OF LOTS 10D, 10E AND 10F, IN BLOCK 3, N.R.H. MEDICAL PARK WEST ADDITION, SECTION 3, GENERALLY LOCATED BETWEEN MEDICAL PARK DRIVE AND HEALTHPLEX PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Final Plat
4. Letters from Utilities

PRESENTATION BY THE APPLICANT:

1. Stephen L. McCaleb, 4800 N. Lincoln Boulevard, Oklahoma City – I represent Aria Development, L.L.C. Pursuant to your procedures, we have filed a petition for closure of these utility and drainage easements. This is located east of 36th Avenue N.W. and just south of Tecumseh Road. The reason for this request is Aria Development has owned the properties both north and south of the easement that we would like to close. It runs east/west, as you can see on the diagram. The easements would run across a major structure on the property that my client intends to build. Obviously, that poses a problem to the development. We've contacted all the franchise utilities and there are no objections to our proposal. What I'd like to direct you to is you can see on the left side of the drawing on the west side of the properties there are some red markings. What we're going to do is, within the current easements there is a storm sewer, and what we're going to do, should this pass, is we're going to relocate the storm sewer to where that red line is that runs north and south on the west side of my client's property. This will be at no cost to the City and the cost will be 100% absorbed by my client. This proposed site plan was done by SMC Consulting Engineers and, should we get approved, then we have to go through the District Court process, we will submit further plans in accordance with your procedures. The staff recommends approval of our application, and we would ask that you approve our application. I'm available should you have any questions. I appreciate you moving me up on the agenda; I appreciate that courtesy.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1516-9 to the City Council. Andy Sherrer seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	None
MEMBERS ABSENT	Cindy Gordon

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1516-9 to the City Council, passed by a vote of 8-0.

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Item No. 8a, being:

R-1516-9 – UNIVERSITY SENIOR LIVING PARTNERS, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO HIGH DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 5 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. ON THE NORTH SIDE OF COBBLESTONE CREEK DRIVE, APPROXIMATELY ½ MILE SOUTH OF CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

Item No. 8b, being:

O-1516-8 – UNIVERSITY SENIOR LIVING PARTNERS, L.L.C. REQUESTS REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 5 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. ON THE NORTH SIDE OF COBBLESTONE CREEK DRIVE, APPROXIMATELY ½ MILE SOUTH OF CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-B

Item No. 8c, being:

PP-1516-4 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY SENIOR LIVING PARTNERS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR COBBLESTONE CREEK FOR APPROXIMATELY 25.8 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. AT COBBLESTONE CREEK DRIVE, APPROXIMATELY ½ MILE SOUTH OF CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan
6. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Jane Hudson – As you stated, this is a rezoning, land use plan amendment, as well as a preliminary plat. This is the subject tract. You can see 12th Avenue along the west side and Cobblestone Creek Drive along the south. The existing land use in the area consists, to the west, north, and east – you've got the Low Density Residential Designation, as well as the subject tract is carrying that designation right now. You have additional open space to the east, which is the golf course, as well as Very Low Density Residential Designation on the south side for those large lot developments. If approved, this subject tract would carry the High Density Residential Designation.

The existing zoning in the area, you've got R-1, Single Family, to the west; some RM-2 to the north; R-1 to the east; and you've got a small portion of a Planned Unit Development, which is associated with the Planned Unit Development along the south side of Cobblestone Creek there. Again, if this is approved, this will carry the Planned Unit Development designation for this tract as well. Existing land use – single family with the clubhouse for the golf course within this area up here.

This is the preliminary plat location, which does include this subject tract, the area to the east, as well as this Planned Unit Development for the large lot acreage down here on the south side of Cobblestone Creek.

This is the subject tract. This is a very large area. This picture was taken from 12th Avenue looking back to the east. You've got the houses along Sawgrass up here on the north side. You've got the golf course and this area to the east would also have some single-family homes in the future, and then the golf course would be further on the east side. This is from 12th Avenue looking north; this would be the frontage of this proposal. This is looking south, and here, of course, is the access to Cobblestone Creek currently. This is taken from within the development, looking back west and the area for the proposal is out here. Augusta Drive is going to be proposed on the east side of this development, and this is the approximate location where it would come out and connect to Cobblestone Creek Drive. Again, this is looking to 12th Avenue. This is the area on the south side of Cobblestone, which is the Planned Unit Development that will have the large lot acreage. This is taken from the north end of the development; this is where Augusta currently dead ends. So this area out here is the area proposed for this development. Again, this is looking south, so this would be the continuation of Augusta and then the golf course and additional single-family homes on the east side over here.

We did receive protests within the notification area that amounted to 5.7%. We also received support within the notification area which came to 25.9%.

I do have one update for you from the staff report. The Parks Board had not met at the time of the printing of the agenda. That did go through and it was approved for fee-in-lieu of land.

Staff regards this as a similar use, in the sense it's an underlying residential use for this proposal. Staff does support this request as an appropriate neighbor to the current housing in the neighborhood. Staff recommends approval of Ordinance No. O-1516-8, Resolution No. R-1516-9, as well as the preliminary plat PP-1516-4. I'd be happy to answer questions you might have. The applicant's representative is here with a presentation for you as well.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – This is a project that has been discussed tremendously at length within this neighborhood. I can't think of another project I've been before you on in recent times where it has such a profound impact on the monetary ability of a neighborhood to bring itself to a new era, and I'm going to show you that tonight, along with a couple others. And, with the Chairman's indulgence, I would have three of us speak tonight as we take you through this item.

This is the Cobblestone Creek plat amendment and Senior Living Community Project. I'm sure you're all familiar with Cobblestone Creek. It's a neighborhood to the south area of Norman and you've seen the locations from Jane. It's important to note that the preliminary plat is, as Jane said, a large area – 23.9 acres. It encompasses all of this area. But most of it is unchanged from when it was approved in the past. So this lower 8 lots right there, and this open space over here, is unchanged. We're simply re-upping the preliminary plat so we have it approved again, but we're not proposing any change from what was approved in the past. The discussion point tonight is the senior housing location right here – senior housing and single-family units over here. So it's 23.9 acres throughout, but only 5.2 acres of senior housing. Ten single-family lots right here alongside the Augusta Street extension, 7.5 acres of golf and open space, and the eight large single-family down here again being unchanged. There's the context you see. Again, no change to the south of this or over here. Of course, the golf course would continue, and the site plan would be along 12th Avenue with the location of an entry point right on 12th Avenue before you get to the entryway of the Cobblestone neighborhood.

The site plan itself I'll talk just very briefly about, but basically it is 154 units. It is two story. There is not any third story or fourth story. It is two-story and most of the homes in this neighborhood are two-story – many two-story homes in this neighborhood. So, scale wise, the applicant has tried very hard to keep that down to a scale that is in keeping with the height of the neighborhood. It is 82 independent living units. Those units are on the south end of this site and that's what Greenbelt Commission actually noticed that and said they liked that, because they thought the more active residents of this community would be closer to the clubhouse and closer to the golf area that they could enjoy that. So they enjoyed that aspect that the design

carried the independent living to the south. In the middle is 52 units of assisted living. Then on the north end is 20 units of memory care. The site is entered off of 12th right over here. There are some entries at the back, but primarily, by and large, by far the entry activity will be off of 12th Avenue. There is a new plan for an entry way – not a gate – area down here. I'm going to show you that in just a minute. Of course, significant landscaping that would occur all around the site. Open space – we actually just noted, and I apologize that we just realized we had a mistake on this slide. You see this little area right up here – it's supposed to be painted green so that actually is pervious ground, so we think actually the 30% pervious was based on that. I think once you add in that pretty significant piece of green, it will probably be closer to 35. It takes you close to 65% impervious, which is similar to R-1, Single Family zoning.

Let's talk about the history for a moment, because this is very important. This is a neighborhood that I think everyone knows. There's no secret. This neighborhood has been in conflict over covenants issues. It is a neighborhood that has fought back and forth for years. We know of other neighborhoods that have done that. Ashton Grove is the first one that pops into all of our heads when we think about that. They're still going in Ashton Grove. They started in 2006 with their conflict; they're still not ended. But I'm pleased to suggest tonight that Cobblestone is at a moment where they can move beyond it. To give you a sense of that history, it's a golf course that was designed by Tripp Davis. I think many have heard of him – a very renowned golf course architect. It opened in 2000 and the first homes were built in 2003. Everything seemed to be going okay. I think unbeknownst to a lot of people, though, that initial developer probably had a plan that probably wasn't going to work. A golf course supported by what is only 70 homes is probably a recipe for failure. You're not going to sustain a golf course on 70 homes. Couple that with the collapse of 2008 and 2009, and this neighborhood went into freefall, basically. It went into freefall in June of 2011. Those open spaces that I've talked about – in fact, this whole property – went into foreclosure. Out of foreclosure, an entity bought it and purchased all of those assets. There was litigation that commenced in many ways over covenants and issues about dues and payments of that order. That litigation, or a good part of it, settled in this year. The golf course, though, was shut down until 2014. There was no activity and there was a lot of discussion within the neighborhood, back and forth, as do we want a golf course? Do we want to continue as a golf course community? If we can't sustain it, how do we do that? Well, plans came forward that can sustain it, and that's really why we're here tonight. The litigation was resolved and we have an opportunity tonight, with the approval of this project, to bring them to that next era.

But they need repairs and paramount in this discussion is the fact that they've had significant flood damage. Many places here in Norman had flood damage over the past year. Cobblestone is no different. They had three bridges, a pond dam, creeks eroded, a number of issues that occurred with flood damage. Now, unfortunately, they were flood damaged so they were not covered by insurance, so we have to find another means by which to cover the repairs and the upgrades that are needed. An OU civil engineer estimated the cost at about \$500,000 to basically cover those costs of bridges and correct the erosion and storm water problems. That's a very significant figure, obviously. Where does that money come from? How do we get that money? And how do we get that money quickly so that we can resolve it in one fell swoop? There's currently about 70 homes to share that cost. Well, if you do the math, if we have to assess the homeowners to pay for all of that, which the City of Norman, of course, has taken that path before. They've suggested that homeowners and their HOA should deal with their storm water issues. If we were to do that, we're talking about a very significant – many thousands of dollars – assessment on all these homeowners. I don't typically talk about these costs, but it's very relevant to this project. We can complete this project and take the funds from the property acquisition and put them into these and not have to do that large special assessment.

There are some images that you see of what's really happened on this site from the flood damage. On the left and then you see the erosion over on the right – really very significant issues. You see bridges that have very serious situations of dangerous entry points and really collapsing infrastructure. This is supposed to be steps; it's really a slide if you try to go up and

down that, and you see on the right what really needs to be done. So there's very significant costs that have to come into play on this property.

Again, the costs are really about \$500,000 for all of that erosion and storm water. But there's another cost. Again, as I mentioned, this was a development that really went into freefall and never really finished. It started and it never finished. It was supposed to be finished with a street right here, and you see Augusta Drive right there. This project tonight will complete that street. That's a serious issue in this neighborhood, in the sense that for years it's been fairly controversial in that there's an entry point that people have been using really, in a way illegally, I should say – but an unauthorized entry point off a cul-de-sac up on 12th. Well, they're doing that because if you live up in this area, you have to go all the way around here to come back out. If we complete the street, you come right down as intended and you come back out. So this would complete that aspect of it. But that is about \$200,000. So you have about \$700,000 that has to be somehow found to complete these issues. This project can accomplish that.

So how do they go forward as a neighborhood? Again, we're talking more neighborhood than we ever really do, but it's germane to this project. Well, one of the ways is find ways to fund that completion of that infrastructure. As I've said, the property acquisition tonight, based on this project, can provide that funding. So that's the first step. So we correct all those issues. We complete the street. We complete a new entryway. We complete all those issues.

Well, then, the second thing is how do we sustain that? And the sustaining of it is what we have already been in the process of working through. The University of Oklahoma – obviously, we all know and love the premier entity in our community – has basically taken on the management of this golf course and intends it to be a very significant piece of their golf program. But they need to have some things done in order for that to happen. But that is the sustenance of the continuation of the project. What they need to have done are some amended covenants and an operating agreement that defines all the different responsibilities of the parties. We are in process of working on that right now and OU has been very helpful and cooperative in every way to help us through those issues. The second thing is the final plat, and that's the preliminary plat that's in front of you tonight. That open space, the eight single-family homes to the south, and most importantly, the entryway; an entryway that will define and set the tone as you come in to the University of Oklahoma golf course. That's very important to them. Then the final thing is they have to receive this course in very good condition. Obviously, they don't want it as it stands tonight with slides for steps and erosion. We can fund that and correct that. So we can get to the point where OU moves forward with this project.

Another thing I don't normally talk about, but in this project it was so compelling it really just kind of hit you in the face, that I thought it was something we should talk about, and that's senior housing – the market demand. In a 2015 study done by Integra Realty Resources through the applicant found that the average occupancy at Norman's senior living community is 100% for independent living, 94% for assisted living, and 97% for memory care. I actually heard one of the team members tonight mention that – and this may sound a little bit hard to say – but 94% and 97% for assisted living and memory care is, in effect, 100%, because you have transitions that are not planned in that occupancy. So very significant really need for senior housing in Norman, Oklahoma.

That same study basically found waiting lists everywhere. Found waiting list at Brookhaven Mansion, at Rivermont Independent Living Apartments, at Arbor House and Sterling House for the assisted living waiting list. Arbor House and Rivermont for memory care waiting list. I had a very personal moment today. My aunt calls me. She lives at Rivermont. She says, "Sean, I'm number 8 on the list" to move into another facility and she was excited about that, but she's been on that list for about five months to move into another facility. So there is a very compelling need for these types of units in Norman.

That study found that basically there was a demand for 217 independent living units, 208 assisted living units, and 88 memory care units. Now, you heard the numbers earlier. We're not going to come anywhere close to providing that. We're going to come to maybe within about 30% of providing that demand. So we're not even close. I thought it was important for you to

see those numbers. As we've talked before, such as student housing, which many argue we have too much of, I haven't heard anybody argue that we have too much senior housing. In fact, to the contrary.

So what is this project going to be? How does it correlate into the neighborhood? Well, the intention of this applicant is, one, it's very unique. They intend to create what they call an Oklahoma Village. They will talk more about it than I – but their plan is to basically, in effect, team up with OU. We now have the OU golf course as part of this plan. We have OU to the north very nearby. They plan to leverage that. Let's work on that relationship, and let's make it basically an alumni senior housing project that can market and target the alumni of the University of Oklahoma and bring them here right next to an OU University golf course. So that's a very important part of this project, and very unique to Norman. I don't know any other senior facility that is doing that.

The rates would be market rate. Again, it would be targeted to ages 55 and up. You know, legally, of course, we have to say 55 and up, and there's some legal parameters there when we talk about senior housing and gender, but 143 parking spaces and pretty heavily landscaped.

It's important that they've put a lot of time into the architecture on this. They've tried very hard to do it as a French country architecture. Again, they will talk a little more about that in just a minute. They want to make sure they are good visual neighbors to the neighborhood as much as anything. And there it is. You see some images. This is looking off of 12th as you come down 12th Avenue and that's the main entry piece that would greet you off of 12th Avenue. Again, that's another image of it.

So French country brick and stone architectural style. It would complement the homes. The community would provide a needed option. I was thinking, when you looked at Janay's graphic, you saw basically a large area of single-family. Well, we had that happen in this area. In this area of Norman, we've seen significant growth of R-1, Single Family. We've seen significant growth of student housing – Campus Crest, Park 7. But I don't think we've seen any significant growth of senior housing down in this area. Rivermont was 1986. So this is one component in terms of diversity of housing that is needed down in this area that hasn't been addressed in recent times. We all talk about diversity of housing; senior housing is part of that equation.

So it provides the repairs, it provides the upgrades for OU, it completes Augusta Drive, provides a beautiful new entry and gate, and provides financial support for the Cobblestone golf course, all at no cost to the homeowners. And it averts significant special assessments that could be put upon those homeowners if they choose to do that.

To give you a sense of also how much progress has been made in this neighborhood. Again, we're a long way from finished to get this neighborhood back to where it needs to be. But one of the team members tonight brought this in. I'm sorry I don't have it on the screen for you, but they just brought it in tonight and I hope you can see that. But this is what it looked like before – and if you don't mind, Madame Chairman, if I can walk by you in the front there and show you closer. So this is what it looked like. That is the condition that it was in when it went into decline in 2012. What you see now – and this is just a start of what you see now. It's much different. Much improved. Much improved facility. Not a green swimming pool anymore. Greens are back. Bunkers are back. Really very significant progress. But we need to do more and this project will help us do more. Part of that, too, is the entryway. We have a slide of it later on, but I want to go ahead and hold this up. That's the entryway we're talking about – basically to put sort of a gatehouse – it will not be gated – we cannot gate it. We're not proposing to gate it. But really significant improvements that bring it to a level that the University of Oklahoma can welcome and see as a solid entry piece into the neighborhood and into their golf course.

Now, there has been some discussion, are these good neighbors? Are senior housing projects good neighbors? Well, we reached out to a couple of them. The applicant in this case reached out to one that was in southwest Oklahoma City and I'm sure you're familiar with the Rivendell neighborhood. That's the highest zip code per capita market in Oklahoma. What

they found was basically The Legends Senior Living Project – and it is right next to a neighborhood, and you see that neighborhood right down here. Well, that senior housing has had, to our knowledge as much as we can discover, no serious negative impact upon that neighborhood. It's been a good neighbor. And Rivendell, of course, very high value homes.

But perhaps closer to home, Rivermont is perhaps the best example in this area of Norman especially, where you see the same thing in effect that we're proposing tonight. This was a community built in 1986. Very successful. It's been successful ever since it was built, and it was located right next to R-1, Single Family. Rivermont is right here, and you remember the old Foodline way back in the day? That was a Foodline that had its issues and then it closed and became another use. But then this was Rivermont. It has survived through all that. Fiddler's Green. All of these neighborhoods around it have done well. What I really want you to look at tonight – you saw earlier that Jane said that this would go to High Density Residential. Well, that's exactly what Rivermont is. If you look at the zoning map, Rivermont is painted brown. Right next to it is R-1. Same zoning condition that we're proposing for you tonight. Really no difference. To my knowledge, and I would argue it's been no negative effect on those single family neighborhoods right next to Rivermont. So we believe this is a good proposed use.

Now, I do want to spend a few minutes with the actual applicant to come and talk you – introduce himself to you. Then Dr. Tim Shannon, who is really arguably responsible for a very significant amount of refurbishment into this neighborhood, will come talk to you. I will come back and close out very briefly, and then we will be happy to answer your questions. So Dick Carter, if you would, please.

2. Dick Carter – I am the member for University Senior Living Partners, and I want to thank you for the opportunity to come and present our project to you today. Really my path to this meeting started about ten years ago. I was working at the University of California Berkeley Alumni Association, which is my alma mater. Frank Rees, our architect, contacted me and wanted the Cal Alumni Association to develop a senior living community for Cal alumni. That concept I thought was terrific, in terms of people in their senior years being able to come back and leverage all the wonderful things that are available at a university. To me, it was kind of the culmination of an affinity relationship with the university that I know a lot of our alumni have, and I know University of Oklahoma alumni have with their school. Frank told me about a project that he had been the architect for in Austin – Longhorn Village. I'll show you a little bit of that in a second – and the success that it had. Also, some of the other senior communities that have connections to universities. There's a tremendously successful community at the University of Florida; another one at Duke. In total, I think there are about 50 different communities across the country that have this type of connection with a school. Like I say, to it me it was just a wonderful concept and wonderful opportunity for seniors and for the university, because it's a two-way street. Unfortunately, in Berkeley we weren't able to put the pieces together. Trying to do something in Berkeley is a challenge. But I found the concept so captivating that I decided that I really wanted to focus on it and try to make it happen someplace. Research did the type of market studies that Sean referred to – about eight different college communities in the western United States. By far, Norman was the best candidate for a project like this. The University of Oklahoma is obviously a national premier educational institution. Tremendous alumni community support. Great athletic teams. All the things that make people want to stay connected to their school. Sean referenced the market study. By far the greatest demand of eight different demand studies we did was in Norman. I mean, the other communities are not even close. The demand was so significant here in Norman for additional senior living.

The other thing that's just fabulous about Norman is that there is available land relatively close to the campus. I'm going to show you the Longhorn Village image in a minute, but that's a terrific community. It's extremely successful. But that community is 20 miles from the UT campus. The factors here for a senior community in Norman are just the best that I found.

University Senior Living Partners is really a development company for collaboration of what I think is really an all-star group of companies that are associated with the development of senior living. Renaissance Senior Communities – James Benning, who is here tonight, manages

the Oklahoma communities for Renaissance. He manages communities in Duncan and Lawton and Ponca City. James, at one time in his past, was responsible for Rivermont as well here, so he is a terrific resource for our community project. Frank Rees, Rees Associates – their Oklahoma City office is the office for this project. Frank's experience in Rees Associates goes almost 40 years – probably longer than that. In addition, Frank is the – he always corrects me when I say this wrong – is the distinguished Centennial graduate of the University of Oklahoma College of Architecture, so I know that he is very proud of – and rightly should be proud of. Oklahoma City based Timberlake Construction – Brian Timberlake, thank you for being here tonight to show your support – is our construction company.

One of the things that I think is really important for a project like this is that it is based with a lot of local support and local participation. That's why we really wanted to have people with Norman and Oklahoma City roots associated with the project. Combined, this group is really an all-star group in terms of its ability to put together the type of quality project that Norman and the University of Oklahoma deserves. We've started our discussions with Rodney Young from the OU golf program and how we can participate and work together and have a partnership that is mutually beneficial. Mutually beneficial for the community, for the golf program, but also for the Cobblestone neighborhood in terms of the golf course being the type of golf course that everybody wants to have.

I mentioned Longhorn Village. These couple of images of Longhorn Village. Longhorn Village is a very different community than what we're proposing. It's much, much bigger. It does have a skilled nursing unit; we don't have a skilled nursing unit component to our project. We're independent, assisted, and memory care. It has villas that are for sale – quite significant villas. We don't have those things. But what we do have, I think, is we've got even a better looking project than what is down there at Longhorn Village in Austin. I know I'm probably biased on that, because we've all been involved with this. But a terrific team supported by Tom McCaleb with SMC Consulting Engineers. Gala Artman from Equity Realtors has been so helpful in all kinds of respects. And we can't probably not recognize Sean for his guidance, but also Tim Shannon, who has been, I think – we kind of refer to him as Saint Tim, for all the things that he has done for this community and the guidance and help that he has provided me. So thank you, Tim. I think Tim can come on up and talk a little bit more about the future.

3. Tim Shannon – I'm familiar with many of you. I've been an orthodontist in Norman for going on 19 years. I've been a resident at Cobblestone Creek for the last 11. I played the course when it very first opened, before there was a home on the course. It's probably when I fell in love with it. Previously, myself and at least two or three of my other current neighbors all were neighbors on The Trails. So we had a definite desire to live in a golf course community, and as we outgrew those homes, many of them had been remodeled two or three times, we needed something bigger but wanted the same lifestyle. And so, with Belmar being quite a ways out, the only real logical choice for us at that point was Cobblestone, which offered something that was really unique and close to the area of town that we were all familiar with. So lived there, like I said, 11 years. I've grown very attached to it.

Was friends with the original developer, and was also part of the process of seeing what they were going through when it was going under. It was difficult for all of us. It's not fun to see your friends in that type of financial position. It's not fun to see your neighbors questioning what's going to happen to their home values, or thinking what's going to happen to your own. Just to give you some perspective, when I closed on my home they appraised the house at \$985,000 and in the height of the foreclosure and everything else when we refinanced it appraised at \$725,000. We had about a \$250,000 loss in our home value. So as the property went into foreclosure, there was really only one developer that had been speaking with them outside of just some interest from myself and some other homeowners making inquiries. But, basically, in speaking with that developer, their intent was very clear, and that was that there's no need for a golf course here. They had no interest in one. The idea was to do away with it and add as many homes into as much of the land as they possibly could to maximize their investment, which is what businesses do.

As a result of that, many of us sat down. There were concerns whether the open space on holes 1 through 3 would be pushed in, whether there would be homes put all the way up and down that, whether there would be places where we thought there was green space there would be homes built up next to that. And realistically that was plausible. So, at that point, we held homeowners meetings, got together, discussed different options on what we could do, and at that point, after sitting down with friends and families and my family, made the decision to close on the property with the idea that I'd developed enough relationships in this town that I thought I could do something very positive with it.

Shortly thereafter – just prior to the foreclosure, the neighborhood was in a pretty good disarray. Obviously, you saw the condition of the golf course – siding falling off of the clubhouse, greens were all dead, sand traps were growing weeds, golf cart paths were growing over, trees were dead in numerous places. There were 17 homes, I believe, at one point that had liens on them from not paying dues. So it was just – there wasn't the continuity there. As Sean said, you know, the difficulty of this project is the fact that you have – at that point roughly 58 homes trying to operate roughly 25 acres of green space and common area, a 7500 square foot clubhouse, and a small pool. You know, when you look at Cambridge and Summit Lakes and so many of their facilities, there are a lot more homes that are participating so even though they might have \$100,000 budget, they've got 400 homes that are sharing in that expense. Well, this was a much different project, plus the fact that we had the problems of some deferred costs. When the neighborhood was put in, all of the improvements down 12th Street were not done – they were simply deferred, so there's no curb. There's no storm water control. There's no sidewalks. All of those things are still additional expenses that have to be incurred. I knew that going into the project.

But what I wasn't prepared for was the litigation and three and a half – four years of legal expenses and operating losses and the inability to open the golf course because the water was shut down. Things of those natures. I'm happy to say that we've worked together and resolved those issues and we're in a good spot. We've finally got the issues resolved. The water issue in July of last year. In October, the new greens were put in.

Been speaking with the University of Oklahoma for two years now, trying to foster that relationship because, what you may or may not be aware of, but the clubhouse and the homes to the south are all zoned RE. As such, the clubhouse and those golf course easements are operated as a not-for-profit. There aren't many people that are interested in coming and purchasing a golf course that is not for profit. Fortunately, the University is the perfect fit to fit that kind of mold. With the help of myself and some other friends in the neighborhood that have similar connections and friendships, we were able to foster that relationship and continue to expand on it and have grown it. The level of interest had grown to the point that we signed a management agreement last year – last October for them to manage the course until we could get through the litigation and be able to transfer ownership of the course. Well, we had got the course operated.

We settled in May of this year to end all of the litigation, and that's when the floods and the rains and those things occurred. Unfortunately, it wasn't until about a month ago that we actually got the bill and figured out exactly how much those damages actually cost.

But the point of tonight is trying to find a solution. There are other neighborhoods that have problems. I understand. I know Summit Lakes is going through some issues with some similar things and, as a result, homeowners are struggling to figure out what they're going to do. The idea was to try to find a solution to use the resources that we have to create the best possible win/win solution for every homeowner out there. In giving up five acres of the land, we're adding so much. When we provide the funds now to do those repairs, to stay on track for the donation to the University, we add an improved entry and exterior fencing, and complete the development along 12th with the curb and the storm water and the sidewalks. It's a completed project. At that point, yes, we have some changes. Unfortunately, you know, change is not easy for all of us. But the thing is, sometimes it comes down to survival – the ability to evolve and to adapt and to make hard choices. But if you can do it in a way that it creates a positive environment for everyone, then that's a good situation and it's a good solution. In

doing this, the golf course will be repaired without assessing homeowners. The donation can stay on track with the University of Oklahoma. The University receives a golf course in great condition and they've never done anything that I've seen in the time that I've lived here that's not been top notch. Home values should climb and we should all finally get back to where we were and start to finally exceed, or hopefully gain value that we once had hoped to when we moved in this neighborhood. The relationship with OU, the improvements that are done, the ability to know that you're going to have ten golf course lots, eight large single-family lots that are going to now add membership and add revenue, and then also fostering a relationship between this center and their residents and those that play golf and those that use our facilities are just another revenue stream to keep this project alive.

So I'm very excited about it. To be honest with you, four years ago I didn't envision this. My vision was similar as all the homeowners there. I was just going to finish the development, kind of keep the golf course going as we increased homes, and proceed from there. But, unfortunately, that's not what happened. We went through a different trail, but I'm not unhappy that we did, because if it gets us to this, this honestly would exceed what I think that we would have been capable of the other way. I appreciate your time very much. If anyone has any questions for me, I'm available.

4. Sean Rieger – Just to close out a few points and show you again. This is a condition that Dr. Shannon found it. I know some of you probably saw that. And that's the condition he's returned it to. But, again, much progress left to be made. There's the bunkers as he found them, and that's what he returned them to. So significant work still needing done. There is the entryway that we wanted to show you to make sure you see that this is what we are proposing for the entry piece with the funds. Right now it is really fairly minimal -- you see on the upper right. We intend to proceed with approvals for it -- what you see on the bottom.

Just two more slides here. This has been debated extensively -- really for years in a lot of ways as to whether it should continue as a golf course. It sort comes in the culmination of this zoning proposal. I was, for instance, in one meeting for three and a half hours with this neighborhood just a couple weeks ago. Then there was the Pre-Development hearing. So this has been vetted significantly. You see the results of that tonight is support within the radius -- 25.9%; protests -- 5.7%. There have been Facebook pages. I don't think anybody doesn't know about this. So you can see, basically, 5 or 6 to 1 of support versus protest. Staff, again, supports it. Greenbelt Commission -- I mentioned that to you. I think in total there's somewhere in the ballpark of 200 signatures and letters in support of this project.

With that, we close. I thank you very much, Madame Chairman, for your indulgence to let us go on as long as we did. We are happy to answer any questions you have. We have the entire team here tonight for as long as you want us. Thank you very much.

5. Mr. Gasaway -- Dr. Shannon mentioned a donation to OU. So what would be the relationship of the course to the University of Oklahoma? Are they the owners? Are they purchasing it? Are they managing it? What's the ultimate goal?

Mr. Rieger -- Well, the ultimate goal is to have a connection, not necessarily legally. The golf course will be taking over -- the donation is referring to the actual golf course -- the actual holes on the north and the easement over the south.

Mr. Gasaway -- Okay. Which would be the first three holes would be owned by the University and then easements on the back six.

Mr. Rieger -- Correct. And the clubhouse. So the OU donation would be that part of it. This particular project, legally, is a separate entity. But, as you've heard Mr. Carter talk about what they really -- there's no mistake as to why they're here with OU taking over that course. Their market goal -- their whole sense of it is to combine those forces and target the alumni market of OU. There's ongoing discussions as to how that coalesces into specific issues of

funding and things of that nature, but I think they both recognize that there's a relationship there that they will build on.

6. Mr. Gasaway – In all of your meetings, I'm sure you all have talked about what happens if this project doesn't go through. These special assessments probably don't work very well. You'd mentioned they ended up with a lot of liens the last time it was done. What, in your opinion from your meetings, what do you think would happen if this doesn't pass?

Mr. Rieger – Well, I think if this doesn't pass, you would probably see that as a finality of it – significant special assessments that would be put upon the neighborhood to try to get us to that goal of the OU donation. And I think we know how that plays out. We've seen it in Ashton Grove. Ashton Grove reached that point in a lot of ways. There was a massive special assessment put out onto the homeowners of Ashton Grove, not too unlike this in that there was an amenity dispute. Those homeowners – it's been a mixed bag of how they viewed that. But it is still ongoing in litigation. So I think you can probably point to that and realize that a special assessment is not going to go over very well and would probably just perpetuate litigation and conflict within the neighborhood.

7. Ms. Pailes – So what is the relationship between the people in the retirement home and the golf course?

Mr. Rieger – Well, we certainly hope and envision that they become very significant users of it.

Ms. Pailes – They pay a membership fee and then they use it. But if they live there, there is no necessary relationship?

Mr. Rieger – Ongoing discussions on that point, but we certainly believe they will be over at the clubhouse quite often and using it and using that golf course as well.

Ms. Pailes – You kind of think it's a golf course. You can go and walk and it's open space. That's not how OU manages things. You can't go strolling across the OU golf course. You certainly can't if you're wearing a tee shirt, because there is lots of regulations. So it may be that the majority of the residents of the facility would have no relationship with the golf course. Except they can look at it.

Mr. Rieger – It's possible. But I think you'll see a relationship, certainly with the independent living units and the residents of that space. Certainly, of course, assisted living and memory care would not. But I think – and as Greenbelt Commission pointed out, the southern end of this site being independent living, I think you would see a relationship.

Ms. Pailes – They're two independent things almost. They may connect or they may not. Who actually is going to manage the facility, exactly?

Mr. Rieger – The facility would be managed – and, Dick, do you want to talk about that a little bit? Talk about the management of it?

Ms. Pailes – You can give me two words.

Mr. Rieger – It's the Renaissance Communities. James is here. We can talk at length about that, if you wish, Commissioner. And it is not, by the way – there were some discussions previously – somebody mentioned that there was another Renaissance that had a bad reputation. We looked through that. It is not the same one in any way whatsoever.

8. Mr. Knotts – Will the golf path that kind of goes up the west side of the existing holes – is that open to the public, or is that for the golf course?

Mr. Rieger – It is for the golf course. You actually can see it right up on the screen right there. It would actually have to be moved a little bit to be outside of these lots. We envision, of course, these lots being the border of the golf course on the north end. But that cart path would be moved and be a part of the golf course.

Mr. Knotts – Okay. Looking at this photo, I thought it was the anticipated method of mobility around that people would have a golf cart and they could go from Sawgrass Drive down to the clubhouse.

Mr. Rieger – There will be some changes. Again, you see it kind of swings into the lots. We'll have to shift that.

AUDIENCE PARTICIPATION:

1. Tim Swann, 2309 Beaumont – I've lived here for approaching 50 years, so I am approaching my mid-life crisis. But I'm the general manager of the Cobblestone Event Center. I have a very unique perspective and a very intimate perspective on what's been happening for the last three years. Originally Dr. Shannon approached me to tell me about his goal for Cobblestone. And it was simply this, was to bring it back to its original grandeur and beyond. To do that, we had to provide funding. We had to provide advertisement. We had to provide everything we could possibly do to bring the attention of the City of Norman and the people that actually consider Cobblestone a hidden gem in my industry – which is the wedding industry – provide opportunities for funding. We have heard the word "funding" repeated here several times, especially to be able to afford the complete restoration of the golf course so it can transition to OU. That started three years ago when I was originally asked to do what I could to turn the Cobblestone Event Center from only having two weddings on the books to now exceeding forty. That process provided some funding, which helped soften the blow for all the financial responsibilities that Dr. Shannon himself personally took on. We worked with a skeleton crew. Most of our crew had responsibilities that overlapped. We did that in an attempt to save money and be real strategic on how we invested money, because we knew that the funding was the issue. Even though the golf course was closed, we kept it in beautification. We kept it up as best we could with the group we had to work with. They're a very talented team; very capable team. But we were limited in number, so again, like I said, we overlapped our responsibilities. My job was to reintroduce the Cobblestone Event Center and give tours to prospective brides and sell weddings to provide funding for all we could for the development and the upkeep of the golf course. Even though it wasn't in use as a golf course, I know some of us here today in this room often golfed the golf course when it wasn't a golf course – meaning more people were building sand castles on the greens than there were people golfing on the greens. It was in horrible disrepair. And due to the investment that Dr. Shannon made, not just financial but personal sacrifice he made, what you see today is what has happened. People say that he did this for personal financial gain. If that was the case, we have been a miserable failure.

2. Darren Alexander, 1132 Sparrow Hawk Drive – I work for the University of Oklahoma. I'm also the Chief for Cedar Country Fire Department here in Cleveland County. I was a member of the ECAB Board here for three years for the City of Norman, so I know a little bit about the waste water and that type of stuff. One of the concerns that I have about this project will be the traffic, considering it is a dead end street. I also have a concern about the ISO rating of the houses being changed by rezoning it into a multi area type of – more residents, street traffic. Any time you have assisted living or something like that, you're going to have more medical runs. Which City of Norman runs engines with their ambulances and you're going to run them every time down through there with one way in/one way out, and I think that that's going to be

detrimental to the streets that we just got changed. It's getting heavier and heavier traffic in there as it is now. Again, after reading this – and I live on the other side of the street where there isn't any two-story houses. So we will be looking back over to this – and I think it's a great facility. I just don't think it should be in that area. There's a reason that that's zoned like it is. Again, through streets would make a big difference as far as I'm concerned. I have an 83 year old mother that lives in that area. It's a wonderful facility as far as I'm concerned. It just should not be down in there. I hope you guys consider the traffic. Emergency services will be using -- big trucks coming down in there. As for the flooding issues – I worked all the flooding rescues. It wasn't just down there – it was all over Cleveland County, so it doesn't have anything to do with the terrain or anything like that. So I wanted to make it brief and I appreciate your time.

3. Chandra Little, 1212 Sawgrass Drive – I'm going to read. This is not my favorite thing to do and I wouldn't be here unless it was really important. I purchased 1212 Sawgrass Drive June 15 of this year. My 15 year old son and I moved here from Shawnee. This was a very big decision for us. Shawnee is the only place that we've ever lived. We wanted new opportunities and great schools, and maybe even new beginnings. A little about myself. I'm an OU graduate who put my career aside to raise four children, something I'm very proud of. Almost immediately after moving into our new home I learned of the rezoning request for the assisted living center directly behind my house. My main priority in finding a home was resale and value. I was attracted to the beauty of Cobblestone Creek neighborhood and all the social features and looked forward to meeting new people. The owner of Cobblestone Creek was contacted about my home in particular. He mentioned many positive qualities in his email about the neighborhood, but nothing about the possibility of the assisted living center. Also mentioned in the email was the fact that the OU golf director was making an offer on a house in Cobblestone at the very same time. During our neighborhood meeting, when the announcement was made for the proposed assisted living center, the golf director mentioned that he was made aware of the assisted living center before he made an offer on his house. I would have never considered buying my home if I had known and been made aware of the possibility of this being built. Not only does it greatly affect the value and resale of my home, but it also affects the quality of my family's daily life. The employee entrance and 30 parking spots and memory care unit are all located behind our bedroom windows. Traffic, including emergency vehicles, will be ongoing throughout the day and the night. Also, there will be smoking by residents and staff outside the facility. For the past eight years my mom has been in about 10 different assisted living centers. I don't have an issue with the residents. I do believe they are lost citizens and are beyond lonely. It is all that comes with the facility, and the fact that it does not belong in a neighborhood, that I have an issue with. Last week I visited my mom. Dinner was delayed about 45 minutes, police were called, because of a violent outburst from an Alzheimer's patient. Also, it's common for residents who are unable to be on their own to find their way outside the facility. Also, unfortunately, my mom and I have learned that theft is a very significant issue in these type of facilities. I now understand that there has been a history of significant animosity within the neighbors of Cobblestone Creek and this proposal has only refueled that, especially with a \$10,000 assessment looming over each homeowner if the assisted living center is not built. Coming into this neighborhood I was hoping for a positive social aspect, not a negative one. I try to make very calculated financial decisions; I thought this was a good investment. It seems I was very wrong. I don't have retirement or work experience. Everything I have is invested in our home. My family does matter. Please leave our neighborhood zoned single family homes. Thank you very much.

4. Tracy Foster, 4412 Spyglass Drive – My home backs up to the Number 3 hole. From my balcony I will have a direct view of the facility that's being proposed. I want to say that I admit that initially when I heard about it I was very much opposed to this center. Like you've heard before, wasn't sure it belonged in our community. I have a relative that lives in Cobblestone Creek neighborhood. I spoke to a developer that lives there. I've spoken to Tim Shannon and many, many, many of the neighbors. You've heard we have had neighborhood meetings and

we've discussed all the pros and cons. I have a lot to lose and a lot to gain by the outcome of this. I have to say that my husband and I have chosen to support this project after considering everything. Putting the pros and the cons together, we've decided to support the project. I believe the project will provide the needed funding to improve the common areas of our neighborhood, and provide the funding for the needed repairs on the golf course. I really do believe that this is going to be good for our neighborhood in the long run as compared to what it is right now – an open field. As a side note, I also want to say that I love the presence of the University of Oklahoma right now managing our golf course. They have brought it back to life. Children play – we have campers come out there, schools are coming out there. I love it. I lived as a neighbor to Mr. Shannon also on The Trails, and I moved to Cobblestone hoping for the same kind of environment and I just have to tell you OU has brought that back and I'm very pleased with it.

5. Jim Madsen, 1421 Sawgrass Drive – When I first heard about this – and I like Tim and I trust his judgment, but I thought, "Oh, my God, are you nuts!" We're going to have a nursing home in our – are you serious? I started thinking about it. It's like that's kind of an emotional response, not really a rational one. It's really that "not in my back yard" kind of thing. So I started thinking about what are the things I'm worried about? Well, property values – and I started doing some research. In areas where they have put in these types of facilities, property values have stayed the same; it hasn't had a negative impact on it. Okay. That's not an issue. What about appearance? Is it going to be this huge behemoth – this big hospital-looking thing? After I saw the artist's renderings that you guys saw, it's like that's nice. That's really nice. I'm okay with that. Traffic. This was something that my wife brought up. Assisted living – they're going to have fire engines and ambulances all the time. I thought, well, yeah, maybe. But then I checked it with people at Brookhaven and Rivermont – they don't have no more than the regular. It's not an issue. Security. We've had some break-ins or attempted break-ins out there. This would resolve some of that, because of the heightened security and because it's an OU facility, OU police would come by. It provides for the long-term stability of our neighborhood, which we haven't had. The assessment – I guarantee if that assessment goes through, we are sunk. It provides a path past that. We're a neighborhood of the tail wagging the dog. I'll be the first to admit that it wasn't that long ago I was part of the tail. But I've come to see that we have an opportunity to get past that. When I talked to all of my neighbors, they're behind this. They're not necessarily all going, "Yeah!" – but they're behind it. They understand it. They see the value in it. Again, they've brought our golf course back. We moved there in 2009 because of the golf course, and we finally have our golf course back. I went out with my daughter and played the other night. Weekend after next – I coach a soccer team with Norman Youth Soccer – I'm bringing the whole team out and we're going to play. We have our community back. This is a way to help provide that stability. So I support it. My wife supports it. I hope that you'll support it, too. Thank you very much.

6. Dan Straughan, 4316 Spyglass Drive – I live right off the third tee. Just very briefly, and not to reiterate what others have said, my wife and I have lived in Cobblestone Creek for almost ten years now and we wholeheartedly support the senior living. I've heard tonight it called assisted living several times, and that's not what the development is. There is an assisted living portion, but I tend to think of it as 150 or a couple of hundred high net worth 60-somethings coming to make my neighborhood economically viable again. I look at it from three perspectives. The community-wide perspective – senior living. This is a tremendous unmet need in Norman and it's an unmet need that pretty shortly I may have to be able to age gracefully in place. Looked at my neighborhood perspective – we're currently configured with non-performing assets all along the west side of the neighborhood. It's just not economically viable and this is a way to make the neighborhood economically viable. And then in my purely selfish perspective, I can't see a way that it diminishes my family's enjoyment of the neighborhood. That's why we support the proposal. Thank you so much.

7. Stephen Rogers, 4601 Augusta Drive – Good evening. We were the large purple blob on this lady's map. I wish you could have used a darker purple font. We are vehemently opposed to this project as it's presented in its current form. However, based on what I've heard tonight, I feel like I've brought a knife to a gun fight. I've also been around long enough – when we built our home in 2004, this was to be our forever home. Not going to be our forever home now. We're opposed to this. I honestly – and I'm done after tonight. I was going to fight this – fight murderers row here – 'til the end. But I'm done. I feel like Colonel Travis in the Alamo with 182 other people and I'm looking over the wall and there is General Shannon – excuse me, Saint Tim – and the Mexican army. So you win.

8. Donnie Parsons, 4416 Spyglass Drive – Many years ago – about eleven and a half years ago – we chose to buy and build a home in Cobblestone. There were reasons for that. I'm the golfer. This was the ultimate for me to live on a golf course and look out my back window and see that flag. My wife is the principal of Washington Elementary School and so my other goal was to make it very easy for her to make the seven minute drive to her school back and forth – and she works extremely hard all year long. The third reason was that I wanted a community that was beautiful, quiet, peaceful, and something that would gain in value. You know, many years ago Lou Holtz, a famous coach and motivator and a great man, he was speaking at a realtors' convention and a lady, as he was speaking, says, "So, Lou, let me ask you a question. What is the key to success and happiness? Is there any one thing that you can pinpoint?" He said, "Yes, I can." He said, "You know, if you do what's right for your community, do what's right for your family, do what's right if you're a businessman or a businesswoman, do what's right when there's a decision to be made even if it's something that is not going to be to your benefit but it may be to the benefit of everyone else so the majority – just do what is right." I feel that this community, what we are looking at – we're a family. We've had some issues, as every family does. Now we need to draw that line and move forward. We need to make something positive out of this, as any good family would do. I believe now is the time to do what is right. My wife and I wholeheartedly support this senior living center. I didn't realize it was 55 – I mean, I qualify to be in that thing, so maybe I can just sashay across my little back yard, across the Number 3 green, and join that club when I need to be there. But I do appreciate your time. I appreciate your consideration. Thank you.

9. Michael Eilts, 1200 Southern Hills Circle – I live with my wife and two kids. We actually bought Lot 1. We're the first people that bought a lot there. We've built a home and we moved in there in 2003. My daughters were 1 and 3 at the time; yesterday, my daughter got a driver's permit. So we've been there, and we intend to be there all the way through until at least they're out of college and probably longer. There's been a lot of perspective given you already, so I don't want to spend a lot of time. But, ultimately, where I stand is I support the plan in a big way. I think we need to think through what are our options. In my mind, our options are to have OU-managed golf course. Oklahoma Village there – it's a very nice facility. It actually reduces traffic in the neighborhood – otherwise we'd have 40-50 homes in that same space. Now we only have very few drivers. Then we end up with a beautiful golf course, a beautiful neighborhood, fully built out finally. Our second option, I think, is we end up trying to do assessments, that fails, we can't donate the golf course to OU, and we spiral back to where we were – brown greens behind our house. Nothing. In my mind, we have lots of options, but really it gets down to this point we have two options. The plan that Tim has given all of us is – I call it a grand vision. I believe it's a grand vision. It puts us in a great place. Makes our neighborhood stable. Makes it a great place to live. It's a vision that we want. Twelve years ago, when we moved into that neighborhood, it's what we wanted to do. Great place for kids to grow up. I'm a golfer. I wanted my kids to golf; they don't golf, but that's okay. I still go out there and play foot golf with them now, which is even better. All in all, I'm very much in favor and my wife is very much in favor of this neighborhood. We really appreciate what Tim has done for the neighborhood and his vision for it and hope you can support it, too. Thank you.

10. Sam Nott, 4551 Augusta Drive – At this point, obviously, there's not much left to say. But I'd like to commend Tim for his contribution to the neighborhood financially and personally in turning it around. My wife and I closed on our home May 28, 2010. We have seen all the consternation that has existed in the neighborhood. I won't be redundant in terms of what has already been stated, but my biggest concern is that if this body is going to approve this, what has been presented very eloquently this evening, that the commitments be in place to the neighborhood financially that, you know, it's just not a promise that there will be no assessments, but there will be no assessments going forward. I think that's a very important element of this. If it's not embodied in the documents you guys are going to be approving, then I – you know, it's difficult for all of us to embrace change. Change is a difficult thing. I moved to this community assuming it was residential golf community. If I could hit a driver that far, I could hit this facility from my house, but I can't hit it that far. But I encourage this group to be diligent in your consideration of how this whole matter gets structured. Thank you for your time.

11. John Wilson, 1113 Eagle Cliff Drive – I live just right across the street from this project. I probably have a different perspective than most the folks here and I agree that senior housing is something that is needed, because I work in senior housing. I run assisted livings as it is now. I run a 64,000 square foot building, which is a very large three-story complex in south Oklahoma City, and I also run one up in Edmond. I'll let you know what has been brought to the attention of everybody is the paramedics and things. I know there is some folks here that may have an idea of what that may be, but I don't know if they really understand the paramount of what that really is. You have oxygen delivery trucks. You have food delivery trucks, which will come anywhere from three to four times a week. This is assisted living. It's a 54-bed assisted living and a 20-bed assisted memory care. My 64,000 square foot building that I run actually is 75-bed facility in south Oklahoma City, and I will guarantee you I have EMSA there every single day, either in the mornings, evenings, nights. We also have home health traffic. I would venture to say we have home health that ventures out to the project -- probably about half the residents of my community, which is about 35-40 of them, will have home health visits, which is additional traffic. Just north of this project, we also had over 1,000 apartment complexes that went in that increased traffic in that area leading to our housing addition. So I very well know the inner workings of assisted living. I know what this is going to bring to the community. I do think that Norman does probably need an assisted living. I agree with that wholeheartedly. I think that's a great idea. I just don't believe it needs to be in a residential neighborhood. I do think there are concepts for assisted living in neighborhoods that are residential, just not on this size; 150,000 square foot building is huge. Like I said, the 64,000 square foot I run is nowhere near the size of this complex. I think the noise pollution will increase, the traffic pollution will be pretty significant, and those that live in this housing addition who have not worked in assisted living are really probably understand the significance of the impact to that area – probably really don't understand. So I, moreso than anybody, would. So I wish, if you guys would, please review those things and really think about the aspect of what that's going to do. It will take away from the residential feel pretty significantly, specifically with the EMSA coming. Because not only does the paramedics come, but so does the fire department. Multiple responders. The memory care that they talk about – memory care will be probably twice what the regular assisted living, which is 54 beds, will have probably twice the paramedic visits that the 54 bed would have. So you're looking at probably – I don't know – probably 2 or 3 times what I have in my community now, which would probably be anywhere from 2 to 3 visits from EMSA and all throughout the night and throughout the day. So I oppose it. Thank you guys.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – I appreciate all the statements tonight. I appreciate the presentation. Obviously, Cobblestone Creek has a place in my heart because I've been playing golf there since the day it opened. I've played all six years when it was closed, even though we weren't supposed to, and it was nice playing for free and not having – I didn't care if there were no greens, because you could hit. But for six years, that was my church. I played every Sunday

morning. That was my going to hear the Gospel was playing Cobblestone Creek. They're not changing that. You know, I wanted a driving range where that housing project is going to go, but Wayne told me I'd have to pay \$2 million to do that. I couldn't do it. So, anyway, I support the project because I think it's well designed. I think it fits in with that community. I like the design of the access road off of 12th Street, as opposed to all the ambulances and fire trucks can go in off of 12th Street and never bother the neighborhood. The only thing I'm concerned about is all these seniors on Saturday morning at 6:00 when I'm teeing off is to who I have to stand in line behind. So I'm going to vote for it.

2. Ms. Pailes – I've been down this road personally with a 93 year old mom and a disabled sister for a year. One, the need is absolute. I have visited every senior care facility here and most had a waiting list. Some of them suggested I go to Chickasha in order to find space. So, yes, it sure is needed. The traffic is absolutely right. My disabled sister was at home. I'd say she had a minimum of three deliveries a day. The speech therapist, the diabetic educator, medical deliveries, oxygen deliveries. She generated a minimum of three visits daily. The traffic is a real deal. EMSA not only comes to pick you up when you are ailing, depending on your level of disability or need, they also deliver you back; when you get out of the hospital, the ambulance also brings you back. Sometimes there's two ambulances and a fire truck for one call. I mean, it's a huge volume of traffic. For that little neighborhood across the street, it's a real hit. Noise. Lights. All the time. For Eaglecliff, that's a real hit. So much of what we've heard tonight is actually not relevant to planning. This is interesting – the neighborhood has found this solution to their difficulties, but it's not really relevant to the question of is this a good facility in this place? It's very relevant to the neighborhood; it's not really relevant to planning, as such. I think it's curious of the decision to not have a park, because most of these people will have not a lot of relationship to the golf course. By the time you pay for assisted living, it's a little difficult to pay for golf fees. I mean, some people can, but a lot can't. It seems odd to not have a public space for these folks to walk to or golf cart to or whatever. In terms of location, you want to place a senior living facility where there's somewhere to go in terms of walking. You'd like to have a small shopping area. You'd like to have parks. Somewhere where they can get out and get to on their own if they're no longer driving. That's completely lacking here. So the negatives – does the need – and it's a very lovely facility. Does the need and the fine appearance outweigh the negatives and placement? I'm making up my mind.

3. Mr. Sherrer – First of all, I'd like to commend all the neighbors for being here tonight. We get to hear a lot of these kinds of items come before us and very rarely do we have a neighborhood that actually shows up in support and not in favor. So I want to commend the neighbors. It's very important to us, and it's important to the process to have you be active. So, thank you for being here tonight. I certainly appreciate that. I'm like Commissioner Boeck. I support this project. I think there's a lot of great work that's gone into it. I also want to say thank you for the information. I think the detailed information regarding the demand and the need for senior housing – or senior living – assisted living I think is important and I think it's an integral part of this project. Certainly I understand the concerns of those of you that have been recent people that have joined the neighborhood, and I hear those concerns. I hear the concerns about the placement for emergency vehicles. But I also will say that, from an overall living and opportunity for other new citizens to be a part of this particular facility, I think it's outstanding that you're that close to the University and have the opportunity to be a part of the community and I look forward to those individuals serving and being great members of our society. So, again, I'll be in support of this project and look forward to it as it moves forward.

4. Mr. Gasaway – As Mr. Rieger can probably tell you, I have about a 95% voting record in favor of R-1 residential neighborhoods when it comes to backing up to a commercial or high density area. So I want you all to know that I take this very seriously when we're looking at putting a foreign object into an R-1 neighborhood. Is this an ideal situation? I think probably everyone in this room would say this is not our first choice. I think the first choice would have

been to build out this area, which would have helped, but in ten years it's not built out totally. Even if it had, I think we've seen the figures tonight that it would still not be financially feasible to have a residential area golf course that can fund itself basically with funding from neighborhood dues and special assessments. It's just not going to work. Some of the positive comments that I picked up tonight from people that have been here have been this would help the long-term stability of the neighborhood. I think this is an area that's been embroiled in a variety of controversies for many, many years. I think this would bring some stability to the neighborhood. Another comment was it makes it economically viable. I heard someone say our golf course has come back, and I think to me that's one of the top comments is this was built to be a residential golf area. It's been on the fringes for several years now of losing that. I think many of the people that live there now moved there to be able to live on or near a golf course and are delighted that there's a possibility of making that a financially feasible plan. Again, while it probably is not my first choice, I think the first choices are not probably viable and I think this is an option that brings a facility that will, to the extent that it can, blend in with the area – mesh with the area, and provide the financial support. So I'll be in favor of it tonight.

5. Mr. Knotts – Sean, it's hard for me to tell from this drawing. Do you have a central loading area for delivery of food stuffs?

Mr. Rieger – We do have a front entry point here, which is kind of the premier for persons, and I would guess the smaller deliveries of small things could still come to that point. We do have an area in the back, right here, if you can see, in the back where there would be another location for loading.

Mr. Knotts – It just looks a little cramped to back a truck into that in the street.

Mr. Rieger – Well, let's talk about that, because we talked about that earlier today with the team. We would, frankly, disagree with the characterization that there's going to be three to four large trucks here a day. We don't see that. The operator today, in fact, told me he has one food truck a week. We talked at length about whether they were semi-trucks and whether semi-trucks that come into this site. We've thought about that. We were told there's not. He operates these facilities in Oklahoma. The food truck that comes in once a week is typically not the full large. So we don't know where those comments are coming from. In our experience, I've been told from the operators, they have small truck deliveries and very few at that. I heard the comments about oxygen tanks, and I think we've all seen the little cars that drive around with those things. We're not talking about large trucks that are pulling up and dropping those things off.

Mr. Knotts – In your conversation, the emergency vehicles that are basically acting as a medical taxi – they do not arrive with sirens and that is what I suspect. I guess I'm asking that question.

Mr. Rieger – Well, let me tell you about that question. Dr. Shannon actually talked to some folks about that, and they tend to assess the situation. It's the judgment call of the dispatcher to decide whether it is an urgent situation and whether it calls for full-on sirens and vehicles of that nature. In a facility like this, they have trained personnel inside that can deal with immediate situations. So, unlike a single-family home where there's not trained personnel there. So what we understand and what we've been told, it's more of the very severe ones that would have the full sirens, which you're not going to have very often. You know, and I would relate – I mean, I think many of us – I'm not sure exactly where each one of you live, but, gosh, we have senior facilities all over the city. It's not my experience to see just droves of emergency personnel driving to each of these centers. Rivermont, for instance – I've been there many times to see my aunt. I can think of very few times that there's somebody there as a full-on siren situation. I can't think of any, actually, in that regard. Rambling Oaks is over in the middle of

Brookhaven. Arbor House is over on the edge of Brookhaven. We have many that are right next to neighborhoods. I don't hear that problem in Norman as to something that needs to be addressed.

Mr. Knotts – Isn't there an emergency vehicle EMSA location just a quarter of a mile north of this?

Mr. Rieger – That's correct. I think it's off the screen of any site plan I have to show you. But, yes. If you can imagine 12th as it goes all the way up to Highway 9, right below that on the east side is an EMSA facility. It's been there for a long time, and so it's nearby. That's not fire trucks; that's one ambulance. Again, very nearby. Again, the dispatcher will make that judgment call as to whether they need to be full-on siren or not.

Mr. Knotts – So you would characterize the traffic level – the daily traffic level – the normal daily traffic level as nothing out of the ordinary?

Mr. Rieger – I would. Let's go back and look at Rivermont. Let's just take a glance at that area. Here it is right here. If this was some kind of a horrific traffic situation, this would not be a minor little two-lane street that serves that neighborhood and carries back into many more homes than what we're talking about here. We just simply don't see that. The entryway for the independent living is over here; it's not over on Chautauqua. So this is a small secondary street off of Rivermont. We're talking about 12th Avenue on this one, which is a much more significant street. So we do not see that impact. The traffic report in your packet didn't see it, either. So we were not requested to address it in any significant fashion.

6. Mr. Boeck – I will say, if you look at Rivermont there, all the single-family residence back there – that's a naturally occurring retirement area. Everybody that lives back there is over 65 and I would say, you know, we're talking many neighborhoods in Norman that have that kind of thing going on, because people want to age in place, including my neighborhood. You know, I'm one of the younger families there and I think I've seen two ambulances in the last month – maybe two months. So to say that a retirement community, especially independent living, is going to be a proponent of five to six, or three or four visits by EMSA every day is ridiculous.

Mr. Rieger – And we can reserve you tee times tonight, if you're really very concerned about those comments that you made. Thank you.

7. Ms. Pailles – Where is the drainage? There's no detention pond. Does that go to a lake on the golf course?

Mr. Rieger – I'm going to actually ask Tom to come up. Thought he would be silent tonight, but we can't keep the man down. So let's have Tom come up and talk about – because there has been discussion about this. I want to make sure you hear the full explanation.

Tom McCaleb, SMC Consulting Engineers – Due to the proximity with the river, staff and I both feel that fee in lieu of detention is the solution to get the water on out of there. So that's what we're going to do. Also, all this drainage here is going to be collected right now into a system and will discharge down this bar ditch. It will go down for a while and when this tract here is developed – as you know, it's an eight-house tract – large tracts. Dr. Shannon and OU have considered taking that water and figuring out some way to get it right there. So that's kind of the overview – projected way of getting that water from here and back into the system of the golf course to keep that recharged. But that's not part of this application tonight. Right now, we're going to collect all of our water internally in here. We've got storm drain in this system, come down to an inlet, collect it here. It comes over yonder and comes down this right here. There's also a small structure right there that takes water to the west. It was designed to take an

amount of water and that will be utilized. There's also an area right up here that water is dumping, and we're going to pick that water up and get it into the system.

8. Mr. Boeck – There's that mostly empty pond there between 1, 2 and 3 which would be a natural place to take storm water runoff from there. Wouldn't it?

Mr. McCaleb – Elevation doesn't let me do that. This is a lot lower on the west side. Mr. Boeck, we looked at that real hard and it would take a chunk of dirt to fill up this west side to let the water gravity drain to that area. That was the first solution and it's not very viable.

Andy Sherrer moved to recommend adoption of Resolution No. R-1516-9, and Ordinance No. O-1516-8, and PP-1516-4, the Preliminary Plat for COBBLESTONE CREEK, to the City Council. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	None
MEMBERS ABSENT	Cindy Gordon

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-9, Ordinance No. O-1516-8, and PP-1516-4, the Preliminary Plat for COBBLESTONE CREEK, to the City Council, passed by a vote of 8-0.

* * *

Item No. 10, being:

MISCELLANEOUS COMMENTS

None

* * *

Item No. 11, being:

ADJOURNMENT

Dave Boeck moved to adjourn. Tom Knotts seconded the motion. There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 8:25 p.m.



Norman Planning Commission