

Applicant: Carroll Farms LLC.

Project Location: East of 36th Avenue N.W., North of West Tecumseh Rd., West of I-35

Case Number: PD24-02

Time: 5:30PM

Applicant/Representative:

Sean Rieger
Libby Smith
Terry Haynes

Attendees:

Casey Coulter
LouAnn Wood
Denver Saxton
Erica Bird

City Staff

Kelly Abell, Planner I
Beth Muckala, City Attorney

Application Summary: The applicant submitted a preliminary plat, a request for a NORMAN 2025 Land Use Plan Amendment, and rezoning to a new Planned Unit Development (PUD) for approximately 44.68 acres of property located East of 36th Avenue N.W. and North of West Tecumseh Road. The applicant requests to rezone from PUD (Ordinance No. O-2122-4) to a new PUD to allow for the development of multifamily dwellings, a potential senior living facility and commercial office buildings.

Neighbor's Comments/Concerns/Responses

The applicant explained this was an older PUD and with the change in the economic climate, the owner feels creating this new PUD will have more opportunities to be successful with multifamily dwellings, a potential senior center, which has not been confirmed, and commercial office buildings. The neighbors had concerns about which land uses would be permitted by right in the commercial areas due to the proximity of All Saints School. The neighbors do not want children to be subjected to adult novelty stores, liquor stores, bars, taverns, nightclubs or marijuana dispensaries. The applicant explained under the currently proposed version of the PUD those uses were allowed by right but they will consider the neighbors' requests. The final concerns were about wildlife in the area, the WQPZ and the potential looping of private water lines in the future for more potential developments.