

Applicant: Norman Premium Real Estate, LLC

Project Location: Northeast Corner of the Intersection of 24th Ave. NE and E Alameda St.

Case Number: PD25-32

Time: 6:00 p.m.

Applicant Representative:

Gunner Joyce

Attendees:

Colleen Roux
John Spencer Post
Dana Webster
Barbara Webster
Cindy Rogers
Loryn Wheeler
Matt McDonald
Bonnie Cubert
Mike Schuster
Teresa Schuster
Roger Gallagher
Ann Gallagher
Delaney Cooley
Vince Sandifer
Bonnie Rathert
Rick Greere
Mary Jean Greere
Kristi Wyatt
Sharon Deaver

City Staff:

Logan Gray, Planner II

Application Summary:

The applicant is requesting a rezoning from C-2, General Commercial District, and R-1, Single-Family Dwelling District, to RM-6, Medium-Density Apartment District. The southwest corner of the property will remain C-2, General Commercial District. The proposed rezoning and associated plat will allow for a mixed-use development containing commercial and multi-family residential uses.

Neighbors' Comments/Concerns/Responses:

Several neighboring residents were in attendance and shared concerns about the proposed development. The two primary concerns that neighboring residents had were

the environmental impact of the proposed development, and the uses allowed under the proposed RM-6, Medium Density Apartment District zoning.

One resident asked what would happen to the existing woodland on the site. The applicant's representative stated that the vegetation in the area to be developed would be cleared, and the site graded. Another resident asked how or if the Water Quality Protection Zone on the east side of the property would be secured to prevent people from entering the area. The applicant's representative stated that there are currently no plans to fully restrict access to the Water Quality Protection Zone. Several residents asked how the drainage of the site had been designed to accommodate the increased runoff caused by the increased impervious surface area. The applicant's representative stated that a drainage study is a required step of the platting process, and that city staff would verify that it satisfied all stormwater regulations.

There were repeated questions from residents regarding the uses allowed under the proposed development, with some attendees expressing concern that the proposed zoning will allow for greater intensity residential uses. The applicant's representative acknowledged that the RM-6, Medium-Density Apartment District allows for multi-family residential development, including apartments, but stated that the current intent is to develop the site with two-family dwellings. Another resident asked why RM-6, Medium-Density Apartment District is being requested if other districts also allow two-family dwellings. The applicant's representative stated that RM-6, Medium-Density Apartment District was requested because they feel it aligns more closely with the goals of the AIM Norman Comprehensive Land Use Plan. One resident asked about building height, to which the applicant's representative stated that the RM-6, Medium-Density Apartment District allows for building heights up to three stories by right. Another resident asked how long it would take for the site to be developed under the proposal. The applicant's representative said that it could take years before any development occurred.