

**Applicant:** Norman Premium Real Estate, LLC

**Project Location:** Northeast Corner of the Intersection of 24<sup>th</sup> Ave. NE and E Alameda St.

**Case Number:** PD25-32

**Time:** 5:30 p.m.

**Applicant Representative:**  
Gunner Joyce

**Attendees:**  
Jennifer Golden  
Michael Tribble  
Eryn Tribble  
Allyah Tribble  
Stephen Carter  
Michael Brown  
Judy Croshie  
Bonnie Rathert  
Michael Jablonski  
Rick Greene  
Mary Jean Greene  
Chong Dillon  
David Dillon  
Patrick Schrank  
Greg Anderson  
James Jackson  
Donna Dray  
Carrie James

**City Staff:**  
Kelly Abell, Planner I  
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. Some attendees expressed concern about the proposed

development's impact on nearby Upper Rock Creek through increased impervious coverage and removal of existing vegetation. Attendees that raised these concerns suggested that there had not been enough consideration given to proposed development's impact in this regard. Other neighbors were concerned that the proposed multifamily development will negatively impact surrounding property values.