

Applicant: Premium Homes, LLC

Project Location: Generally located on the south side of E Robinson St between 48th Ave NE and 58th Ave NE

Case Number: PD25-25

Time: 5:30 p.m.

Applicant Representative:

Sean Reiger
Gunner Joyce

Attendees:

Mike Bruehl
Jeremy Been
Dianna Hutzler
Cheryl Blake
Bill Swain
Erica Bird

City Staff:

Justin Fish, Planner I
Beth Muckala, Assistant City Attorney

Application Summary:

The applicant submitted a request for a rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development District, for approximately 49.45 acres of property generally located on the south side of E Robinson St between 48th Ave NE and 58th Ave NE. The rezoning is required for the applicant to develop the site into a single-family development. At this time the applicant has not provided the required preliminary plat and land use amendment for this request.

Neighbor's Comments/Concerns/Responses:

Neighbors inquired about storm water runoff and how the developer plans to control it. The applicant representative stated they are required by the City of Norman to provide engineered solutions at the next stage of the project. The representative further explained the applicant may remove some lots to build more detention ponds if deemed necessary.

Neighbors asked why the developer chose this location for the proposed development and mentioned concerns of leapfrog development. The representative addressed these concerns stating that under the AIM Norman Land Use Plan this parcel is designated for the type of development the applicant is proposing. The representative further explained that development cannot be done layer by layer because that would rely on the

willingness of owners to sell their land to developers. This is the reason why residents may see isolated development.