

**Applicant:** DAR, L.L.C.

**Project Location:** SW Corner of Tecumseh Rd. and 24<sup>th</sup> Ave NE

**Case Number:** PD 23-25

**Time:** 6:00 p.m.

**Applicant/Representative**

Sean Rieger, Attorney for applicant  
Libby Smith, Attorney for applicant  
Houston Sneed, Landmark Fine Homes  
Chris Anderson, SMC

**Attendees**

Marty and LaDonna Cummins  
James Breda  
Sherylann Densow  
David Williams  
Ross McClish  
Zachary Matthews  
Josh and Jennifer Brown  
Brenda and Steve Mann  
Vanessa and Brian Goode  
David and Jamie Neuhauser

**City Staff**

Lora Hoggatt, Planning Services Manager  
Zach Abell, Planner I  
Whitney Kline, Admin Tech III

**Application Summary**

The applicant requests to rezone from A-2, Rural Agricultural District, to PUD, Planned Unit Development, a preliminary plat, and a NORMAN 2025 Land Use Plan amendment.

**Neighbor's Comments/Concerns/Responses**

Neighbors asked if the property would drain across Tecumseh. The applicant's engineer explained this project will not fix issues the area is currently facing but it will not cause more as they are required to follow the same historic flow rate. Neighbors asked if it is the same developer as Montecito Ranch; the applicant answered yes. Neighbors asked for the cost of the homes. The applicant anticipates they will cost around \$700k and will be approximately 3,000 square feet. Neighbors asked if there will be curbs in the development. The applicant said they are not sure yet but the streets will be private and gated. Neighbors voiced concerns about the intersection of 24<sup>th</sup> Ave NE and Tecumseh. They would like to see the "stop sign ahead" signs moved up; staff said they would let Public Works know about this concern.