

GBC 22-12

Applicant: Red Rock Land Fund, LLC

Project: Red Canyon Ranch

Location: Northwest corner of the intersection of E. Tecumseh Road and 12th Ave NE

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation

Current Zoning: PUD, Planned Unit Development

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Commercial

Proposed NORMAN 2025 Land Use: Low Density Residential

Motion by Andrew Hewlett to approve consent docket as submitted; **Second** by Kristina Wyckoff.

Commission discussion consisted of:

- George Dotson explained that he believes it is a nice project. Dotson was curious if the sidewalks would continue on E Tecumseh Road and 12th Avenue NE.
- Sean Rieger confirmed that this would be the case on both roads.
- Rachel Wyatt-Swanson agrees with George Dotson that this is a nice project.
- Andrew Hewlett explained that he lives in Red Canyon Ranch and loves the neighborhood. He explains that he likes the continuation of this neighborhood with this project.
- Andrew Hewlett asks if the common area in this subdivision will just be grass.
- Sean Rieger explains that the amenities are in other portions of the neighborhood such as a splash pad that was recently installed.
- Zach DuFran remarks that he was in this development recently and noticed another undeveloped portion of land that has not plowed through the years, containing a significant amount of native plant life.
- Zach DuFran explains that there are not many places where this still exists and hopes that native plant life will be preserved in areas like this.
- Sean Rieger explains that the developer must change the topography of the land to address stormwater issues. He explains that preservation may not be possible.
- Andrew Hewlett explains that, in defense of Red Canyon Ranch, he has a lovely greenbelt outside his house and Ideal Homes has done a great job of preserving the native plant life where possible.

There being no further discussion, a vote on the motion was taken with the following outcome:

The motion was passed unanimously, with no objections.