

Applicant: Bob Moore Farms North, LLC

Project Location: South of W. Main Street, west of Ed Noble Parkway, north of W. Lindsey Street, and east of 36th Avenue S.W.

Case Number: PD26-3

Time: 5:30 p.m.

Applicant Representative:

Sean Rieger

Attendees:

Robert Bruce
Mary Roberts
Cheryl Stamper
Sondra Clour
Will Pence
Gina Pence
Carol Hall
Troy Williams
Teresa Burkhart
Kim Guenther
Kevin Davis
Dianna Hunter
Roger Schultz
Rhonda Schultz
Steve Hill
ML Terry
Lisa Wells
Nikita Patel
Sim Strickland

City Staff:

Logan Gray, Planner II
Landon Gum, Subdivision Development Coordinator

Application Summary:

The applicant requests an amendment to the existing PUD, Preliminary Plat, and associated site plans to develop additional residential units for the subject property. The amendment would alter the overall site design and remove any commercial development in favor of multifamily residential. The applicant's representative stated that the vision is a gated apartment complex. A rezoning application had not been submitted at the time of this meeting.

Neighbor's Comments/Concerns/Responses:

Several neighboring residents were in attendance and asked questions related to the project. Some attendees raised questions about how many new residential units were being proposed, and how many new occupants were expected. Sean Riger, the applicant's representative, stated that the number of dwelling units and potential occupants has not been determined, but will be included in the information presented to Planning Commission and City Council should a rezoning application move forward. Other attendees voiced their preference for the development's access to be taken off 36th Avenue S.W., rather than Willow Bend Drive, as presented. Mr. Rieger stated that it was the City of Norman's preference that there be minimal access points on arterial streets, and added that additional access to the development is proposed to the north of the site, closer to W. Main Street. A follow-up question was posed regarding the potential for additional turn lanes to be placed on 36th Avenue S.W. to accommodate the increased traffic. Mr. Rieger stated that such items would be addressed through a future traffic study conducted for the development. Other attendees inquired about the impact the development will have on stormwater runoff in the area, to which the applicant's engineer responded that there should be no impact to the surrounding area in terms of stormwater. One attendee asked why the commercial component was no longer a part of the proposed development. Mr. Rieger stated that the developer determined residential development to be a more favorable investment. Finally, some attendees asked what the timeline would be for the first and second phases, and if there would be more phases to come. Mr. Rieger responded that it would likely take years to break ground on Phase 1, and likely even longer for Phase 2, subject to market forces. He continued by saying that any future phases would require starting the current process over again, including another Pre-Development meeting, and Planning Commission and City Council review.