

Applicant: Bob Moore Farms North, LLC

Project Location: Generally located south of W. Main St., West of Ed Noble Pkwy., North of W. Lindsey St., and East of 36th Ave. S.W.

Case Number: PD24-07

Time: 5:30PM

Applicant/Representative:

Sean Rieger
Gunner Joyce
Libby Smith

Attendees:

Latty Sousa
Holly Van Auken
Leslie Long
Don Wheeler
Wendy Swatek
David Floyd
Will Pence
Gina Pence
Jenny Watson
Wanda Beller
Donna Skinner Reed
Elizabeth Stowe
Glenda Lemeceh
Don Troutt
Claire Curry
Patrick Schrank
Nikita Patel
Stan Koop
Christa Simmons
Weston White
Robert Castleberry
Cheryl Stamper
Adonis Nafeh
Tammy Nafeh
Loretta Anderson
Mona Waters
Denise Taylor
Troy Williams
Teresa Williams
Rusty Loeffler

Michele Loeffler
Sondra Clow
Peter Vail
Mary Roberts
Steve Petty
Dona Petty
Leita Eaves
Nick Nance
Sogoal Nance
Michael Swatek
Charles McBee
Janice McBee
D. Coitao
Ashton Byrum
Gina Byrum
Celia Elweir
Erica Bird
Don Brokhase
Paul Swenson
Sharon Boscarelli
Rhonda Schultz
Roger Schultz
Robbie Lomberson
Teresa Burlchart
Auton Masloveskii
Madeline Merriott
Barbara Vance
Carline Dulworth
Fred Bearenati
Mary Roberts

City Staff

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Destiny Andrews, Planner II
Whitney Kline, Planning Admin
Beth Muckala, City Attorney

Application Summary:

A request for rezoning multiple parcels from C-2, PUD, and Park Land to PUD, Planned Unit Development, to facilitate a mixed-use residential development.

Neighbor's Comments/Concerns/Responses

The applicant representative explained the rezoning process and detailed the proposed site plan to attendees. Proposed PUD will include primarily residential buildings, with limited commercial along the north side and detention/green space to the south. An attendee inquired about building height. Applicant representative provided that multi-family homes abutting existing neighborhoods will be approximately 2-3 story "big house" apartment buildings, with taller residential buildings on the interior of the development. Commercial buildings are intended to be shorter. An attendee requested the anticipated number of homes and why that number was chosen. Applicant representative stated between 650 to 700 homes, based on market analysis. Multiple questions of traffic impact, specifically on Willowbend Road. Applicant representative responded that a Traffic Impact Analysis (TIA) would be completed as part of the project. A question on timing was posed. Applicant representative expects two phases, separated by the new road proposed connecting Norman Center Court to Willowbend Road, over the course of years prior to completion. An attendee requested additional information on the detention pond area. Applicant representative responded it will have higher service levels and will have amenities. A question on rents was posed. Applicant representative stated it is unknown at this time. Questions on the impact of the project on property values and the school system were asked. Applicant representative responded that these are unknown and outside of their purview. Concern for the impact on City services were expressed. Applicant representative provided that impact fees and anticipated sales tax revenue from new residents provides for Fire, Police, and Infrastructure improvements. An attendee asked if quiet would be guaranteed. Applicant representative responded that noise control is covered under the City's Noise Ordinance.