

City of Norman Predevelopment

March 26, 2015

Applicant: Shaz Investment Group, L.L.C. and Rieger, L.L.C.

Project Location: West side of 36th Avenue SE from Post Oak Road to approximately ½ mile north of Cedar Lane Road and east of 36th Avenue SE on the north side of Post Oak Road almost to 48th Avenue SE

Case Number: PD 14-31

Time: 5:30 p.m.

Applicant/Representative

Sean Reiger sp@riegerllc.com 405-329-6070

City Staff

Jane Hudson	Staff/Planning	405-366-5344
Leah Messner	Staff/Legal	405-366-5376
Terry Floyd	Staff/City Manager's Office	405-366-5446

Interested Parties

Richard Ice	2900 Black Locust Ct.
Scott & Vanessa Bullock	4181 36 th Ave. S.E.
Cindy Kerr	3000 Black Locust Pl.
Don & Amy Stevens	4131 36 th Ave. S.E.
Thomas (Rick) Kirby	4040 48 th Ave. S.E.

Application Summary:

The applicant is proposing to develop a Planned Unit Development, PUD, over the 760 acres. The area is planned for a wide variety of uses, including 394 acres of varying densities of single-family residential; 92 acres of varying types of multi-family; 38 acres of commercial and mixed-use, 9 acres of service; 4 acres of equestrian facility and 223 acres of open space scattered throughout the 760 acres of development.

Neighbors' Comments/Concerns:

- Traffic concerns
- Additional stop signs are needed at each intersection, four-way stops
- Would like an equestrian center in the northern portion of the development, with riding trails throughout
- Concerned with drainage impacts on adjacent properties
- Concerned with the existing infrastructure accommodating additional development and traffic