

**Applicant:** Wally Kerr

**Project Location:** 801 36<sup>th</sup> Avenue N.W.

**Case Number:** PD17-28

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

**Applicant/Representative**

Sean Rieger-Attorney  
Will Sullens-Architect  
Wally Kerr-Applicant  
Eric Fleske-Developer

**Attendees**

Ken Dragg  
Raymond Auders  
Stephen and Pat Cain  
R.R. Fleke

**City Staff**

Janay Greenlee-Planner II  
Drew Norlin-Subdivision Coordinator  
Katheryn Walker-Assistant City Attorney III

**Application Summary**

The applicant's request is to rezone 0.73 acres from RM-2, Low Density Apartment to SPUD, Simple Planned Unit Development and a NORMAN 2025 Land Use & Transportation Plan Amendment from Medium Density Residential and Floodplain to Office and Floodplain. The applicant's proposal is to develop a one and two story building for professional uses as permitted in the CO, Suburban Office Commercial district.

**Neighbor's Comments/Concerns**

The following are the neighbor's main concerns regarding this proposal:

- There will be an increase in traffic with a commercial office.
- The Brookhaven Creek currently floods and this development will increase the flooding.
- A commercial use in this location should not be allowed, it is zoned RM-2 and should be developed as such.

**Applicants Responses**

The following are the applicant's responses:

- This is a platted lot, a Traffic Impact Analysis is not required-a traffic signal is planned for Bob White Street which is directly across from this developments planned access.
- Because this is a platted lot the drainage was previously addressed, the SPUD proposal coverage is 65% which is the same as RM-2 coverage requirements.

Therefore this proposal will not create any greater impact than an RM-2 development.

- The applicant does not want to develop under the RM-2 allowed uses, therefore they are requesting a rezoning for office use and city council will vote on the ordinance change.