

**City of Norman Predevelopment**

**October 23, 2014**

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

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

**Case Number:** PD 14-31

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

**Applicant/Representative**

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Tom McCaleb	<a href="mailto:tomm@smcokc.com">tomm@smcokc.com</a>	405-232-7715

**City Staff**

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

**Interested Parties**

Danny Marler	4081 Cedar Farm Rd.
Sam & Jamie Evans	3851 36 <sup>th</sup> Ave. SE
Tim Grissom	3901 36 <sup>th</sup> Ave. SE
Dianna & Bill Hunter	2800 Black Locust Ct.
Lewis & Erin Starkey	3001 Black Locust Pl.
Tim Shortes	100 W Post Oak Rd. (Noble Assembly of God Church)
Kevin Boydston	100 W Post Oak Rd.
Steve Lance	100 W Post Oak Rd.
Marian Ice	2900 Black Locust Ct.
Rick Brown	3121 36 <sup>th</sup> Ave. SE
Don Cervi	1901 Windermere
Jay Cervi	2613 Lauriston
Tony Morgan	100 Post Oak Rd.
Frank Solomon	3801 36 <sup>th</sup> Ave. SE

**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
- Opposed to the multi-family abutting the single-family/large acre developments

- Concerned with drainage impacts on adjacent properties
- Concerned with the existing infrastructure accommodating additional development and traffic