

## 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**

|             |  |              |
|-------------|--|--------------|
| Sean Reiger | <a href="mailto:sp@riegerllc.com">sp@riegerllc.com</a> | 405-329-6070 |
| 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