JPH

all CC / Bob Scherrer absent.

JPH 8/12/02

(1)

I. Call to Order : 6:45

II. Jobin P

III. Staff Report -

Comp. Plan rec low density (RE, R1, R2)
rec to Thoroughfare Plan -- Garden Rd
will be 4 lane rd.
area was annexed + zoned SD.
east side has 2 tracts as Indust.
pub. com -19 - 0 ret.
Staff is rec app'l.
W of Garden ; S. of Sharon.

are work on legal issue w/ this case.

#35

Kingwood

IV. A
John Hightower, Olson + Olson

have applied 5

2 tracts on tonight.

tape

2 Kevin Swanski 41 7121 Robin Meadow.

very small bridge. heavy snd trucks.
a lot of sound.

a lot of children. If

gentleman (owner)
spoke his piece.. then left.

if he wants M-2 -- go by M-2.
end up like Pasadena.. pay dearly for taxes.

whose gonna pay for Garden Rd to be four lanes

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3 Steve P. 6924 Sharon Dr.
no reason for truck on st., no businesses.
brought up Salucci & him leaving.

if he puts more bus; more traffic.

he was supposed to bld a wall & never did.
we cant trust the man. who knows what
he does next

(4) Peter Lock 7/26 Rob. take it all back.
against Heavy Indus. . Resid. area.
upwardly mobile.

only reason he was for it was because thought there was an agreement w/ city. heard from people he doesn't even keep his agreements.

(5) Erid Hicks, 1525 Garden Rd, against.

18 wheelers. roads not wide enough. have children. if 18 wh. brks down - will block whole road.
not proper traffic control -
not safe. rd that is out there -- not best rd for 30-40 thous. pounds. if they want to operate on this road then the city needs to put in better traf. signals.

VII. Discussion

Ruth - I'd like a clarification on third parcel as SD... on propose agrmt that it will stay is anything in agrmt to state they wont come back in a yr for zoning.

tape { Mr. Higher —

tract has an Ind. facility already on it & will remain if

Mr. Marcott - wld like to see some rest. put on prop if it is N-2. (listed examp)...

Darrin - we've already discussed before. (2 years)

it wld not be wise to impose any new restnct. into agrmt.

Woody - have we looked at weight limit on bridge?

Alan - no. no sign posted.

Woody - can we look at & see condition of bridge.

Kleaus - wld like some commit. so someone doesn't come in in a year w/ same litigation

~~Klaus~~
Charles- Mr Hight. during your previous briefings - because there is an exist.

top

Mr. Hight. Concern is the history of this request.

Run- have concerns w/ M-2. Will set yourself up for more of a precedent.

~~VIII~~ Adj: 7:15 pm

1057 (SD)-(C)

I. 7:16

II Todd Read

III. Identical comments as prev. hearing.
Staff rec. appl.

IV. App Pres.
Mr. Hight, Olson & Ol.
defend. City in lawsuit. One of 2 prop.
agreed to rezone. Part of compromise was
to ~~leave~~ have this is as "C".

V. FOR
none

VI Against

1 Bruce Hornsby 7121 Robin Meadow.
what I've seen is that if you hire
an attorney the City doesn't stand up

2 Stwl. 6926
now many lots does he have? is more area
for him to dev. as Ted.

VII. Discussion -

Klaus - how long have we been working on preventing this kind of dev. We've spent a lot of effort & cost on this ~~ap~~ for 2 years.

VIII. Adj: 7:24pm

1054 (SD) - (C)

I. 7:25

II. ~~Jol~~ Todd Read

III. Tobin -
Comp plan does rec GB uses. Reg is consist. w/ M Plan. Also cons. w/ some of land use.
11 prop rev, 0 rec.
Staff rec app'l.

IV. App. Present.

Becky Corn, rep CPI. prop is being used as screen manuf.
wld like to

tape present time a screen manuf. comp.

did one call for general info - wnted to make sure it wasn't going to be a chemical plant.

intent is to sell off front 3 sections.

V. Support -

None

VI. Against

Peter Loch, 7126 Rob. Mead. main objec the reason we have a weak case on Garden Rd is because 2 other prop. were already zoned. worried about having same

tape Steve Jaus, 6926 Sharon,
if they cld get it to where the

VII. Discussion

Jetens - on. map. what is spec. use for prop to north.
Mona - machine shop.
Marcott - asked abt cell tower
Alan - on Mark Rd.

VIII. Adj: 7:34pm.

1052 - Withdrawn
Marcott asked if this is where they've started clearing land.
Alan - zbeo is to right, this on other side

1050. (SD) - (PUD)

I. 7:35

II. Todd Read

III. Sobri - ne corner of Harkey + Bailey.
~~S is~~
Comp. plan does rec low density, also rec. for major
prop is consist. providing a mixed use.

~~impact on~~
31 acres - 4.9 acre w/ GB.
app 65 X 125 8,125 sq. ft.
as well as 75 X 125 9300.
staff estimated -- 72 lots. ~~taking~~

25 prop owners, 0 - rec.

Staff rec. app'l.

VI. App. Present.
Pierre Nip,
pres of Kirby Rus (general owner) SD - PUD
3 comments -- is according to M. Plan
is a major node.
used lowest density.
4.9 commercial area.
~~include~~
when Com. prop is developed -- will have to go through Pub. Hearing Process.

opted for least dense configure.

PUD - has restrictive cov. (Com will have to comply).

V. FOR
none

VI. Against

Betsy Scofield 12996 Trail Hollow.
dont have enough info.
bldg in Ravenwood.
it was my understanding that Renee
West Developed / platted Sec 3 across street.

were bldg in 300,000 range. not against.

Steve Lawson 4010 Ravenwood Ct
like to bring a few issues.
Surrounding zoning - to west all ~~[illegible]~~ lots

in application he has all four corners --
against that.
all bldgs around proposed site are residen.
against.

to Mr. Rop. against your "com" @ Bailey & Harley.

also - pictures -- there are a lot of homes
bought for 300,000 home. Didn't buy out there to have a store.

Mrs. West told us she was g

Forest Mitchell 4041 Ravenwd Ct.
moved in 3 yrs ago. w/under. of phase I, II, & phase III.
Phase III is prop in ques.
we will be the most effected - - right across the street. (have a good view) - birds, trees. last wk, to our surprise, along w/ several other surprises from W. Dev.

as residents of Ravenwood we were hit real hard.

Alan Curtis 4025 Ravenwood Ct.
live directly W. also understand this sec. of land was to be

tape

were under understand

Renee West promised
she wld bld a privacy fence
area on corner - have no idea what

large grade

(8)

completely opposed of any dev. of land that do not have the same deed restrictions.

tape devalue property.

strip mall across from 300,000 hases.

entire area is resid.

Mrs. Mitchell 4041 Rav. Ct
opposed to Commercial
bought in this subd. w/ intent their prop
wld go down in value
wrk hard to live in nice area.

Bill W. 4033 Rav. Ct.
infrast. in general area does not support
a Com. traffic area.
2 yrs ago - homes came close to flood. because
there was not prop drainage.
against

(14)

Joel Cochran, 6006 Cottonwood
oppose dev.

Al. Stahlin 6126 Raven.
reiterate what everyone else has said.
I didn't find out. saw a sign. (up then down)
if you were sett. in our neighb.

R.W. said what is going there.

don't trust anyone to bld. there.

take a look @ it

Steve Briley 6310 ~~Briley~~ Rav.

5 acre com. wld be detrim.
our prop value go down,
don't want our kids directly across from
'C'. current roads can't support.
think long & hard

(15)

Cathy Cobb 4006 Cottonwood.
opposed to "C" on corner.
dont want a strip center

John Lun 4018 Rav. Ct.
first res. (3 1/2 yrs ago) - wnt to
express concern w/ opposit.

Gary 4026 Rav. Ct
pictures were disingenuous.
homes to south. homes to east.
pic. did not show Ravenwood develop.-
are mob. homes on Harley. - dont think
they wld want C either!

John Shank 4018 Rav. Ct.
need to relook @ plans.

Herbert 5902 Raza
2 gas lines that make an L.
oppose all.

Tina Lawson, 4010 Rav. Ct.
looked at. before we made the pur. (2 yrs)

R.W. presented this prop already.

Betsy Scopuid - opposed to "C"
5 houses.
least exp. is 289,000..
when Renee gave me plat of sec 3.
still going to be high dollar.

VII.

Mayor - req. by law to notify everyone
200 ft. if your outside - you do
not get a formal letter.
also on website
also blue + white signs.

try to notify as much as possible.

Klaus - this is unzoned. C. Plan does rec
low density. which developer
explained this is first pass. although
its a PUD - it allows us to be more restrictive.

Mayor - this is zone change. not app'l of develop.
"C" is a little misleading. He is asking for
"NS." -- local store, hairdresser, etc.

Tetens - Cant zone prop PUD w/out plan.
disagree w/ this being low density.
65' lot is R-3 --

~~Rs~~ Seeger - agreed. ~~this~~ mnt to imply
this is a good start.

Marcott - ptd out uses for "NS" can be
found in Land Use & Urb. Dev Ord.

Todd Tocco - why wasnt Rar. corner utilized
as "C."

Alan - that was platted before C. Plan.

Tobin - exp. Bailey wld soon ~~by~~ a 4 ~~m~~ lane
highway.

Clarify to app's resp.. if this is app'd it wld not have
to come back to CC. go through ~~Planning~~ & Permits

Owens -
traveled this area. this repres. more of a neighborhood. area. do they need to name wht kind of service can go there.

Tobin
can be a cond. appliant probably doesn't know.

Marcott - does say

Owens - have mtgs w/ dev. we encourage them to mt w/ neighborhood.

Mr. Nys - we

{ their HOA is not active.

Res - Renee West is president

Klais -

VIII. 8:15pm

Tape 2

F. 1034 (RE) to (R-2)
James Johnson -

I. 7:16pm

II. Todd Read

III. Jobin
15 prop owners. 0 rec.

IV. James Johnson, 900 Paul.
on behalf of Briggs
are no dev. plans for tract.
falls in correct dstn. of C. Plan.
best value of prop wld be as R-2.

they were not aware of zon. when
annexed into city.

V. Support.
none

VI. Against

① Ralph Shield 2342 CR 48 wasn't contacted.
owned prop for 20 yrs. dont want to see
small lots or small houses

Clay Camel, 2335 CR 48.
exactly across from prop. lived there over 48 yrs. object to small lots.
people who have to look out their window & shake hands w/ their neighbor - too small.
people need more space.
don't want small lots.
roads are narrow - don't need any more traffic.
city closed down north prt of road.
have had PO Box for 48 yrs in Almeda.
didn't know -
City Shut down public road -

discussed rough roads - & narrow -

2 estab. 1 is a beer joint.
1 is a new harvest church.
speed limit is 30 mph.

like to see some action.

VI.
Sitters - see no reason to chg zon.
Marcott - CC specific went out in search of RE lots.
Klaus - agrees.

VII. Adj: 8:30 pm.

1051 (SDB) - (R-2)

I. 8:31pm

II. Toda Read

III. Tobin -

220 single fam. homes.
Staff rec appl.

R-2 is more approp. to provide a buffer

Staff is well aware of C. req for RE & R1.

rec app'l. but rec deny w/ prejudice. wld prohibit div. to come forward w/ R-2 for next 12 mos. object is -- w/in 12 mos area might chg.

is consis. & compatible w/ use that is out there & what is to come.

IV. Ken Caffeey -
have brought forward & had joint meetings. The more we looked around (area is R-2 & R-3) ~~the~~ we feel the best use is R-2. he said they came back w/ town house.

back to R-2.
150,000 - 200,000. price range.
loc. bef P. Pkway is good.
nice.
160 units approx.
putting det pnd at back.
one thing brought up.. access to P. Pkway.
now have both (to John Liz + P Pkwy).

V. for -
none

VI. against -
(1) Cathy 3117 Maryfield - back corner.
didnt get to see sketch.
been there for over 40 yrs - only 1 traffic light.
didnt say lot size.
needs to be more consid

(2) Tom Alexander 3208 Nottingham
opposed.. area warrants RE.
Cld make a good RE proj. dont believe prop is adjacent to Pkway, so what your talking about is not adj as described on plat. beg the previous C.C.

VII. Discuss -
Larry - Cannot support R-2. think we said R-1 / R-E.

Tetens - one of few prop left in this part of Pear. -- Shld be an R-E.

Marc. -- 160 units - 300 cars.

VIII. Adj: 8:40pm

1055 Sp.U. 111

I. 8:41pm

II. Todd Read

III. Tobin - S.U. to rezone to R1 w/SU for a church.
exis. zoning map shows this as a PUD.
Cld not find any docum., no reference.
Staff was thesitant to issue permit.
Staff mt w/ owners. Very generous. if it does get appd will clean up prop.
Staff is rec appl. church is existing applicant more than willing to work w/ staff. TA may be needed.

IV. Steve Mower, Turner & Bear Arch. in granting S.U. will help the com. & will tie into lot being a church. are working w/ Tobin on ~~what~~ dev. plan..

V. FOR
Joseph Davis - in support. hope to bld
Mayor Read ⇒ enough parking

VI. Against -
none

VII. Discuss.
none

VIII. Adj. 9:49 pm

I. 9:50 (SD)(R-1)
II. Todd Read
III. Tobin - exis. acces. struc. on prop. (think it will be relocated & rep. w/ single family home.
& Plan rec low density.
Staff rec app.
IV. Present - none
V. FOR - Eric Hiks - the land was given from four gener. down. Wld like bld home & raise family
VI. Against VII. Dis. ~~VIII~~ Todd - my concern - 6 lots adjacent

Tobin - be reviewed @ permitting.

Six lots are family owned.

Mr. Hicks

Adj.. 8:55pm