

Applicant RCB Bank
Location Northwest corner of Imhoff Road and Oakhurst Ave.
Case Number PD 11-25
Time 6:00-6:30 PM

Attendee	Stakeholder	Address	Phone
Sean Rieger	Applicant Spokesman	136 Thompson	329-6070
Tom McCaleb	Applicant Engineer	815 W Main	232-7715
Eric Fleske	Applicant Representative		
Rick McKinney	Applicant Architect		
Jane Hudson	City Staff		366-5344
Ken Danner	City Staff		366-5458
Blaine Nice	City Staff		217-5427
James Mayer	Neighbor	1812 Oakcreek Dr.	360-3903
Dale Swaim	Neighbor	1925 Oakcreek Dr.	364-1753
Ferne Swaim	Neighbor	1925 Oakcreek Dr.	364-1753
Steven Richichi	Neighbor	1925 Oakcreek Dr.	364-1753
John Griffin	Neighbor	2002 Oakcreek Dr.	243-8505
Denise Griffin	Neighbor	2002 Oakcreek Dr.	243-8505
Joyce Collard	Neighbor	1820 Oakhill Dr.	310-4939
Maria Alexander	Neighbor	1922 Oakhill Dr.	388-2070
Dee Fisher	Neighbor	1520 Oakcliff Rd.	329-2346
Connie Armstrong	Neighbor	1819 Rolling Stone Dr.	326-4161
Paula Rucker	Neighbor	1751 Imhoff Rd.	447-8479

Application Summary. The applicant, RCB Bank, owns a 19.44 acre parcel which currently has two office buildings on approximately 3 of the 19.44 acres. The intent is to develop a multi-family development and an office/institutional use (possibly a church) on the remaining 16 acres. The site is currently zoned CO, which allows office uses or some institutional uses, such as churches, libraries, and schools.

Applicant's Opportunity. This is the first leg of development for this proposal; we are proposing a PUD with diversified uses. We hope to include apartments, church/office use and the remaining area as open space. Depending on the demand for office use and church use the area currently designated for church use might be office but that is yet to be determined. The apartments will be both 2 and 3 story buildings. We have designed the location of the apartment buildings so there are no windows overlooking the residential area to the north. There will be no vehicle access points linking the area to Oakhurst.

Neighbors' Questions/Comments. How many units?

Applicant Spokesman Response. 152 Units.

Neighbors' Questions/Comments. What is the setback between the apartments and the housing to the north?

Applicant Engineer Response. There is a 79' (approximate) distance between the edge of the apartment building and the property line to the north.

Neighbors' Questions/Comments. How do you propose controlling the drainage onto the residential property to the north? In the past there have been flooding issues which impacted the neighbors to the north.

Applicant Engineer Response. Drainage issues will be researched and addressed so we will not impact adjacent property owners.

Neighbors' Questions/Comments. With the addition of this development traffic will increase. How do you propose to mitigate the impact of traffic?

Applicant Spokesman Response. The installation of signalization at Imhoff and Hwy 77 is approved. Installation is set to begin later this year, with completion 6-9 months later.

Neighbors' Questions/Comments. What type of barrier do you propose to place between the development and the property to the north?

Applicant Engineer Response. What would you like? Fence, wall, landscape barrier? You tell me what I can do to help you. That is the purpose of this meeting.

Neighbors' Comments. We would like what ever you can do to protect our homes from headlights and noise. A berm and a fence with an area including as much natural landscaping as possible is preferred.

Neighbors' Questions/Comments. Can you guarantee this will not be Section 8 housing?

Applicant Engineer Response. I can tell you we do not have any plans for Section 8 housing in our PUD.