

Applicant: Hallbrooke Development Group One. L.L.C.

Project Location: Southwest of intersection of 24th Avenue N. E. and Rock Creek Road

Case Number: PD 17-19

Time: 6:00 p.m.

Applicant/Representative

Trey Bates, Applicant
Tom McCaleb, Applicant's Engineer

Attendees

Paul & Sandra Carter
Blaise & Lauren Hackler
Natalie Pearce
Melissa Gill
Starla Doescher

City Staff

Janay Greenlee
Katherine Walker
Drew Norlin
Ken Danner

Application Summary

The applicant is requesting rezoning from A-2, Rural Agricultural and C-1, Local Commercial to a PUD, with permitted uses allowed in C-1, Local Commercial and CO, Suburban Office Commercial.

The applicant's proposal is to Preliminary Plat approximately 26.45 acres for the following uses; single family residential will comprise 6.34 acres, commercial/office is 13.27 acres and open space is 6.66 acres. The development proposal for the northern section of the property is three commercial buildings with parking in the front on 36th Avenue N.W. and 10 office buildings behind the retail space with a common parking lot.

Neighbor's Comments/Concerns

What is the development timeline?
We were told that this land is a flood plain and it wouldn't be developed-our realtor told us this wouldn't be developed.

Will the big trees be saved or a portions of the trees abutting neighborhoods?
Has a traffic impact analysis been conducted? This addition will create more traffic, has this been considered? Will traffic calming devises be installed, such as speed humps?
Will fences be installed?
What are the sizes of the houses that will be built?

Applicant's Responses

The development timeline is dependent on how the lots are sold—most likely within the next five years.
This is a renewal of a Preliminary Plat that expired; this development was already planned and approved by the city previously and is not in a flood plain.
The developer plans to keep as many old growth trees as possible and replants trees that have to be removed because of construction.
The traffic impact analysis has already been conducted; there are no negative impacts associated with this proposal.
The roads are winding through the addition, which is a way to naturally reduce speeds in neighborhoods. Installing speed humps will be determined by the city traffic engineering department.
Fencing will be installed as homes are constructed.
House sizes will vary, most are one story with some two stories, there is a mix of styles and we only work with quality builders that deliver the products we want in our neighborhoods. Most homes are between 1800 to 2500 square feet.