

Applicant: Heritage Fine Homes Investments, L.L.C.

Project Location: Northwest of intersection at 36th Avenue N.W. and Rock Creek Road

Case Number: PD17-17

Time: 6:30 p.m.

Applicant/Representative

Sean Rieger-Representative Attorney
Kendall Dillon-Representative Engineer
Jay and Don Cervi-Applicant's

Attendees

Kendall Dillon
Kathleen Combl
Mary Krodel
Camelia Stanesar

City Staff

Janay Greenlee
Drew Norlin
Leah Messner

Application Summary

The applicant's proposal consists of a preliminary plat, rezoning and land use amendment to develop vacant land into single family homes, commercial retail space and office uses. The Preliminary Plat is the entire ownership of the property which is approximately 26.45 acres. The rezoning request is from A-2, Rural Agricultural, and C-1, Local Commercial to PUD and a land use amendment from Low Density Residential to both Office and Commercial designation for approximately 9 acres. The applicant will develop offices on the northwest side of the property with commercial/retail businesses fronting 36th Avenue N.W.

Neighbor's Comments/Concerns

The neighbor's concerns are:

Will the pond remain or be filled in?

Will the pond remain natural or be a concrete drainage detention?

What will be developed? We were told that this was agricultural land and would not be developed.

How and who decides on the rezoning request?

How close will the pond be to the back fence? Will the pond be increased or decreased in size?

What is the timeline for this development?

Will there be a fence to separate this commercial/office development from the residential to the west?

Applicant's Responses

The pond will remain in the same location and be improved, and remain in a natural state. The size will be increased to account for the detention requirements.

This land is privately owned and hasn't been developed; this doesn't mean that it never can be developed and whoever told you it wouldn't be developed provided misguided information.

The planning staff makes a recommendation to the Planning Commission, and the Planning Commission makes a recommendation to City Council and City Council votes on the request at a public hearing.

The pond will be 20-40 feet from the back fence.

The development timeline is approximately a year and half until there will be buildings on the site.