

Neighborhood Meeting Report

Date of contact: November 28, 2006

Persons and Organizations contacted: 44 letters were mailed via first class mail (see attached mailing lists)

Date, time, and location of meeting: Thursday, December 14th at the University City Regional Library at 6:30 p.m.

Persons in attendance at meeting: Attendance was taken with 19 persons signing the sign-in sheet (see attached).

Invitation letter attached

Summary of issues discussed and changes made to the plan as a result of the meeting:

The purpose of the rezoning for a residential community was discussed, including the reason for the MX-2 zoning district designation for the project. In addition, it was noted that this project is a conditional zoning request and the conceptual site plan for the property was shown, including the conditional notes submitted with the plan. The infill nature of the project being a transition between existing retail and business uses and existing single-family developments was further discussed. Other discussion points included the timeframe for the project if approved including sewer service for the site, the proposed access points, possible road improvements, the road connecting to a "street stub" in an existing subdivision, and that the streets in the development would be both public and private streets. Many of those in attendance wanted to ensure that the project's main access would be located off of E W.T. Harris Blvd. The project proposes a new public street that would provide the main entry for the project located off of E W.T. Harris Blvd. The amount of tree save area and open space was identified on the plan as well as additional buffer locations providing further screening from adjacent property owners. There was additional conversation on the number and type of homes being proposed and that the project would not be a Section 8 housing development. The homes would be for-sale with price points being comparable to the surrounding area. In addition, there was a comment made suggesting a pedestrian connection to the existing grocery store from this development. A 10 ft. pedestrian path from the development to the grocery store was an addition made to the revised plan.

Thursday, December 14, 2006

[illegible]