

Petition # 2007-098
Petitioner: Etalon LLC
Existing Zoning: R3
Requested Zoning: MX-2(CD)
Property Location: Approx. 24.59 acres located on the west side of Strawberry Ln., south of Pineville-Matthews Rd.

Community Meeting - Summary

- The Community Meeting was held on July 3, 2007 at 6:00 PM at Raintree Country Club.

Questions & comments generated at the Community Meeting.

Question – What is different with the MX-2 CD request from the MX-1CD request that was denied by City Council?

Answer – Very little. Etalon is proposing the same site plan with some minor modifications. It's essentially the same request under a different zoning classification.

Question – Why was the request for MX-1CD zoning denied?

Answer – City Council cited lack of neighborhood and staff support. Etalon also had an erosion control violation prior to the vote which upset neighbors on the pond.

Question – Why would the request for MX-2 CD be approved when the MX-1CD was denied?

Answer – The proposed plan has been modified to help address some of the concerns cited with the MX-1CD proposal. A successful rezoning will enable Etalon to implement measures to protect the downstream pond in the long term. The strong neighborhood support for this rezoning is being more clearly conveyed with this submittal.

Question – How does the rezoning require/allow Etalon to protect the neighbors pond?

Answer – Several measures are proposed that would have to be implemented if the rezoning is approved. Failure to implement them would put Etalon out of compliance with the approved zoning. An example of “velocity dissipaters” was explained to show that without approval Etalon will not be able to install the dissipaters at the storm sewer outfalls. If the proposed plan is approved they would be allowed and required to install the dissipaters which would reduce the velocity of water leaving the site, thereby, reducing TSS transport and erosive potential. It was explained that this would be one of several proposed ways to protect the pond.

1. Discussion on what the site would look like if the rezoning was denied. Neighbors expressed that they do not want a second entrance.

2. Neighbors discussed speed humps on Strawberry Lane and thanked Etalon for providing the funding for the speed humps. They provided an update that the speed humps are being installed this Summer and gave locations.
3. Discussion about how neighbors could convince City Council they supported this rezoning since their support for the last request seemed not be acknowledged. Several “block captains” agreed to circulate a petition for neighbors to sign to show their support.
4. Discussion on construction status of project. Neighbors wanted to know when the site would be stabilized. It was explained that sanitary sewer and storm sewer installation are nearing completion. Seeding is to begin in coming weeks and paving will follow shortly behind.
5. Petitioner asked neighbors if they had any problems with the construction thus far that he should be aware of. None were cited.

Question – How do we know a shopping center won’t be built at Etalon since that’s allowed under MX-2 zoning?

Answer – The MX-2CD zoning is conditioned on the plan submitted by Etalon, no other uses would be allowed on the property without going through another rezoning.