

St Germain, Dante

From: Davis, Brian
Sent: Tuesday, June 11, 2024 6:58 PM
To: St Germain, Dante; Williams, Julia
Subject: 6/11 Notes

June 11, 2024 N English Station Road Areawide Neighborhood Meeting

Dante presentation.

While showing concept plan:

Asked about how many units/density? Dante explained this concept is about 39 lots. Shows a PRD zoning classification on the site. Talked about minimum lot sizes. Talked about open space requirement for PRD. PRD would allow a mix of housing types. Someone said this plan doesn't do "stand alone houses" which is important to the neighborhood. Asked about difference between condos and townhomes. Someone asked about lot sizes on the concept plan, Dante estimated about 3,000 sf.

Asked if these would be rented or sold to owners. Marilyn said there are a couple of ways it could go. There has been interest from two community land trusts who are interested in the property. Community is scared whoever ultimately develops this property will not adhere to their requests or what Metro says has to be done on the site. Explained PRD and that it would remain this unless either a developer or the city requested to change it.

Asked about public hearing. Dante explained it would be an evening hearing in the district, but we don't have an exact date or location at this time.

Someone said there was a recent R-5 development that was successful, so why not do R-5 here. Marilyn and Dante explained that R-5 doesn't allow attached units or get to the density that Metro is hoping to achieve on the property.

Continued to ask why not R-4 to R-5. Talked about lot size and how price of land has influences home prices. Marilyn and Dante talked about how R-4 is somewhat of an exclusionary zoning classification.

Some feel this conceptual plan may not reflect all the desires of the neighborhood. Want to makes sure whatever happens is a reflection of community needs and the Berrytown Plan.

Went over anticipated timeframe for moving forward. Adjourned at 6:57 pm.

Brian Davis, AICP

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