

MEETING NOTES

Project : CEDAR CREEK VALLEY PARKWAY PARCEL		Meeting Date: JUNE 22, 2020	
Subject: NEIGHBORHOOD MEETING		Meeting Chairperson: Dan Foster	
Meeting Location: Cedar Creek Clubhouse		Meeting Number: 1	
PRESENT: (SA) Dan Foster		Cedar Creek Len Boxler	
Notice of all present: If any of the following items are incorrect or fail to record discussion at the meeting, please contact preparer immediately.			
Prepared By: Dan Foster		Issue Date: JUNE 22, 2020	
Item	Discussion Topics		
	Time meeting starts: 6:05 p.m. and ended at around 7 p.m.		
	<p>Dan provided a brief presentation that included a description of the area proposed for the rezoning, a review of the Cedar Creek Area Master Plan and document, and an explanation of the approval process. The comments included</p> <ol style="list-style-type: none"> 1. The history of the Cedar Creek Area Master Plan. The CCAMP was completed in 2012 and was initiated by the City with input from the Cedar Creek Residents and owners of the vacant parcels in Cedar Creek. 2. The process includes rezoning to CC which is the preferred zoning district per the Cedar Creek Area Master Plan and the City. The CCAMP outlines the process for rezoning and plan approval. We have discussed the rezoning options with the City staff and the staff discouraged rezoning to any other districts. City staff stated the parcel should be rezoned to CC. 3. We discussed the land uses that could be within the Mixed Use area. 		
1	All the residents at the meeting had concerns about commercial and apartment land uses on the parcel. We explained that when we discussed the land use for the parcel the City staff wanted to maintain some commercial uses on the property.		
2	Several residents asked about the approval process. We explained that the process was to meet with the adjacent property owners to present the rezoning request and obtain resident comments. We would provide a summary of the adjacent owner comments and concerns to the City planning staff. We explained that the adjacent owners within 200 feet would be notified again for the public hearing. The adjacent owners would have the opportunity to speak at the Planning Commission hearing and City Council meeting. The residents wanted to make sure that open communication to the residents is maintained and we agreed.		

Item	Discussion Topics
3	Several residents inquired about rezoning to a more residential district. We explained that the preferred rezoning within the CCAMP and by the City staff is CC zoning. We explained that we discussed other options for rezoning but the staff wanted the CC zoning.
4	The residents do not want commercial uses at this intersection. Do not feel that commercial or office uses at this corner. It is not a viable use. Just look at all the vacant retail in the area and along K-7. We acknowledged that we were aware of the vacant retail in the vicinity and agree that within our life time this area probably not be a prime retail corner. They are very concerned about having a failed empty commercial area in Cedar Creek.
5	The residents do not want apartments at this location. They do not feel it matches the character of the area.
6	The residents inquired why there was no plan. We responded that the owner had not decided what product to propose for the site. We do not believe it should be commercial. We would prefer to have residential uses and in order to propose a residential project we need CC zoning.
7	The resident asked about access to the parcels. We explained that in order to meet the City access management access would align with Shadow Circle or Shadow Ridge Drive. Access could be at 100 th Place, however unlikely as it would be difficult to design a road that would meet the City criteria.
8	<p>The residents asked what the developer preference at this time. We stated that we have looked at for sale twin attached villas for the parcel as it makes sense to provide another high quality housing type option in this area. However, depending on market it could also be a small villa style home.</p> <p>The residents asked if the unit would be rentals. We stated that there is no prohibition for rentals for any residential in Cedar Creek. The buildings could be purchased and rented just like any other residential unit can be in Cedar Creek.</p>
9	The residents asked about the quality of the project. We stated that any proposed project would have to meet the CCAMP and the Cedar Creek standards.