

Applicant letter and pre-application meeting notes
Zone Change #948 – 1690 Rimrock Road

Zone Change Application

A.) Per the concerns voiced by residents previously, our proposed zone change does not allow commercial businesses to fill the vacant suites in our building. The proposed zone change would actually allow traffic to decrease to the area if the building is owned by businesses with less need for daily office visits. Because of this, the zone change not only supports the adopted growth policy but it actually inhibits future business growth.

B.) Currently, two suites in our building are sitting vacant and another will be vacated within the next year. By our current zoning laws, only medical facilities may purchase these spaces and this stipulation is creating a problem for our neighborhood.

According to the Center for Disease Control, Americans made over 928 million visits to physicians' offices last year alone. As access to healthcare and insurance coverage has become more available, medical facilities have seen a surge in patients. This evolution in healthcare has rendered our suites and surrounding parking areas unfit for many medical practices and their burgeoning patient base.

Since expansion of the parking areas and work space is impossible, the best solution to decrease visits to the area and keep traffic flowing smoothly would be to allow businesses outside the medical field to fill suites in our building. In order for this to happen, we recommend the zoning for the two acre area surrounding our building be changed from Medical to Residential Professional.

This change would allow businesses like lawyers, stock brokers, financial consultants and architect firms to operate in our building. By the nature of their business, these offices maintain a much smaller client base that requires fewer visits to the office as well as fewer staff members.

Pre-Application Neighborhood Meeting for Zone Change

July 25, 2016

The Pre-Application Neighborhood Meeting was held at 1690 Rimrock Road, Suite E, at 6:00 pm, on July 25, 2016. There were six people that attended the meeting, including one neighbor and two doctors that are tenants in the same complex. Marty Connall is the neighbor that attended and he is 100% in favor of the zone change. The process of rezoning was reviewed in the meeting and why we are trying to rezone the complex. Time was given for a question and answer period.

