

October 4, 2016

To: City Zoning Commission c/o Nicole Cromwell

From: Ron Hill, owner of 6 adjacent lots

Re: Partial objection to be read at 10/04/2016 4:30 pm meeting

To All,

The following has been discussed starting 2 weeks ago via email and direct conversation with owner, Trent Parks.

I object to Lot 11 Block 16, the only R9600 lot, being changed to R50. I did not want this from the beginning when neighborhood meeting was held addressing R60. That meeting notice did not address R50 that is increasing density from existing zoning.

The zoning application dated 8/12/16 wrongly states, "Up until 2011 all of these lots were planned for and zoned community commercial". Lot 11 Block 16 has been R9600 for several decades and never community commercial.

The zoning application also states, "The majority of Lake Hills was originally going to be R-6000 zoning". That is NOT true and owner recognized he misunderstood information on page 38 of Heights Growth plan. I asked that he correct that for the record.

The owner offered a new nearby lot downsize to the bargaining table that did not make it on the zone change request. Lot 16 Block 17 is a lone RMF zoned lot that allows much higher density than all nearby lots. Owner and I agreed he would down-zone the RMF lot to R50 and I would then not object to Lot 11 Block 16 being up-zoned, creating a better balance.

When there is a deed restriction or quit claim deed filed with Clerk and Recorder to down-zone Lot 16 Block 17 to R50, I will lift my objection to Lot 11 Block 16 being up-zoned to R50.

Thank you for your time today,

Ron Hill

