

Lot 2, Block 1 of Zimmerman Home Place Sub 3rd Filing

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6-6:45 PM on October 23, 2024 at the Performance Engineering offices. The meeting was hosted by Craig Dalton of Performance Engineering (agent), Bryce Kirschenmann (developer), and Jeff Kanning and Brian Johnson (architects).

There were 3 public participants for the meeting.

Following introductions, the meeting began with Craig Dalton giving an overview of the property. Craig described how the zone change process works and gave out the expected timelines for application submittal and public hearings (anticipated in December). He said that anyone who received a neighborhood meeting notice would also receive a public hearing notice from the city confirming the meeting dates.

Craig then went through the reasons for the proposed zoning (CMU1). With the main reason being to allow flexibility to possible future tenants. Craig stated that bars and casinos are an allowed use in CMU1, but are subject to special reviews with additional setback requirements from residential zones. He discussed that a bar would be able to meet the setback requirements in this area, but that a casino wouldn't meet the 350 ft setback requirement as the property is proposed. Bryce and Jeff discussed the preliminary plan for the site which was displayed during the meeting. Jeff provided an overview of the zoning code for CMU1 and NO as it relates to setback requirements and architectural standards. There was general discussion between the applicant team and the participants about the location of the proposed project (south of the proposed Village Co-Op on the north side of the Children's Clinic).

Following the applicant team's overview, the floor was opened for participants to ask questions.

Questions from the individuals and subsequent responses are shown below:

- **How many stories can the buildings be?**

CMU1 can have buildings up to 4 stories tall. CMU 1 also allows for residential development, however, the first floor must be commercial services (example Shiloh Commons). Current zoning of NO allows for buildings up to 2.5 stories. The developer intends to construct 2-2.5 story buildings.

- What is the number of buildings that would be built in this development given the proposed zoning?

The development currently is proposing to have 3 buildings located on the property. Two buildings along Zimmerman Trail, and a third building along the south property line. Parking would be located on the interior of the lot.

- What is going to be done to address the increase in traffic in the area? Particularly at Avenue E.

A Traffic Impact Study (TIS) had been completed as part of the 2nd Filing of the subdivision and updated since. As a result of the TIS, intersection contributions have been collected by the City for a future signal at Avenue E. The timeline of this signal being installed is at the City's discretion at this point.

Direct access to the site will be limited to right-in, right-out turning movements (i.e. can only access when heading south on Zimmerman Trail) due to the existing median in Zimmerman Trail. All other access will come from Green Valley drive likely via Avenue E or Colton Boulevard.

- What are the proposed businesses in the development?

The developer described that specific businesses have not been secured as tenants. He stated that the development is proposed to be a mix of office space with options to have restaurants, taverns, retail as well. There has been expressed interest in the development from financial service providers, salons, and tavern owners as potential tenants. The developer hopes to draw interest from a coffee shop or food provider with the drive-thru building.

The applicant team finished off the meeting with a general discussion with the participants about the area and recent/proposed changes. The meeting concluded at 6:45.



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