

To: City Council members
Re: NPA-2014-0017.01 & C14-2014-0036
Date: October 14, 2014

On October 14, 2014, the Crestview Neighborhood Planning Contact Team (CNPCT) held a special meeting in accordance with our bylaws to discuss, with the developer, their updated plans for the property located at 2000 Justin Lane & 2009 Cullen Avenue and presently the subject of a requested land use amendment from Civic & Multi-Family to Mixed Use/Office and a zoning change from SF-3-NP, MF-3-NP, & LO-NP to GO-MU-NP

The contact team voted **unanimously to reject the updated plans presented by the developer. The updated plans contained NO change to the requested zoning of GO-MU-NP or Mixed Use/Office land use.** This vote was made with the following considerations in accordance with the adopted Crestview/Wooten Combined Neighborhood Plan:

- “Any new development or redevelopment should respect and complement the single-family character of the neighborhood.”
- “Discourage commercial uses from “creeping” away from the commercial corridors.”
- “Minimize Noise and Light Pollution from Residential Areas.”

As a proactive community, on a separate vote, the contact team voted unanimously to issue an alternative recommendation of SF-4B for the entire site. The contact team would be able to support a request that reflected residential land use and SF-4B zoning.

The October 14, 2014 meeting was the culmination of contact team meetings in April, June, July, and August 2014.

On April 21, 2014, the CNPCT held an initial meeting where the developer’s representatives presented the proposed GO-MU-NP project. The contact team voted in **strong opposition to the applicant’s request** for a Mixed Use/Office land use designation AND GO-MU-NP zoning. As a **middle-ground the contact team proposed alternative** LO-MU-CO and MF-3-NP zoning options to the developer.

On June 16, 2014, the CNPCT held a second meeting to meet with the developer’s representatives who presented three site designs. **None of the presented designs contained any substantive recommendations suggested by the contact team** proposed during the April meeting.

The CNPCT position is that the applicant request and city staff recommendation for commercial land use and zoning at this property are inappropriate.

The Crestview Neighborhood Planning Contact Team requests that City Council deny the requested FLUM and zoning change.

Joe Harbolovic, Crestview Neighborhood Planning Contact Team Secretary