



Ebony Acres Neighborhood Plan Amendment

Residents of Ebony Acres, Mar. 2016

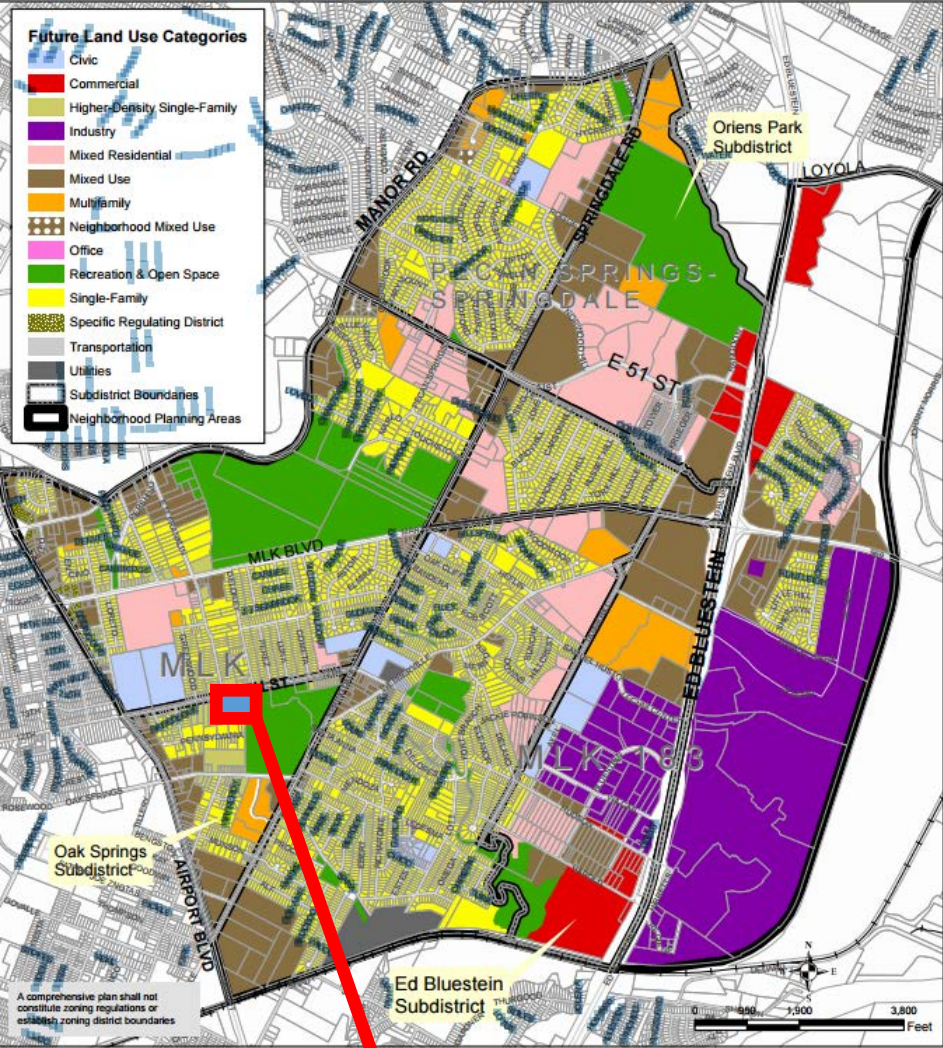
Petition signed by majority of neighborhood residents
and supported by EMLK Neighborhood Contact Team.

In-front of Planning Commission with advice from City
Neighborhood Plan and Contact Team Advice

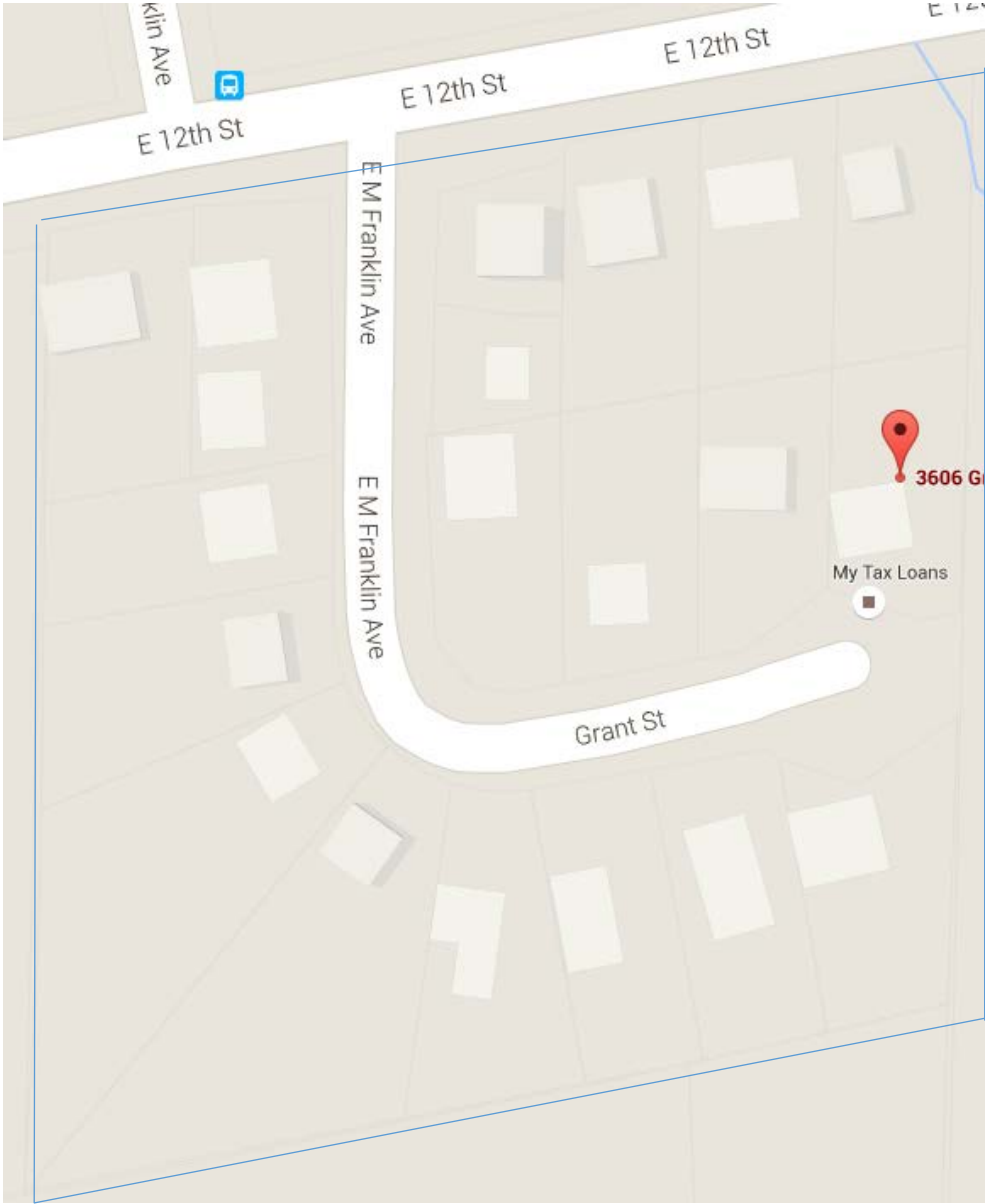


Ebony Acres – history and character

- It is a sub-division of its own since 1952.
- Ebony acres is a COA recognized neighborhood since 1998.
- Currently under “Oaksprings” neighborhood plan which is under EMLK neighborhood plan.
- Has an elevation difference of 70 feet
- Has no storm water drainage system and the entire water flows to the creek through the lots in the neighborhood.
- Has a great tree canopy and abundant bird habitat.



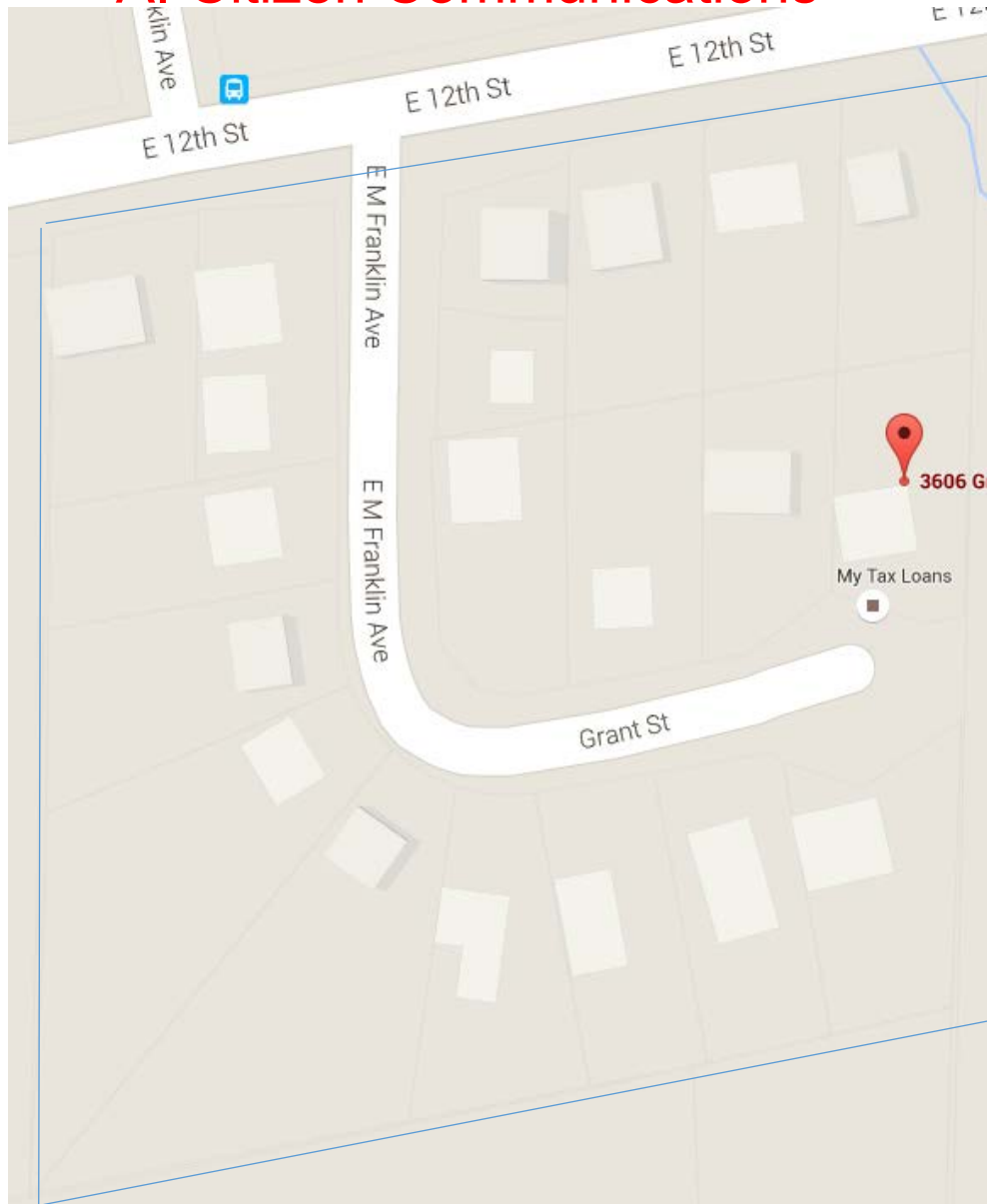
Ebony Acres



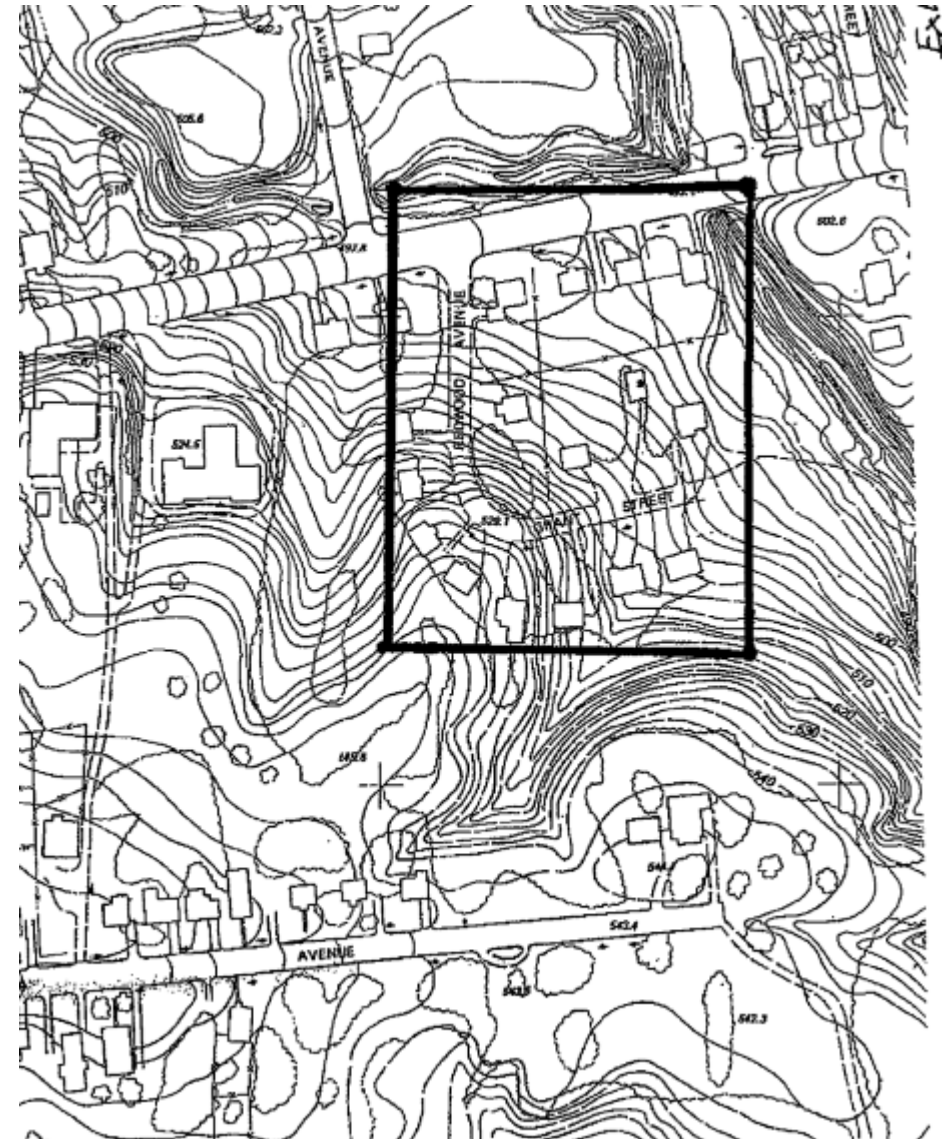
Ebony Acres

A. Citizen Communications

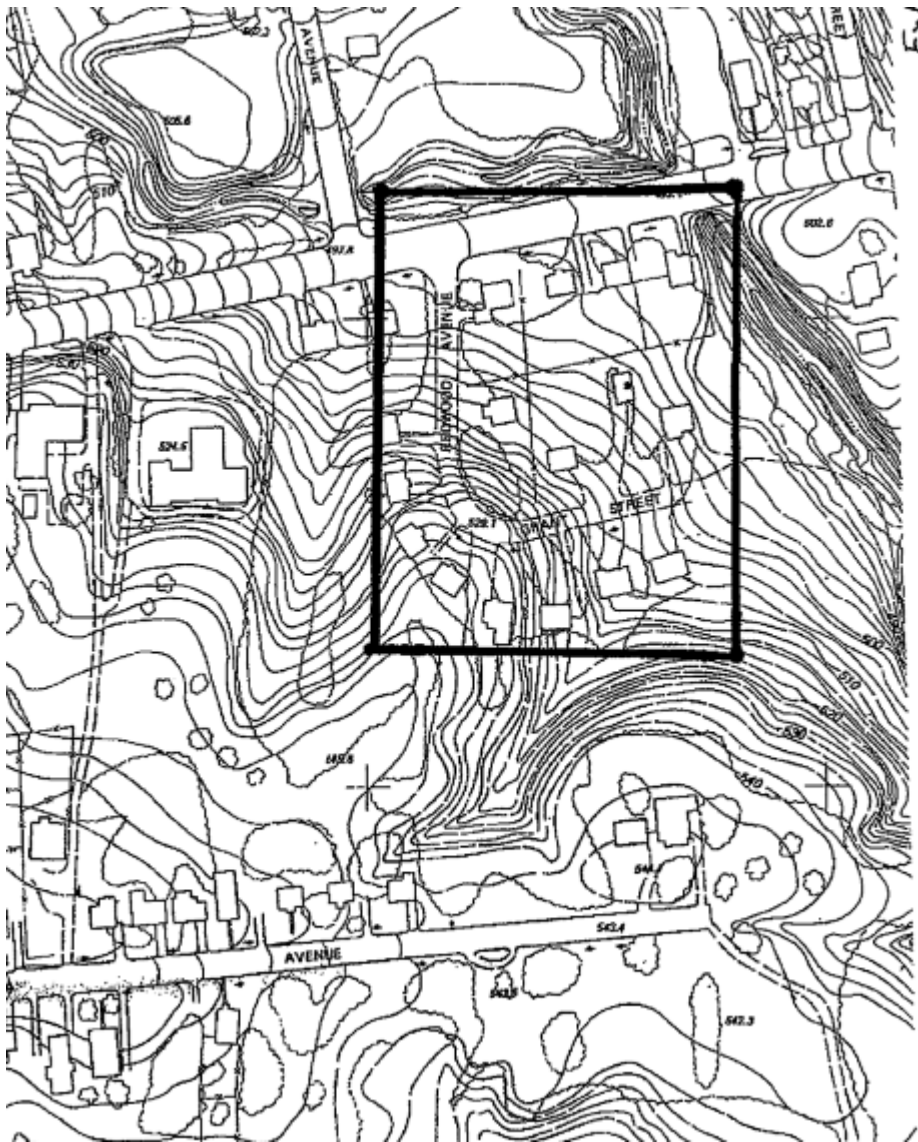
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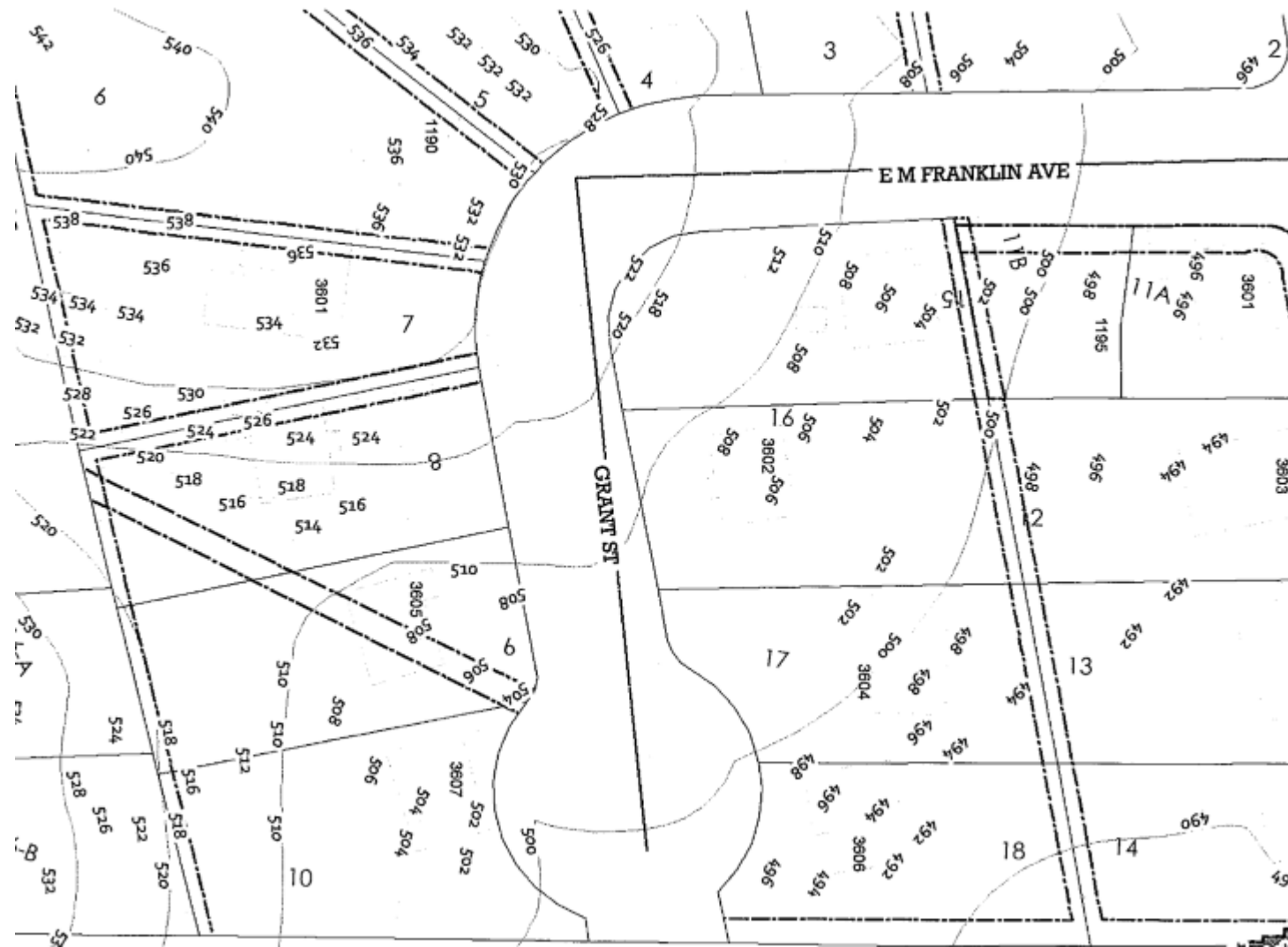
Ebony Acres



Ebony Acres with contour



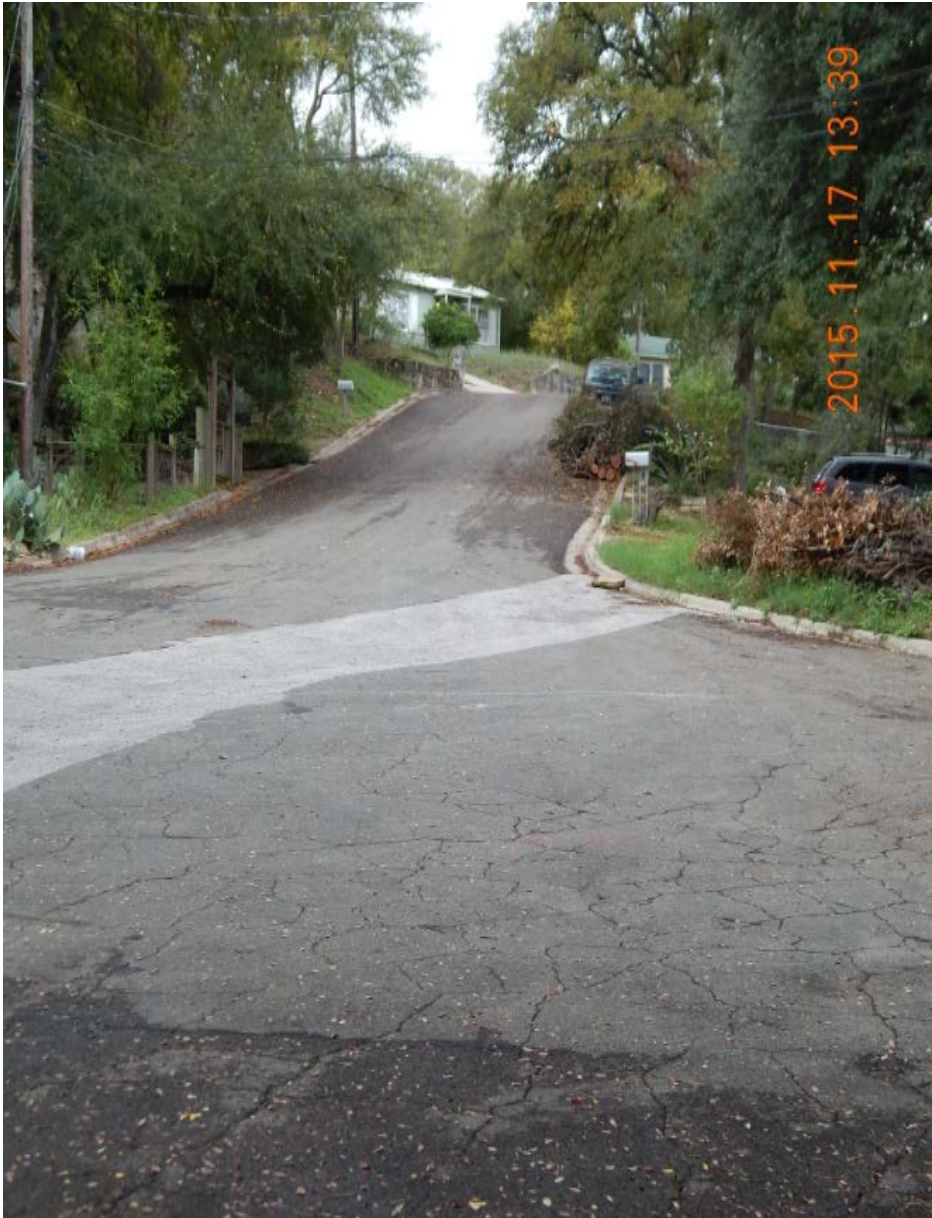
Ebony Acres with contour



Ebony Acres with contour levels

A. Citizen Communications

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Elevation Difference and blind turn



Creek-beds through neighborhood



Creeks through neighborhood



Comments from city engineer

Comments from EMLK Neighborhood Contact Team Chair

Pinaki,

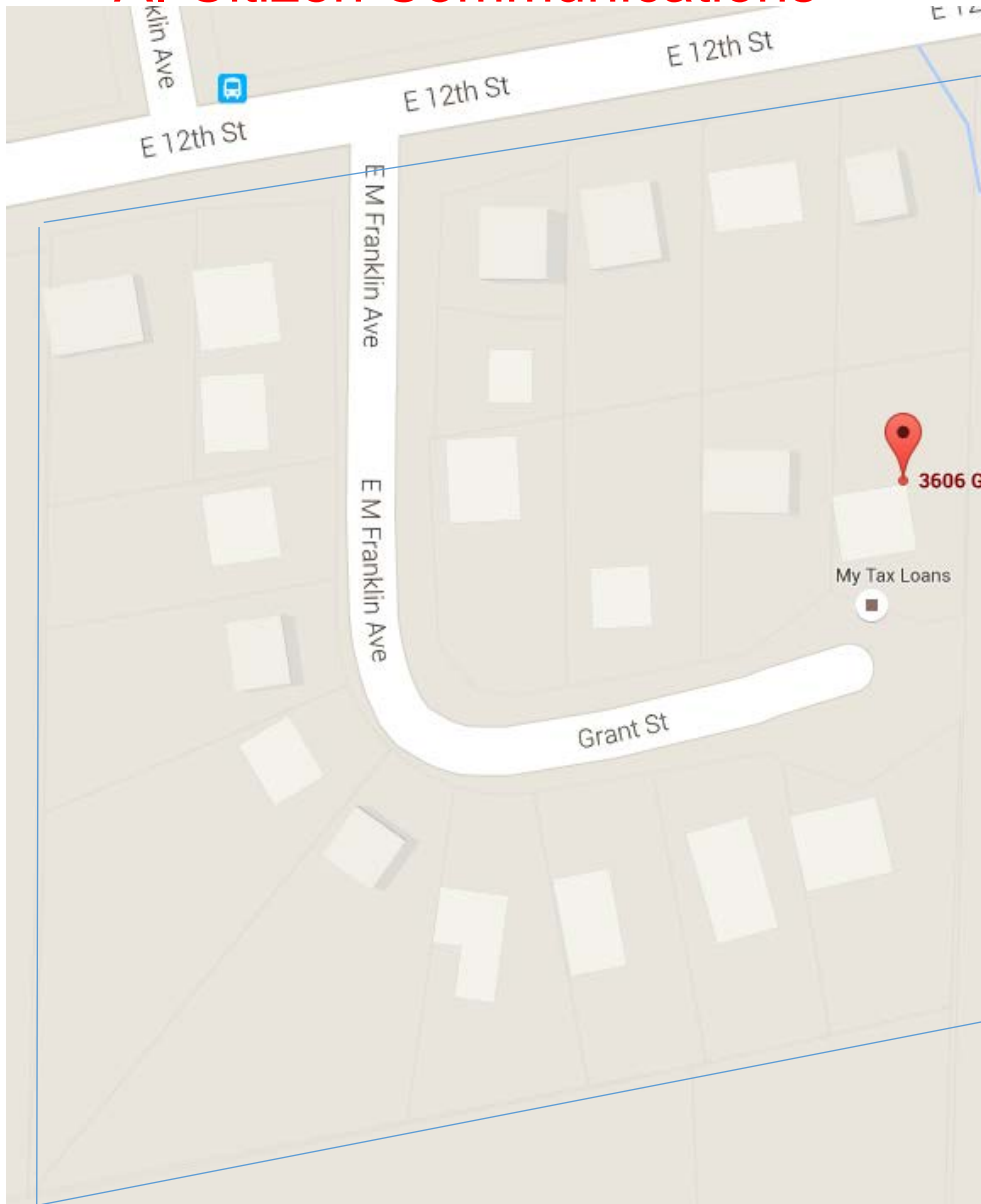
As the chair of the EMLKC, you have my support for the proposed Ebony Acres plan amendment. I've copied the rest of the team so they can remain in the loop and show their support as well.

-Brent



Why Ebony Acres Neighborhood plan

- Ebony Acres was put under the “Oak-springs” neighborhood plan in 2002 without any representation from Ebony Acres neighborhood
- Ebony Acres, consisting of a single cul-de-sac, has significantly different characteristics from “Oak-springs”.
- Ebony Acres has a elevation difference of 70 feet within 300 feet which creates enormous challenge in drainage.
- The street contour with a near right angle turn at the top of the hill creates tremendous driving hazard.
- It is home to large number and variety of birds and other wildlife.
- Ebony Acres residents are requesting for a neighborhood plan to protect the character of the neighborhood.



Ebony Acres

We are requesting for a neighborhood plan amendment for “OakSprings” and create a “Ebony Acres” Neighborhood plan which will protect our SF3 lots. We want to prevent them being converted to cottage or urban lots.



Asks and not Asks

What we are not asking for

- Any special zoning
- Any funding
- Any emergency work
- Any capital funding project
- Take away any property rights of any homeowner

What we are asking for

- Maintain the existing geographic perimeters of the Ebony Acres neighborhood (exhibit)
- Maintain existing configuration of the intersection of Grant Street and EM Franklin and improve safety of the intersection through careful traffic study. (exhibit)
- Maintain single family zoning for the established residential area. (exhibit)
- Maintain maximum non-impervious coverage as permitted by the city codes for single family homes to protect the character of the neighborhood. Use the trees cover and foliage as protection against run-off. In future develop storm water drainage.
- Avoid Cottage lots and Urban lots.