

Daniel Fernandez

From: Paul Menne <menne007@msn.com>
Sent: Tuesday, October 1, 2024 7:46 PM
To: Cynda Rader; Beto Lopez; Fred DeMoro
Cc: Daniel Fernandez; Randy Wisthoff; Matt Schlicht
Subject: PL2024217 - Chapel Ridge Rezoning Application
Attachments: Chapel Ridge Opinion Log.pdf; Neighborhood Meeting Notes 240924.pdf

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Councilmembers Rader, Lopez, and DeMoro,

Many neighbors attended the 9/23/2024 Neighborhood Meeting hosted by Mr. Matthew Schlicht, Engineering Solutions, who represented Kevin Higdon, Choyce, LLC. The purpose of the meeting was to share the proposed rezoning plan for Chapel Ridge Townhomes. The attendance sheet and associated meeting notes were posted to the Development Portal and are included as attachments to this email. **The attendees strongly opposed the proposed construction of townhomes on NE Chapel Ridge Place adjacent to existing and future single family homes.**

Following this meeting, a “compromise” plan was emailed to Mr. Schlicht for consideration. **He responded with a revised Project Development Plan (PDP) which was then submitted to the City later that week.** The plan includes the construction of single family, maintenance-free “villas” on the west side of NE Chapel Ridge Place, two duplexes on NE Sundown Dr. adjacent to an existing single family “estate” home on NE Sundown Dr. The plan also includes enlarged “Green Spaces” and the existing ~30 ft Landscape Easement north of new townhomes on NE Sundown Dr.

As indicated in the attached Chapel Ridge Opinion Log, **nearly every homeowner(s) contacted personally supports this revised PDP.** Several, however, expressed deep concern that Mr. Higdon and Choyce, LLC will live up to the commitments made, mostly about maintaining the Green Spaces and unconstructed lots. I expect many neighbors to attend the 10/24/2024 Planning Commission Meeting and the 12/3/2024 City Council Meeting when this application is presented.

Thank you all for your attention to this application; we look forward to standing up and stating our opinions as you consider your vote.

Regards,
Paul Menne
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Project Name: _____
Date: _____
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Megan Mayer 809 NE Algonquin St. LS Mo

→ Mark & Rebecca Hendricks 600 NE Sundown Dr.

Chad & Tiffany Myers 603 NE Sundown Dr.

Tranton Wahl 610 NE Lone Hill Dr.

Kevin & Andrea Peterson 623 NE Lone Hill W.

KEITH TONGER

Wayne Winn

Steve Ferro

Ester Ferro

Carlin Knudsen

ABHIT SEN

RANDY WISTHOFF

BARB WISTHOFF

PAUL MEUNE

Terry Hampton

Nick Irmen

Russ & Cerise Ivey

704 NE Dick Howser Court

608 NE Sundown Drive

707 NE Lone Hill Drive

707 NE Lone Hill Drive

703 NE Lone Hill Drive

622 NE LONE HILL DRIVE

619 NE LONE HILL DRIVE

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607 NE LONE HILL DR

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