



Application No PL 2024217

Meeting date September 23, 2024

Notices were sent for the neighborhood meeting on September 16, 2024 via certified mail. Notice in included with this submittal

Sign in sheet is included with this submittal

Matt Schlicht with Engineering Solutions provided an overall proposed project description and answered questions from the residents.

Comments / Discussion from neighbors

- In the 2019 rezoning process there was a 30-foot landscape easement along the northern portion of this phase of development, where did it go?
- Four-unit townhomes are not allowed within the development
- Comments were provided that the Lakewood HOA has already
- The greenspace shown on the 2019 plan along the northern side of the project needs to be put back into the plan
- There are dead trees and fallen trees that exist along the project property line and the developer needs to clean those up
- The retention basin located between the Villas and Estates, who owns it. The HOA believe it is the Developer's responsibility
- The townhomes will create too many units along the rear yard of the existing single family residential houses located on NE Lone Hill Dr
- Developer is only do this change to make more money at the cost of the existing residents
- If the developer would develop single family lots along the western side of the site, would they be maintenance provided?
- The change from Tile roofs was snuck through the process and should not have been done. The lots that are adjacent to the existing single family should have tile roofs.
- Can the existing undeveloped lot in the estates, 604 NE Sundown Dr be given to the HOA to allow access to the Lakewood common ground?
- Just build the plan approved in 2019
- Discussion about the existing entry monument located on 718 NE Lone Hill Dr and where will it be relocated
- What will the different house types costs, single family vs townhome
- At the conclusion of the meeting some residents expressed a desire to continue to have discussions and see if changes could be made to the proposed plan

General discussion was around the desire of the residents not to have townhomes located along the western side of NE Chapel Ridge Place.

Meeting concluded at 9:00 pm

Notes taken and provided by Matt Schlicht, Engineering Solutions