

2018-689  
9-26-18

COMMUNITY MEETING REPORT  
**Applicant: Kinger Homes, LLC**  
Rezoning Application No. 2018-689

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 24, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, September 6, 2018 at 6:30 PM in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting were Paul Sagadin and Shad Rafferty of the Applicant, Andrew Polonus of Bloc Design and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Applicant's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C. The Applicant also distributed a hand-out to the attendees at the Community Meeting, a copy of which is attached hereto Exhibit D.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Applicant's representatives.

John Carmichael then provided the agenda for the Community Meeting.

John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2018-689.

John Carmichael then provided the current schedule of events relating to this rezoning request. The Public Hearing is scheduled to be held on Monday, October 8, 2018 at 7:00 PM at the Matthews Town Hall. The Planning Board will consider this rezoning request at its meeting on Tuesday, October 23, 2018 at 7:00 PM at the Matthews Town Hall. The Town Board of Commissioners is scheduled to render a decision on this rezoning request on Monday, November 12, 2018 at 7:00 PM at the Matthews Town Hall.

John Carmichael stated that the site subject to this Rezoning Application contains approximately 13.596 acres and is located on the north side of Rice Road, between Sam Newell Road and Williams Road. John Carmichael then shared tax maps of the site.

John Carmichael stated that this site was the subject of another Rezoning Application filed by the Applicant earlier this year, but the Applicant ultimately withdrew that Rezoning Application and filed this Rezoning Application with a new Rezoning Plan.

John Carmichael stated that the site is next to Alaqua Court, and Ritz Lane dead-ends into the site.

John Carmichael stated that the site is currently zoned R-15, and the Applicant is requesting the rezoning of the site to the R-VS zoning district to accommodate a residential community on the site that could contain up to 32 one-family detached homes. The overall density of this proposed development would be 2.35 dwelling units per acre.

John Carmichael then shared aerial photographs of the site.

John Carmichael then shared the Rezoning Plan associated with the Applicant's prior Rezoning Application for this site. John Carmichael stated that the Applicant was initially proposing 42 one-family detached homes for this site under the prior Rezoning Application.

John Carmichael then discussed how the current Rezoning Plan differs from the Rezoning Plan associated with the Applicant's prior Rezoning Application. First, the Applicant has created a more dynamic community design. Second, the number of lots has been reduced from 42 to 32. Third, an approximately one acre community space has been added in the center of the site. Fourth, approximately 50% of the lots face the community space. Fifth, the number of lots located immediately adjacent to the neighboring lots to the east of the site has been reduced. Sixth, the average lot size has been increased, and seventh, open space and tree save areas have been added.

John Carmichael then reviewed the current Rezoning Plan. He stated that access into the site would be from Rice Road and the extension of Ritz Lane. Tree save and open space areas would be located at the entrance into the site from Rice Road. John Carmichael pointed out the other tree save areas that would be located on the site.

John Carmichael stated that an approximately one acre community open space would be located in the center of the site, and approximately 50% of the homes would face the community open space.

John Carmichael showed the location of the proposed detention pond. John Carmichael stated that a stub street would be located at the southern boundary line of the site. This stub street is required by the Planning Department. John Carmichael discussed the lots located along and near the eastern boundary line of the site.

Paul Sagadin then addressed the meeting. Paul Sagadin discussed certain questions and comments from the Community Meeting relating to the previous Rezoning Application.

Regarding why the Applicant is seeking R-VS zoning rather than R-9 zoning, Paul Sagadin stated that the R-VS zoning district provides the Applicant with more design flexibility, and this is important in view of the natural features of the site and the storm water and tree save requirements.

Paul Sagadin stated that the number of homes proposed for the site has been reduced by approximately 25% (42 to 32).

Regarding fencing the site, Paul Sagadin stated that the Applicant is unable to fence the entire site. However, individual homeowners could elect to fence in their backyards. That would be up to the individual homeowners.

Regarding concerns relating to the sides of homes being too close to the southern boundary line of the site, Paul Sagadin stated that the Applicant has created a rear yard condition along the

southern boundary line of the site. At this point, the neighbor to the south of the site stated that he would prefer that the site not be developed. This individual stated that Lot 14 has now just taken the place of the other lots. Paul Sagadin stated that the Rezoning Plan is being adjusted, and there should be more separation between Lot 14 and the southern boundary line of the site on the revised Rezoning Plan.

In response to a question, Paul Sagadin stated that it is possible that a lot could be eliminated as the engineering and the site planning moves through the approval process.

In response to a question, John Carmichael confirmed that the maximum number of lots on the site would be 32 lots.

An individual stated that traffic is already horrible on Rice Road, and 32 new homes would increase traffic and worsen the traffic issues on Rice Road.

An individual stated that 20 homes on one-half acre lots would be great on the site.

Another individual suggested that the Applicant put 20 homes on this site rather than the 32 that are proposed.

In response to a question, Paul Sagadin stated that the sales prices for the homes would range from the mid \$300s to the low \$400s.

An attendee stated that it could be a fire safety issue if homes are located only 14 feet apart. Paul Sagadin stated that this should not be a safety issue. Homes are built differently today.

In response to a question, Paul Sagadin stated that there would be no vinyl siding on the homes that would be constructed on the site.

In response to a question, Shad Rafferty stated that cement board would be utilized on the homes constructed on the site. An individual asked if cement board was fireproof, and Paul Sagadin stated that he does not know.

In response to a question, Paul Sagadin stated that Lot 14 may shift further from the southern boundary line of the site, but it would not be eliminated.

In response to a question, Paul Sagadin stated that the Town of Matthews is requiring that this proposed development connect to Ritz Lane. Connectivity is a policy of the Town of Matthews.

An attendee who lives adjacent to the northern boundary line of the site stated that she is the most impacted by the revised Rezoning Plan. She stated that there is no longer a tree buffer located along that portion of the site's northern boundary line next to her home. In response, Paul Sagadin stated that he would look at providing a tree save area adjacent to that portion of the northern boundary line of the site next to her home.

In response to additional comments and questions regarding the tree save area located along the northern boundary line of the site, Paul Sagadin stated that he can provide additional tree save areas along the northern boundary line of the site.

In response to a question, Paul Sagadin stated that the storm water drains to the northern portion of the site where the storm water pond would be located. Andrew Polonus stated that storm water from the homes would go to the storm water pond.

The neighbor to the north stated that she does not like the look of six homes behind her home.

In response to a question, Andrew Polonus stated that the white boxes on the lots are the developable areas that meet the setback and yard requirements of the Ordinance. The proposed

homes are fifty to sixty feet in depth. There should be more of a rear yard than is actually depicted on the Rezoning Plan.

An attendee stated that he lives in Jessica Park. He stated that there are seven homes located behind him and there is a drainage easement behind his property. There was a discussion regarding the concerns of certain attendees regarding storm water drainage and whether or not the storm water drainage would flow onto their lots. These individuals were concerned about flooding. Paul Sagadin stated that the storm water should drain to the storm water pond that would be located on the site.

A neighbor to the south reiterated his concern regarding the location of Lot 14.

In response to a question, Paul Sagadin stated that he has walked the land and he is aware of the topography of the site.

Concerns regarding storm water were expressed again.

In response to a question, Andrew Polonus stated that the storm water/detention pond would not be wet all the time. It would be a dry pond that retains water and then releases the water.

An attendee expressed a concern regarding the location of Lot 26. Paul Sagadin stated that Lot 26 will move a little further from the eastern boundary line of the site on the revised Rezoning Plan. Paul Sagadin stated that the intent is to leave as many trees as possible on the site.

An attendee stated that she wants a tree save area behind her house rather than the light green depicted on the Rezoning Plan. Paul Sagadin stated that he does not know which specific trees on Lots 15, 16 and 17 can be saved at this time. However, the goal would be to save as many trees as possible. Paul Sagadin stated that he cannot commit at this time to saving those trees.

In response to a question, Paul Sagadin stated that homeowners could cut down trees on their individual lots.

In response to a question about why the Applicant has engaged an attorney to assist in this rezoning request, Paul Sagadin stated that the rezoning process is a legal process.

Paul Sagadin then reviewed the elevations of the proposed homes. Paul Sagadin stated that the homes would range in size from approximately 2,600 square feet to 3,400 square feet. The price points would range from the mid \$300s to the low \$400s. Each home would have a useable front porch, and the homes would have modern features.

In response to a question, Paul Sagadin stated that the storm water pond has to be installed because the Town now requires a storm water pond.

In response to a question, Paul Sagadin stated that the Applicant is required to provide the stub street located at the southern boundary line of the site.

In response to a comment, Paul Sagadin stated that if Jessica Park were being developed today, a storm water pond would have to be located in Jessica Park.

In response to a question, Paul Sagadin stated that this development would connect to the existing sewer line in Ritz Lane.

Paul Sagadin stated that the proposed homes would easily fit on the proposed lots.

Paul Sagadin stated that there would be an option for a ranch home with a half-story up on the site.

In response to a question, Paul Sagadin stated that the primary exterior building materials for the homes would be brick veneer or similar masonry products, stone, manufactured stone and cementitious siding.

In response to a question, Paul Sagadin stated that a senior community would likely be more dense than the proposed community. An attendee stated that she does not like craftsman-style homes.

Paul Sagadin stated that the Applicant would prohibit construction traffic from utilizing Ritz Lane.

In response to the comment regarding the removal of the tree save areas along portions of the northern boundary line of the site, Paul Sagadin stated that they will add tree save areas to the relevant portions of the northern boundary line of the site.

In response to a question regarding installing a fence along the entire western boundary line of the site, Paul Sagadin stated that the Applicant would not do so. However, individual homeowners could choose to fence in their rear yards.

In response to a question, Paul Sagadin reiterated that an individual homeowner could install a fence around his or her yard.

In response to a question, Paul Sagadin stated that nine homes are proposed along the western boundary line of the site.

Paul Sagadin stated that Lots 10, 11, 12 and 13 are deeper lots. At a minimum, these lots would have a 30-foot rear yard, but in actuality, the rear yards should be deeper than 30 feet.

Paul Sagadin stated that each lot would be surveyed.

In response to a question, Paul Sagadin stated that people buying homes in this community could choose their own home. However, there would be some homes built on the front end. Paul Sagadin stated that there should be six to eight different plans for the homes in this community with different elevations.

Regarding the hours of construction, Paul Sagadin stated that the Applicant would comply with the noise ordinance.

In response to a question, Paul Sagadin stated that he does not know at this time whether the first homes constructed on the site would be located closest to Rice Road.

In response to a question, Paul Sagadin stated that it is possible that some of the lots could be priced as premium lots.

In response to a question, Paul Sagadin stated that he does not know at this time how this development would be phased.

In response to a question, Paul Sagadin stated that it would take approximately six to nine months to develop the site. Thereafter, the homes could be constructed on the site.

In response to a question, Paul Sagadin stated that the Applicant has not purchased this site yet.

In response to a question, Paul Sagadin stated that the streets and grading would be done at one time.

In response to a question regarding when the Applicant will have a revised drawing to share with the community, Paul Sagadin stated that the revised Rezoning Plan should be completed in a couple of weeks.

An attendee stated that if she does not have trees located behind her home, it will negatively impact the value of her home. Paul Sagadin reiterated that they will save what trees they can.

In response to a question, Andrew Polonus stated that the home on Lot 27 would be located a minimum of eight feet from the eastern boundary line of the site.

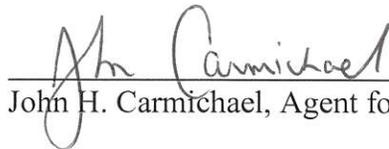
In response to a question, Paul Sagadin stated that the Applicant would install fire hydrants as required by the Town.

Paul Sagadin thanked everyone for attending the Community Meeting, and the meeting was adjourned.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the Rezoning Plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting

Respectfully submitted, this 26<sup>th</sup> day of September, 2018

  
\_\_\_\_\_  
John H. Carmichael, Agent for Kinger Homes, LLC

**Exhibit A-1**

Parcel No. 19353204

William Harold Hood  
Martha Logan Hood  
2339 Rice Road  
Matthews, NC 28105

Parcel No. 19343227

Eric Darden  
Marsha Fields-Darden  
2007 Dylan Dr  
Matthews, NC 28105

Parcel No. 19343228

Corey D. Edwards  
Meredith A. Edwards  
2011 Dylan Drive  
Matthews, NC 28105

Parcel No. 19343229

Brandon R. Crumpton  
Rosanny Crumpton  
2145 Tommy Lane  
Matthews, NC 28105

Parcel No. 19343230

Maria Gaines  
2149 Tommy Lane  
Matthews, NC 28105

Parcel No. 19343231

Angel Douglas  
Terrence L. Douglas  
2153 Tommy Lane  
Matthews, NC 28105

Parcel No. 19343232

Tommie Rider Keller, III  
2157 Tommy Lane  
Matthews, NC 28105

Parcel No. 19353206

Enrica P. Seid  
Robert J. Seid  
2417 Rice Road  
Matthews, NC 28105

Parcel No. 19343201

Town of Matthews  
232 Matthews Station St  
Matthews, NC 28105

Parcel No. 19353347

Gerald L. Banks  
Sylvia R. Banks  
2447 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353346

Joseph P. Baker  
Kristen D. Baker  
Kristen W. Holliday  
2441 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353345

Anthony Rainford  
Beverly Rainford  
2435 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353344

Cheryl W. Streeter  
Eric T. Streeter  
2429 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353343

James E. Galbreath  
Phyllis B. Galbreath  
2423 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353342

Kelle Clendenin Faw  
McLean Luckenbach Faw  
2417 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353341

Diana C. Agudelo  
John William Agudelo  
2407 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353340

Marlene Quinones  
Vincent Quinones  
2405 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353339

Lorraine Brown  
Nathanial Brown  
2404 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353338

Marie Aurelus  
2410 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353337

Maria Romero Alfaro  
Roberto Alfaro  
2418 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353336

Tammy S. Lawson  
2424 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353335

Darryl T. Johnson  
Theresa J. Johnson  
2430 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353334

Jaime Torres  
Taneika M. Torres  
2438 Alaqua Ct  
Matthews, NC 28105

Parcel No. 19353333

Edward M. Skunda  
Linda R. Skunda  
2826 Ritz Lane  
Matthews, NC 28105

Parcel No. 19353348

Gladys C. Lam, Trustee of The LAM  
Living Trust, U/A dated June 9, 2016  
2809 Ritz Lane  
Matthews, NC 28105

Parcel No. 19353349

Moe M. Ho  
2817 Ritz Lane  
Matthews, NC 28105

Parcel No. 19353350

Tracey Wilcox LLC  
2409 Sandalwood Drive  
Waxhaw, NC 28173

Parcel No. 19353351

Pain Tun Chin  
2503 Windsor Chase Drive  
Matthews, NC 28105

Parcel No. 19353352

Karen A. Kluge  
Roy Kluge  
2519 Windsor Chase Drive  
Matthews, NC 28105

Parcel No. 19353154

Matthews Commons Owners' Association Inc.  
PO Box 18712  
Charlotte, NC 28218

Parcel No. 19353153

Albert F. Sortino  
Linda A. Sortino  
2525 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353152

Colleen K. Crittenden  
2521 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353151

CSHP One, L.P.  
8665 East Hartford Drive  
Suite 200  
Scottsdale, AZ 85255

Parcel No. 19353150

Sarah L. Demaison  
2513 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353149

Mai Tuyet Thi Nguyen  
Thai Tri Tang  
2509 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353148

Philip W. Bartscher  
Virginia R. Bartscher  
2505 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353147

Heera Adhikari  
Om Kanta Adhikari  
2501 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353146

Brian G. Moore  
Deborah E. Moore  
2500 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353145

Sidney D. Evans  
Karen Clark Evans  
2504 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353144

Xiaoping Zheng  
2508 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353143

Andrea L. Price  
Jesse R. Price  
2514 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353142

Peter E. Ogint  
Sandra P. Ogint  
2518 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353141

Lindsay Marie Marsh  
Patrick James Shrewsbury  
2526 Ashby Woods Drive  
Matthews, NC 28105

Parcel No. 19353140

Ambata P. Singh  
Gursharan Jagdev Singh  
2536 Ashby Woods Drive  
Matthews, NC 28105

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Application No. 2018-689** filed by Kinger Homes, LLC to request the rezoning of an approximately 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district

**Date and Time of Meeting:** Thursday, September 6, 2018 at 6:30 p.m.

**Place of Meeting:** Morning Star Lutheran Church  
Fellowship Hall  
12509 Idlewild Road  
Matthews, NC 28105

We are assisting Kinger Homes, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district. The purpose of this rezoning request is to accommodate the development of up to 32 one-family detached dwelling units on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

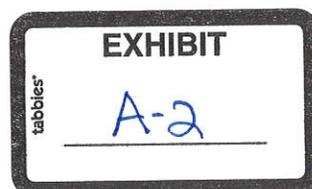
**Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Thursday, September 6, 2018 at 6:30 p.m. in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews.** Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

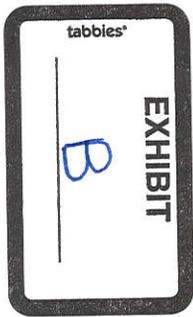
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: August 24, 2018





Community Meeting Sign-in-Sheet

Kinger Homes, LLC, Applicant -- Rezoning Application No. 2018-689

Fellowship Hall at Morning Star Lutheran Church  
12509 Idlewild Road, Matthews, NC 28105

Thursday, September 6, 2018 at 6:30 P.M.

jhnagudelo398@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Gladye Lam	2809 RITZ LANE	704-321-1757	WLANJTR@CAROLINA.PT.COM
2.	John & Diana Agudelo	2407 ALAGUA CT.	704-294-9575	<u>jhnagudelo398@gmail.com</u>
3.	Vincent & Marlene Quinones	2405 Alagua Ct.	917 698 5424	VMUG5@AOL.COM
4.	Kristen Baker, Kristen Holliday	2441 Alagua Ct.	704-846-7877	Kristen.baker@CWS.K12.NC.US
5.	Chris Cox	2108 Tommy Lane	704-607-7397	chrisdcox@yahoo.com
6.	Brandon Crumpton	2145 Tommy Lane	704-249-5907	brcumpton@yahoo.com
7.	Rickie & Robert Seid	2417 Rice Rd	704 236 503	RICKIESEID@YAHOO.COM
8.	Jinny & Phil Bartscher	2605 Ashby Woods DR	704 846-4496	jinnbarr@gmail.com
9.	Rosy Crumpton	2145 Tommy Lane	704 641-1919	rosannycrumpton@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	HAROLD + MARTHA HOOD	2339 RICE ROAD, MATTHEWS	704-847-3389	whhood@windstream.net
11.	NAT + LORRAINE	2404 ALAQUA CT	704-321-5576	
12.				
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17.				
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20.				
21.				
22.				

# Rezoning Application No. 2018-689

Kinger Homes, LLC, Applicant

Community Meeting

September 6, 2018



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



# Agenda

- I. Introduction of Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review of the Site Plan
- V. Question, Answer and Comment Session

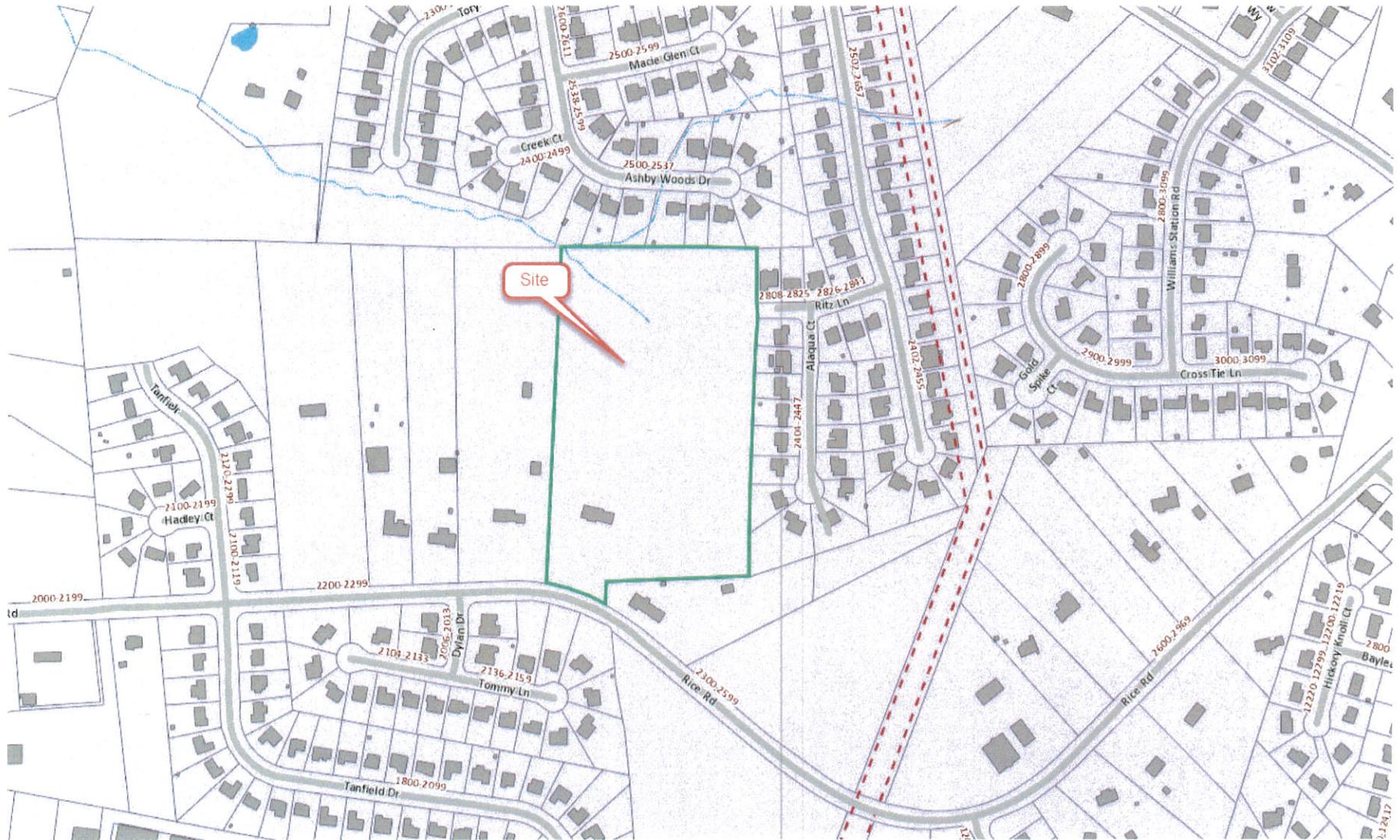
# Rezoning Team

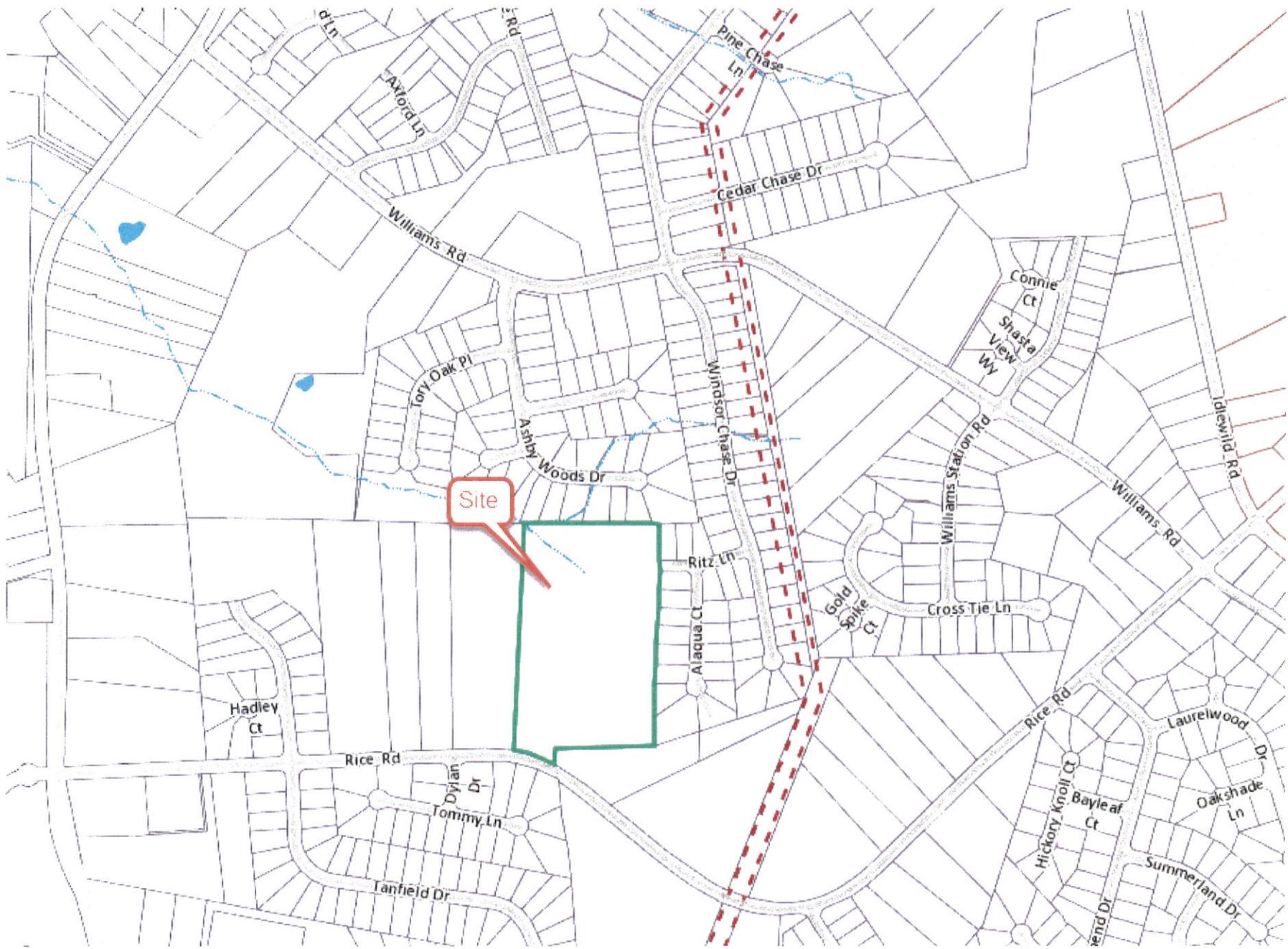
- Paul Sagadin
- Shad Rafferty
- Andrew Polonus, Bloc Design
- John Carmichael, Robinson, Bradshaw & Hinson

## Rezoning Schedule

- Public Hearing: Monday, October 8, 2018 at 7:00 PM at the Matthews Town Hall
- Planning Board: Tuesday, October 23, 2018 at 7:00 PM at the Matthews Town Hall
- 
- Town Board Decision: Monday, November 12, 2018 at 7:00 PM at the Matthews Town Hall

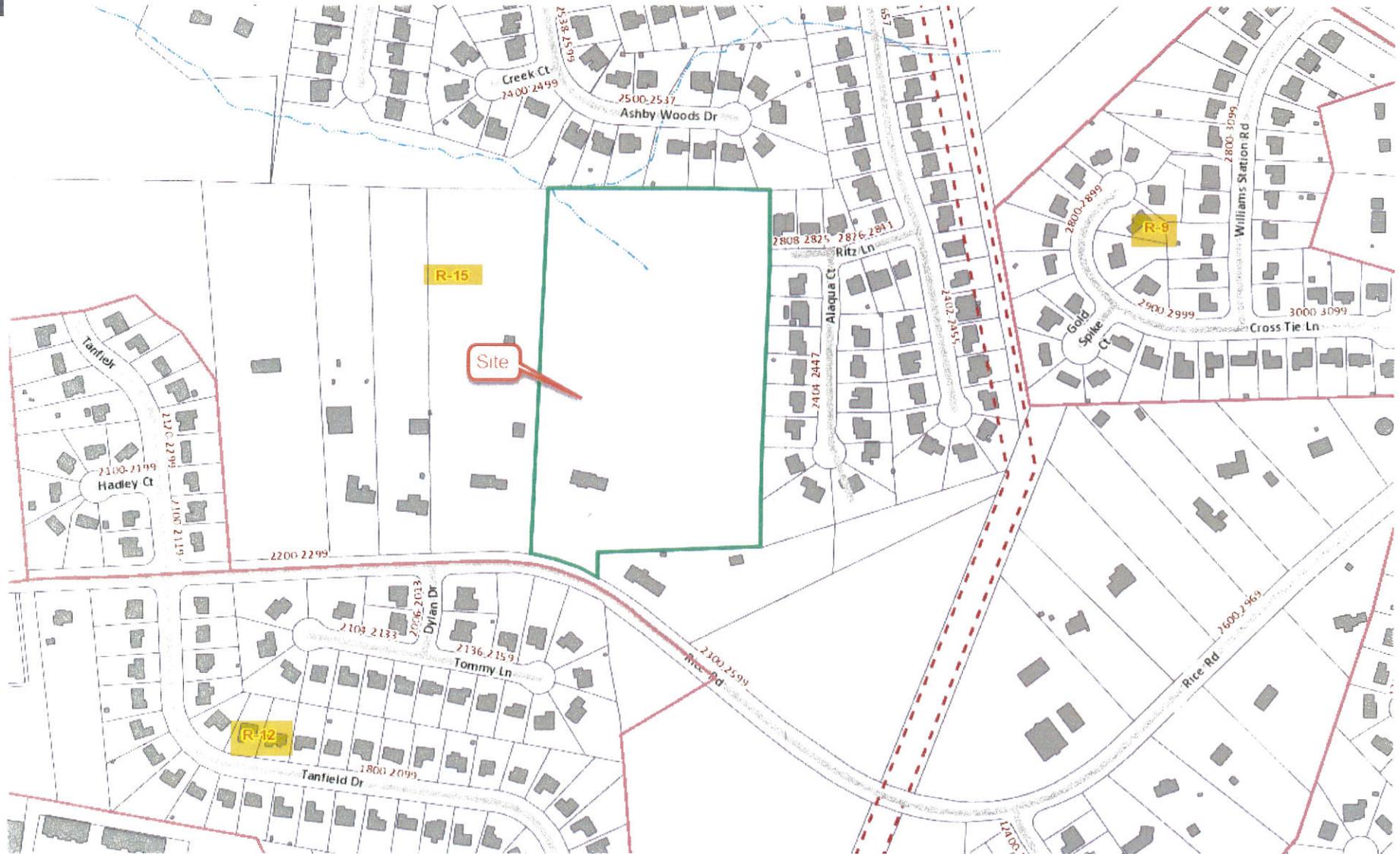
# Site – 13.596 Acres







# Existing Zoning



## Rezoning Request

- Requesting that the site be rezoned from the R-15 zoning district to the R-VS zoning district to accommodate the development of up to 32 one-family detached homes on the site



# Previous Site Plan



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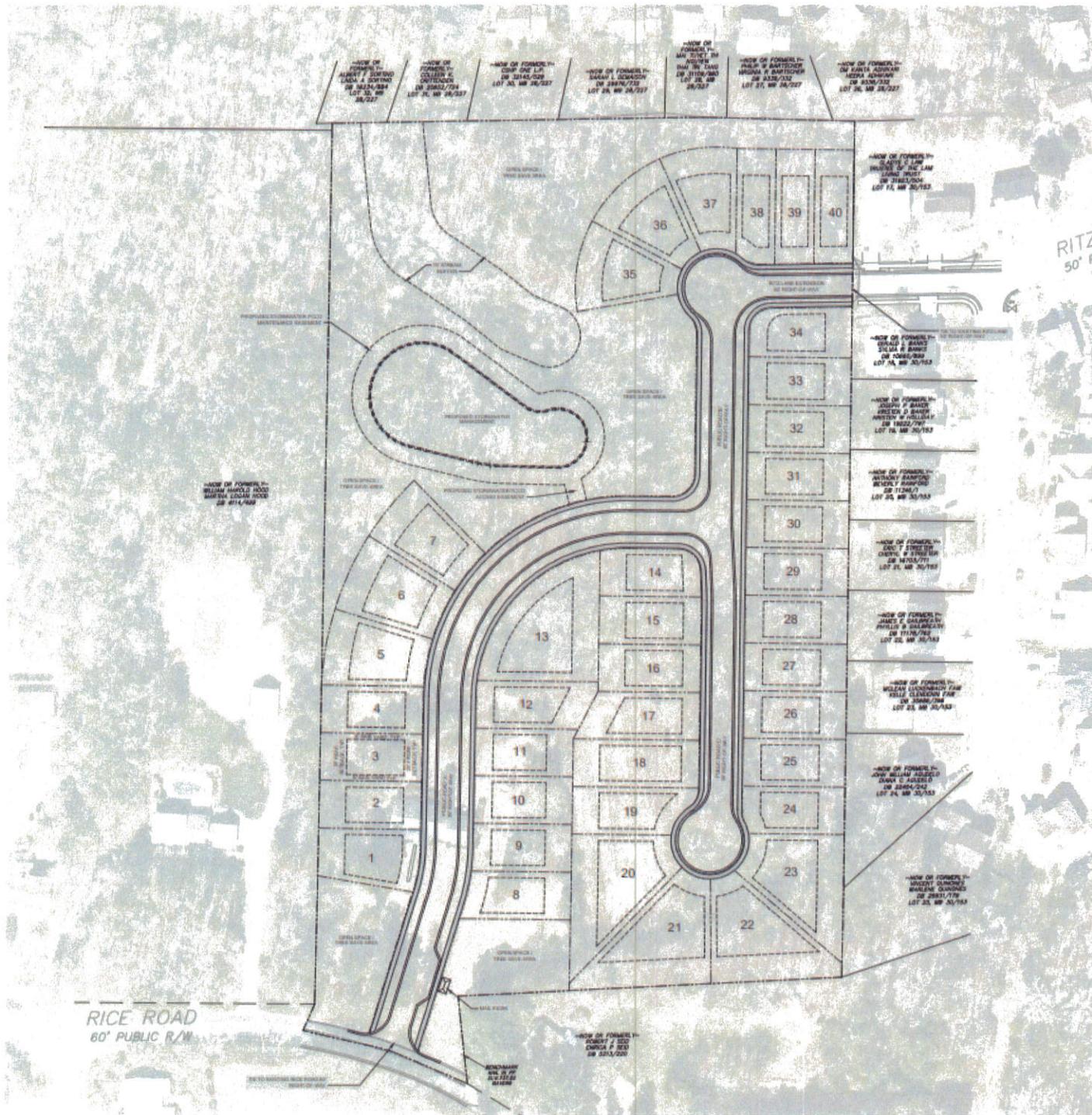
FITZ LANE  
50' PUBLIC R/W  
APR 3, 1971

RICE ROAD  
60' PUBLIC R/W

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NOTE OF PROPERTY...



---HOW OF FORMERLY---  
ALBERT J. SCHINDL  
LARRY J. SCHINDL  
DE 04/24/84  
LOT 35, MR 28/227

---HOW OF FORMERLY---  
COLLEEN K.  
SCHINDLER  
DE 06/22/74  
LOT 36, MR 28/227

---HOW OF FORMERLY---  
CONY ONE L.P.  
DE 04/16/80  
LOT 35, MR 28/227

---HOW OF FORMERLY---  
SARAH J. SCHINDLER  
DE 08/26/73  
LOT 36, MR 28/227

---HOW OF FORMERLY---  
MAY STREET IN  
VICTOR  
DE 11/28/83  
LOT 37, MR 28/227

---HOW OF FORMERLY---  
PAUL W. BARTSCHER  
MIRIAM B. BARTSCHER  
DE 03/25/82  
LOT 37, MR 28/227

---HOW OF FORMERLY---  
DELA A. ADAM  
MIRIAM ADAM  
DE 03/26/72  
LOT 36, MR 28/227

---HOW OF FORMERLY---  
DIVISION OF THE LAW  
LAW OFFICE  
DE 08/17/04  
LOT 38, MR 28/227

---HOW OF FORMERLY---  
ERNEST J. BAKER  
JULIA F. BAKER  
DE 04/28/83  
LOT 34, MR 28/227

---HOW OF FORMERLY---  
JOSEPH F. BAKER  
ANNE F. BAKER  
DE 08/07/79  
LOT 34, MR 28/227

---HOW OF FORMERLY---  
ANTHONY KANTON  
MELBA F. KANTON  
DE 12/24/77  
LOT 35, MR 28/227

---HOW OF FORMERLY---  
DICK T. STREIBER  
CYNTHIA F. STREIBER  
DE 05/25/77  
LOT 21, MR 28/227

---HOW OF FORMERLY---  
JAMES C. GARRETT  
PHILIP B. GARRETT  
DE 11/18/74  
LOT 26, MR 28/227

---HOW OF FORMERLY---  
WILEY ESTONBACH FARM  
WILEY ESTONBACH FARM  
DE 08/24/74  
LOT 23, MR 28/227

---HOW OF FORMERLY---  
JOHN WILLIAM ADLER  
JOHN C. ADLER  
DE 02/24/72  
LOT 24, MR 28/227

---HOW OF FORMERLY---  
MURRAY GARDNER  
MARGARET GARDNER  
DE 08/11/78  
LOT 23, MR 28/227

---HOW OF FORMERLY---  
WILLIAM HAROLD HOOD  
MARGARET LUCIAN HOOD  
DE 01/14/80

---HOW OF FORMERLY---  
FORNEY F. COE  
EMERSON F. COE  
DE 04/16/80

MEMORANDUM  
JUL 27 1978  
12:00 PM

RICE ROAD  
60' PUBLIC R/W

RITZ  
50' P

## Revisions to the Site Plan from the Original Submission

- Created a more dynamic community design.
- Reduced the number of lots from 42 to 32.
- Added an approximately 1 acre community space in the center of the site.
- Approximately 50% of the lots face the community space.
- Addressed the number of lots immediately adjacent to neighboring lots.
- Increased the average lot size throughout the community.
- Added open space and tree save areas.



# Current Site Plan







# Elevations











# Questions and Comments

**Rice Road Community Meeting 9/6/18**

**Agenda**

- Introduce Team Member
- Rezoning Schedule
- Site/Existing Zoning/Rezoning Request
- Review of the Site Plan Iterations
- Question, Answer and Comment Session

**Key Revisions**

- Created a more dynamic community design
- Reduced the number of lots from 42 to 32.
- Added an approximately 1 acre community space in the center of the site.
- Created approximately 50% of the lots to be park facing
- Addressed the number of lots immediately adjacent to current neighboring lots.
- Increased the average lot size throughout the community
- Added additional open space and tree save areas.

**Community Meeting Report**

Community questions/comments from the previous meeting

1. Question/Comment: Why are we asking for a rezoning to RVS, did we consider R15 or R9?
2. Question/Comment: The number of homes needs to be reduced.
3. Question/Comment: Can it be fenced in?
4. Question/Comment: Mr Seid had concerns for the side of homes being too close to his back property line?
5. Question/Comment: Why are there so many homes?
6. Question/Comment: Why does it have to connect to Ritz Road?
7. Question/Comment: Why is there an attorney present?
8. Question/Comment: We don't want that kind of housing around here.
9. Question/Comment: Why can't it look like the older communities with large lots, and why do we need that pond?
10. Question/Comment: What are the sizes and prices of the homes, we don't want low-income high-density homes.
11. Question/Comment: The homes won't fit the lots.
12. Question/Comment: Who is the builder and where do they build
13. Question/Comment: Why don't you build a senior community or something with modern city housing.
14. Question/Comment: Why can't it all just remain trees?
15. Question/Comment: Too many homes adjacent to current homeowners
16. Question/Comment: Why can't it be built like Jessica park
17. Question/Comment: Will there be speed bumps?
18. Question/Comment: Would Ritz be used for construction traffic?
19. Question/Comment: Will there be a buffer of trees?

