



Monday, April 29, 2024

RE: **NPA-2024-0025.02 - W US Hwy 290 -item 86; C14-2023-0056 - W US Hwy 290 -item 87**

*from Mixed Use to High Density Mixed Use land use; from (DR-NP) district zoning, (LO-CO-NP) (GO-CO-NP) (GR-CO-NP) (GR-MU-CO-NP) to (CH-PDA-NP)*

Council and City Manager,

It appears the primary reason for this requested change in Land Use from **Mixed Use to High Density Mixed Use** is to allow for 120 ft in height over 14.9 acres of Impervious Cover which seems excessive. Currently, the MF portion of this site addressed in phase 2 is not asking for affordable housing. It is a stretch to presume that such a drastic change in height is appropriate in a suburban area adjacent to existing commercial even closer to the intersection that currently rises only 1 story in height with more extensive impervious cover. It would be more appropriate to keep the Land Use **Mixed Use** and apply the appropriate DB particularly for the Phase 1 portion : GR-CO-NP and GR-MU-CO-NP perhaps later considering DB90 in that portion and keeping the zoning of GO-CO-NP in phase 2 only changing the zoning of properties along Staggerbrush from DR-NP and LO-CO-NP( the latter 2.19 acres currently serving as irrigation for the property).

The **CO's and vested rights** associated with this project should be addressed in their entirety as it could affect the need or a reason to abstain from the land use change. It is unclear how the site plan extension for 5 years respecting Phase 1 will be forwarded as this project first completes Phase 2, for MF housing.

Finally, because there is **an abundance of market rate MF units in the area** it would be most appropriate to better plan for the area and not unnecessarily oversize this development. Nevertheless, the OHNPCT agrees that there could be an advantage to having a 2 phased project in a DB PUD rather than 5 separate lots.

Thank you for your time and attention toward the health and safety of residents.

Leigh Ziegler, Chair, Oak Hill NPCT

