

Rezoning Neighborhood Meeting Report

Date: February 10, 2025

Time: 5:00 PM - 7:00 PM

Location: MGC Art Room - Seniors R119

Project: Julian's Apartments Rezoning

Attendees:

- Nicholas Leftwich (City Representative)
 - One neighboring property owner
 - Tenant from the property: 282 N. Palo Verde Dr.
 - Project Team: Lilia & Giselle
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Key Points Discussed:

1. Rezoning & Project Overview

- The meeting began with an explanation of why rezoning is necessary to allow for the construction of five additional apartment units.
- The team presented the proposed site plans for Julian's Apartments and explained compliance with city regulations.

2. Neighbor Concerns:

- **Wall Height:** A neighbor requested increasing the *masonry* wall from 6 ft to 8 ft for privacy and noise reduction. —> His concerns included privacy and potential noise complaints due to his frequent gatherings and the presence of animals.
- **“”Wall Setback Concern:**
 - i. The same neighbor behind the project area also inquired about adjusting the wall setback due to his proximity to the new units' backyards.
- **Parking:** A tenant was concerned about parking availability, and the team assured compliance with city standards.
- **Rezoning Impact:** A neighbor asked if his property would be rezoned, and the team confirmed it wouldn't.
- **Building Height:** The team clarified that all new units would be single-story.
- **Fire Safety:** A tenant raised fire hazard concerns in the area the units would be built, and the team confirmed plans follow city safety regulations.

Conclusion & Next Steps:

- Consider increasing wall height for privacy.
- Ensure parking aligns with city rules.
- Neighbors were genuinely interested in the project and its improvements.
- Submit required documents and respond to city review comments (post).
- Maintain communication with city officials and neighbors, etc.

Prepared by:

Lilia Arenas & Giselle Ortega

Julian's Apartments Project Team