

**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** C14-2022-0047 - 701-703 Highland Ave. Rezoning: District 9  
**Date:** Friday, June 10, 2022 3:20:53 PM

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Re: C14-2022-0047 - 701-703 Highland Ave. Rezoning: District 9

Dear Planning Commissioners,

The OWANA Zoning Committee met with Nash Garrison, the prospective buyer of 701 Highland Avenue Unit 2, along with Lucas Lahaug from Gray Engineering. Both parties were acting as owner Tracy Malone's representatives. The Zoning Committee members felt that the presentation was incomplete and, therefore, are requesting a postponement of the Planning Commission public hearing on the rezoning. The hearing is currently scheduled for June 14<sup>th</sup>, 2022.

The committee seeks to understand how a change that increases site standards will affect adjacent properties, in terms of drainage and with regard to impervious cover, as well as proximity, and scale/massing. The site proposed for rezoning is on a steep hill with problematic drainage issues. The homeowners who live below on Oakland Avenue expressed concerns about drainage difficulties during heavy rains.

In addition, the committee wants to ensure that changes in the site standards are compatible with the Smoot Terrace Park LHD, which require new construction design standards.

Nash Garrison has agreed to meet with the OWANA Zoning Committee on June 27<sup>th</sup>, 2022. This meeting will give him the opportunity to answer questions asked by the committee, in order to move forward with the proposed rezoning. Our request is to postpone and move the Planning Commission public hearing to July 12<sup>th</sup>, 2022

Thank you for your consideration,

Sheila Lyon  
OWANA Zoning Committee Chair

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