



MEMORANDUM

From: Tim Herndon,
RSR Development, LLC
To: Ms. Sandra Day,
Planning & Development Services
Date: Nov. 8, 2013
Re: Langston Heights Addition - Final Plat Revisions

As requested at our October 29 meeting, this memo reiterates the primary issues associated with the proposed revisions to the Langston Heights Addition Final Plat Revisions:

- I. The proposed revisions apply specifically to the formerly proposed "Lot 1, Block One."
- II. Revisions consist of subdivisions to Lot 1, Block One to accommodate 15 attached two-family lots. These 15 lots (30 dwellings, total) will replace the formerly anticipated 62 multi-family "row home" units formerly approved for this portion of Langston Heights.
- III. As part of this request for revision to the final plat, we formally request removal of the stipulation that this portion of the overall subdivision not be developed with residential structures until such time that Renaissance Drive connects to Bob Billings Parkway.
- IV. It is our understanding that the currently approved RM12 zoning for this portion of the subdivision fully permits and accommodates attached two-family lots, therefore no further zoning or rezoning is necessary to facilitate the 15 proposed lots.

On behalf of RSR Development, LLC I hope this memo adequately covers the items of concern to Staff. In any case, please do not hesitate to call me with questions related to this matter. Thank you.

A handwritten signature in black ink that reads "Tim A. Herndon". The signature is stylized with a large, sweeping "T" and "H".

Tim A. Herndon
for
RSR Development, LP
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From: [Andy Pitts](#)
To: [Sandra Day](#)
Cc: bculver@bankingunusual.com
Subject: Planning Commission Item No 7, December 18th, PF-13-00084
Date: Monday, December 09, 2013 10:08:46 PM

RE: Planning Commission Item No 7, December 18th, PF-13-00084

Sandy,

We are writing concerning an upcoming planning commission agenda item for the Langston Heights Addition. It is our understanding that the final plat will be considered at the December 18th meeting. This plat varies from the approved preliminary plat in at least two areas. From communication from the developer, the plat has been changed on the lot adjacent to K-10 trafficway from 'row houses' to duplex lots. The communication also states the development teams desire to remove a restriction to build on this parcel of land until the adjacent street has been completed to the south.

The original plat began consideration almost one year ago and involved significant discussions between the development team, the city, and the neighborhood. There were many concessions from all parties and the preliminary plat was considered and approved in early 2013. Many of these concerns surround the density of the development and the potential traffic from these improvements. The development team, in consideration of these issues, proposed restrictions to the plat to relieve some concerns. One of these restrictions was to limit development of the western lot (the lot under consideration) until the adjacent street was completed to the south. While this did not eliminate all the neighborhoods concerns, the restriction on developing this land was a good faith offering by the development team and was well received.

In the letter to the adjacent property owners, it was noted that no public comment would be allowed for this item. It would be extremely unfortunate after the process that was undertaken by the development team and the neighborhood for this change to be allowed without comment from the neighborhood. Hours of presentation were provided by both parties to arrive at, what we believe is a better project. One year ago the process developed under our planning code worked...and it worked well. To allow this change to proceed without additional public comment would undermine integrity of this process.

We would respectfully request that public comment be allowed for agenda item no 7, PF-13-00084.

Thank you,

Debbie and Andy Pitts