



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
HALF MOON HEIGHTS PHASE II (P24-41-CZD)
NCM MEETING DATES: SEPTEMBER 18, 2024

PETITION REQUEST: Rezoning: Planned Residential Development- Conditional Zoning District (PRD-CZD)

- APPLICANT/PETITIONER: Tricia Chassen, Forestar USA Real Estate Group, Inc [Applicant] & Gregory Albea, Julianne Albea, Joseph Taylor and Laura Taylor [Owners]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on September 18th, 2024 at 2pm in the Assembly Room of the City Operations Building, 305 Williams Street and via Zoom. The meeting lasted approximately 37 minutes.

There were 4 members of the public in attendance in-person while 2 attended virtually. The applicant and their development team were present as was 1 member of City staff. Staff gave the formal introduction and a brief overview of the request.

There were 0 pre-submitted public comments.

The development team was allowed to present their project proposal for the proposed single-family development.

Concerns and questions from the public related to:

- Streams and stream buffer requirements.
- Wetlands and whether any of the homes would impact them.
- Questions concerning the road and its ownership/maintenance.
- Discussion on whether an HOA would be required.
- Whether or not the cul-de-sacs within the development meet current fire code.
- The discussion surrounding the wetlands and the need to keep them off individual lots.
- The idea that the wetlands should be included in the common areas and maintained by the HOA was discussed.
- Tree preservation requirements being met.
- Discussions concerning the review process when a project disturbs wetlands.
- Buffer requirements were discussed.

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.