NEIGHBORHOOD COMPATABILITY MEETING REPORT

CORNERSTONE (26-63-CZD)

NCM Meeting Date: May 22, 2026

Petition Request:

- Rezoning: Cornerstone – PRD-CZD (Planned Residential Development Conditional Zoning District)

Applicant/Petitioner:

- Applicant: Jonathon Zetterholm, 2020 Builders LLC
- Property Owner: J&L Capital Solutions LLC

Neighborhood Compatibility Meeting Summary

A Neighborhood Compatibility Meeting was held for this project on May 22, 2026, at 2 pm in the 3rd Floor Meeting Room at City Hall, 160 6th Avenue E and via Zoom. The meeting lasted approximately 65 minutes.

There were 10 members of the public in attendance in-person. A member of the applicant's team, Peter Zetterholmd was present. The City was represented with 2 Planning staff members.

Staff gave the formal introduction and a brief overview of the request.

There was no pre-submitted comment.

The development team was allowed to present their project proposal for their development.

Concerns and questions from the public related to:

- Who would be responsible for the maintenance of yards and the common areas.
- If the townhomes will be sold or rented.
- Will current residents be kicked out and what the timeline would be for noticing.
- Affordable housing and the displacement of elderly individuals.
- The future plans of the property owner and subsequently each renter.
- The vacant lot and future duplex to be built there.
- The potential for the development to become condominiums.

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