

**Applicant:**

Battison Properties, LLC  
Rieger Sadler Joyce, LLC

**Project Location:**

3400 Classen Blvd.

**Case Number:** PD 25-27

**Time:** 5:30 p.m.

**Applicant Representative:**

Gunner Joyce, Reiger Sadler Joyce, LLC  
Ben LaCourse, Reiger Sadler Joyce, LLC  
Vahid Solalati, Battison Properties, LLC  
Larry Battison, Battison Properties, LLC

**Attendees:**

No neighbors were in attendance.

**City Staff:**

Kelly Abell, Planner I

**Application Summary:**

The applicant, Battison Properties, LLC, requests rezoning of the subject property from A-2, Rural Agricultural District, to C-2, General Commercial District. The property is not platted. An application for a Preliminary Plat is part of this overall submittal. The property is located on the west side of Classen Boulevard, south of State Highway 9, and north of E. Cedar Lane Road.

**Neighbors' Comments/Concerns/Responses:**

No neighbors attended this meeting. A resident submitted written comments to the city expressing concerns about the proposal. The neighbor noted ongoing traffic issues due to the neighborhood's single access point and requested the developer consider contributing to the installation of a traffic signal to improve safety and circulation. Additional concerns included limited emergency access in the event of a natural disaster and potential impacts of the proposed development on adjacent residential properties, such as headlight glare and loss of privacy. The resident suggested that taller fencing along Classen be considered to help mitigate these impacts.