

**Applicant:** Jonathan & Stacia Dowell

**Project Location:** 2710 36<sup>th</sup> Ave. NW

**Case Number:** PD25-02

**Time:** 5:30 PM

**Applicant/Representative:**  
Jonathan Dowell

**Attendees:**  
Kenny Orr

**City Staff**  
Destiny Andrews, Planner II

**Application Summary:**

Rezoning from A-2, Rural Agricultural District to O-1, Office-Institutional District, with intentions to construct a single-story, 5,500 square foot office building for use as a dental office and construction office.

**Neighbor's Comments/Concerns/Responses**

Mr. Orr introduced himself as a representative of the adjoining Homeowners Association (HOA) on the north side of the property. He had several questions about the project.

- Parking Lot Lighting
  - The applicant assured that sufficient lighting would be provided via wall packs, which could make use of covers and shields to ensure it does not impact the neighbors.
- Detention
  - The applicant stated his associates have reached out to the Berkeley HOA and that the intent would be to purchase detention rights to the HOA's pond. In the case that this was not approved by the HOA, the applicant intends to place detention along the western property line.
- Landscaping
  - The applicant assured landscaping would be installed to meet all applicable City requirements. Further, the existing trees along the northern property line will remain, aside from two dead trees which will be removed.