

Applicant: Lindmark/Rieger Sadler Joyce, LLC

Project Location: 801 Canadian Trails Dr

Case Number: PD 26-17

Time: 6:00 p.m.

Applicant Representative:
Libby Smith, Sean Rieger

Attendees:
Sharon Murphy
Karen Clark
Samuel Allen
Steffani Allen
Jim Jenkins
Rachel Mills
Erica Bird
Angie Chinchilla
Milton Chinchilla
Rick McKinney
Trent Lindmark

City Staff:
Logan Gray, Planner II
Beth Muckala, Assistant City Attorney III

Application Summary:
Lindmark is requesting a rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, in order to support the redevelopment of the existing site as the Applicant's corporate headquarters.

Neighbors' Comments/Concerns/Responses:
Neighbors had questions regarding possible noise and emissions from the site. The applicant stated that the vinyl printer will not be heard outside of the building, and there will be no emissions from this operation. Others asked about hours of operation and traffic. The applicant stated that while there may be a handful of employees arriving around 5:00 A.M. to prepare the printing machinery, most of the employees will be on a typical 8:00 A.M. to 5:00 P.M. schedule. The applicant stated that anticipated truck traffic is limited to one to four times per month. Construction is expected to take place between 7:00 A.M. to 5:00 P.M. and will be considerate of the surrounding residential areas. Construction is not expected to impede traffic on Canadian Trails Dr. Other neighbors were curious about privacy. The applicant stated that there will be a 6' masonry wall around the height to provide separation as well as enhance the site's aesthetics. The applicant also said that the additions to the existing building will not peer

into the residential yards to the west. Overall, the neighbors in attendance expressed approval of the project and noted that the rehabilitation and occupation of the site will be an improvement from its existing state.