

HIGH POINTE-LETTER OF INTENT

The High Pointe Planned Development was approved by the City Council on August 4, 2025. During the public hearing process Councilman Bilyeu discussed the development timing of the proposed open spaces (parks) within the neighborhood. He mentioned there were other neighborhoods in the city which were fully developed, yet the parks were left undeveloped. He expressed his concern about a similar situation happening within the High Pointe neighborhood.

This discussion primarily focused on Open Space C since it was being planned as an active area with playground equipment, shade structures, dog park, etc. The other open spaces in the neighborhood were proposed to be more passive in nature. There was a consensus by all involved (Council and developer) that it was important to have this open space developed in conjunction with the adjacent single-family lots in Phase 1 of the neighborhood. As such, it was agreed to this open space would be developed prior to the 101st building permit being issued by the city.

During the making of the motion for approval of the rezoning however, the word “parks” was used instead of “park”. The rezoning was approved with the stipulation that, “Open Spaces will be developed with the first phase of residential development and construction shall be completed prior to a building permit being issued for the 101st home in the High Pointe neighborhood.”

This requirement is very problematic with respect to the open spaces (parks) located in the neighborhood, but not in Phase 1 of the development. For example, as shown on Exhibit E1, Open Space B is located in Phase 2. It is surrounded by streets. Developing this open space prior to the 101st home being permitted in Phase 1 is logistically very problematic. A similar problem arises with Open Space A, which is located at the north end of the neighborhood in Phase 3. The exact location of the open space will be dictated by the final alignment of Belz Rd. The alignment of Belz Rd will need to be coordinated with the developer to the north.

A revision to the development standards proposes the open space be developed in the concurrence with the single-family phase it is located in. Open Space A-Phase 3. Open Space B-Phase 2. Open Spaces C and D-Phase 1. The specific trigger of Open Space C being developed prior to the 101st is unchanged.