

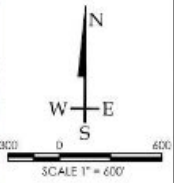
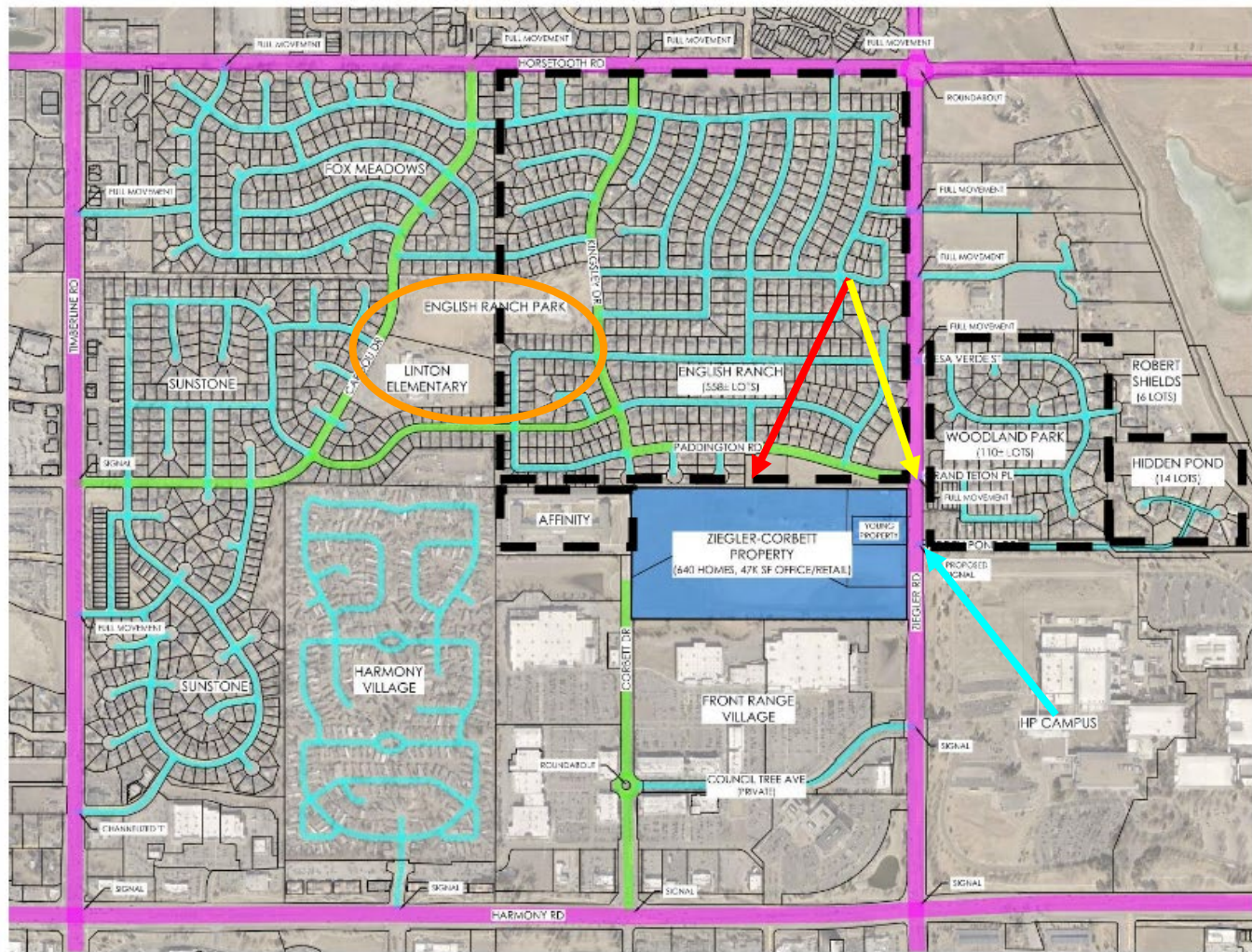
Craig's ODP MAJ Appeal Slides

Landmark Homes 

Union Park 

Jason Sherrill 

Yes in our backyard!



ZIEGLER-CORBETT PROPERTY
 AMENDED ODP
 SURROUNDING STREET NETWORK

DATE	5/21/23
SCALE (H)	1" = 600'
SCALE (V)	N/A
DRAWN BY	JTC
CHECKED BY	JTC
HDS PROJ #	23-1284-02

Why Appeal?

- Not because of addition of “the Young parcel” (this is good)
- Not because of ODP street alignment with Hidden Pond (this is good)

Why Appeal? - To get the streets right!

Local street connections are very important!!

Contrary to code, ODP Major Amendment does not have a local street connection north to Paddington:

- Violates Land Use Code 3.6.3 (E) by not allowing access to and from the proposed development from at least three (3) arterial streets within the section mile
- Violates Land Use Code 3.6.3 (E) by not providing multiple routes to existing neighborhood centers, parks and schools, without requiring the use of arterial streets
- Violates Land Use Code 3.6.3 (F) by not incorporating and continuing all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development
- Violates City Code POLICY LIV 4.2 by not continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood

*See Craig's appeal submission for text of these code sections.

Why Appeal? - To get the light right!

The traffic signal on Ziegler should be at Paddington not at Hidden Pond.

- This location serves three neighborhoods:
 - Union Park (600 households)
 - English Ranch (558)
 - Woodland Park Estates (108)
- Has been the planned place for signal for 20+ years.
- Fits existing street patterns and placement of signals at the half-mile
- Aligns with low-stress bicycle connection (Paddington)



Why Appeal? - To get the streets and light right!

Vast majority of comments at the hearing expressed a preference for:

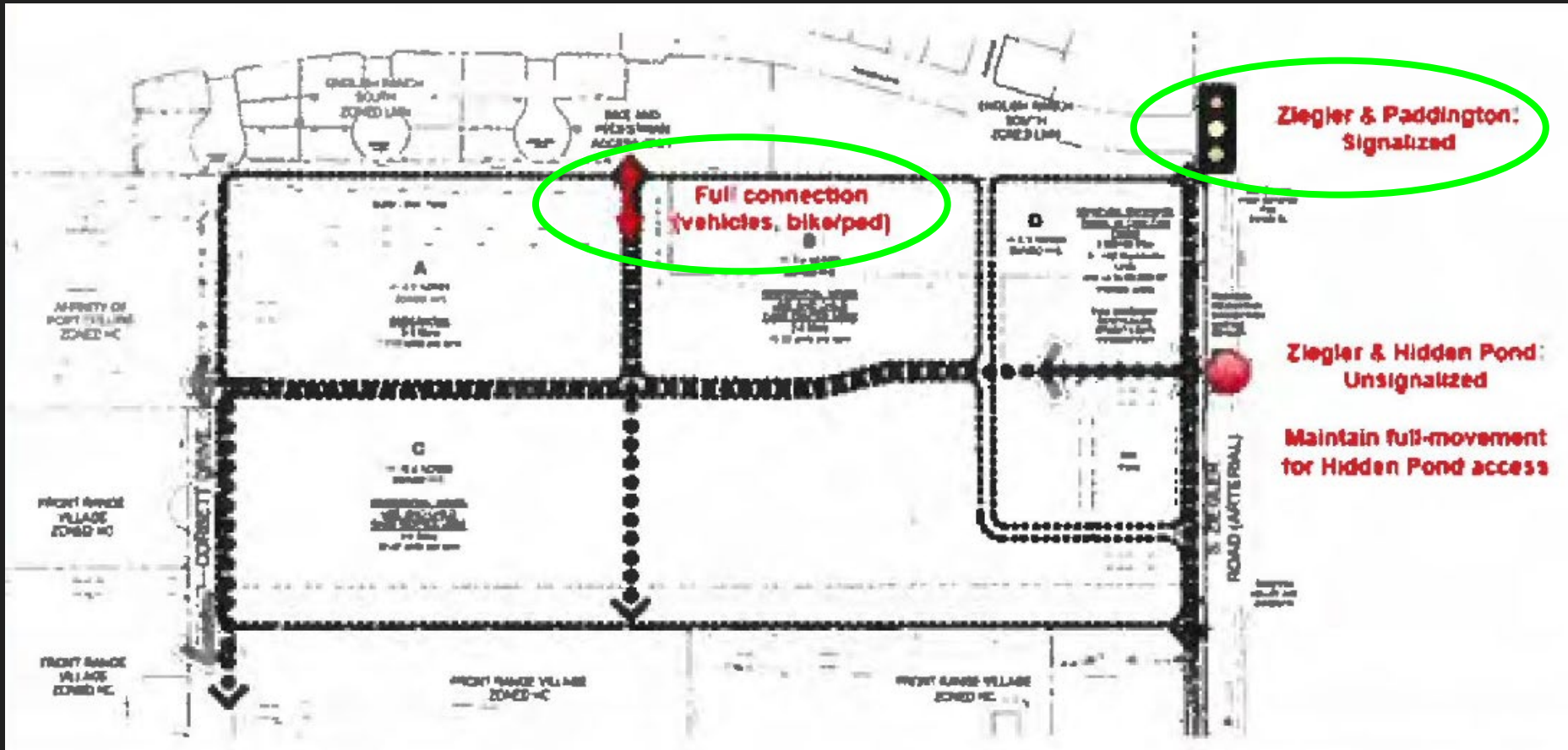
- A local street connection to Paddington
- Traffic light at Paddington / Grand Teton

Those comments include:

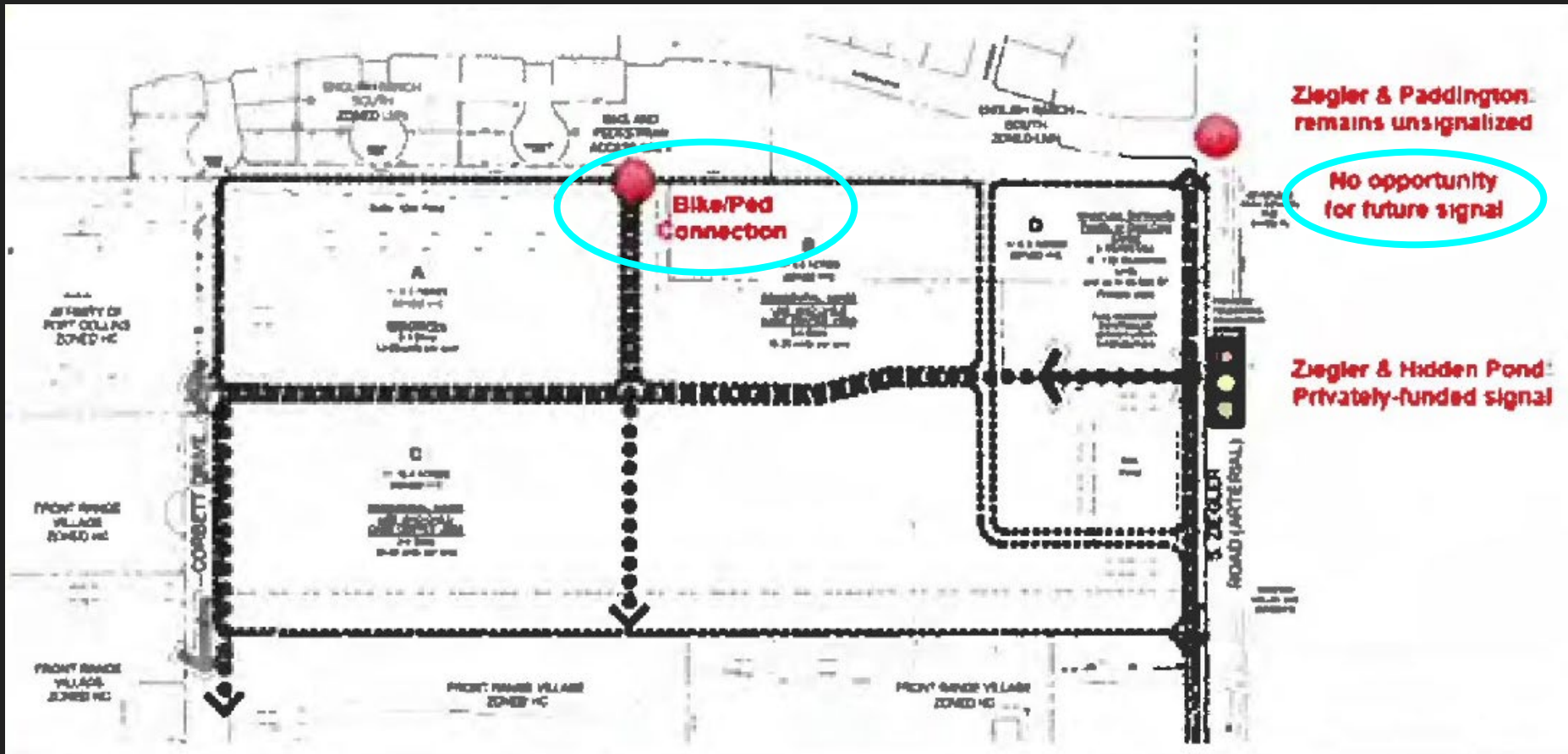
- Planning & Zoning Members (David Katz, Ted Shepherd, Michelle Haefele, Julie Stackhouse) *
- City Staff (Ryan Mounce, Steve Gilcrest) *
- Developer (Jason Sherrill) *
- Majority of public comments

*See Craig's appeal submission for direct quotes.

Desirable: local connection, light in right place



Undesirable: no local connection, forever excludes getting the light right



How did we get here?

- NIMBY objections to the local connection to Paddington.
- Time spent at the hearing discussing a non-viable citizen-initialed proposal.

- 2010 Council decision to (1) remove a collector street, while (2) reiterating local connection to Paddington required for development of this parcel.
- ODP process misapplying the intention of #1 despite the clarity #2 provides.
- City Staff not permitted to seek guidance from the current City Council.

- P&Z uncertainty about how to effect desired outcome during the hearing.
- P&Z split vote - Ted+York voting “no”; rest “yes” while holding their noses.

What can City Council do?

- **Modify** the Planning & Zoning Commission's approval of the major amendment in such a way as to incorporate and require the local street connection and specify signal placement at Paddington.

Or

- **Overtturn** the Planning & Zoning Commission's approval of the major amendment while providing clarity and guidance to City Staff and P&Z regarding signal location and local connectivity requirements (generally, and specifically in this location) for them to apply in helping to bring about and consider an improved major amendment.