

From: Cahill, Alexander
Sent: Wednesday, June 9, 2021 12:23 PM
Subject: Guess and Bivins: Z2100010

Mike (and applicant team),

Thank you for the continued dialogue around the Guess and Bivins rezoning case, case Z2100010, and the issues pertaining to the site. In order to ensure the due diligence you mentioned in your prior email is met, to ensure we are reviewing projects within the scope of the ordinance, statutes, and adopted plans and policies, to ensure compliance with Planning Department and partner department policies, and to further ensure we are transparent and accountable to the community that we serve, a determination had been made that the current application will be voided. After further discussion and review, it was determined this application is not complete as 1) no concurrent annexation petition was submitted and 2) it was not demonstrated that there's an ability to service the site as submitted with water and sewer as was required before application submittal. As such, the incomplete application for the case entitled 'Guess and Bivins', case Z2100010, has been voided.

This will provide the applicant team time to perform the due diligence necessary on this site, identify the appropriate zoning map change and annexation petition boundaries, engage further with the community, and identify solutions to the infrastructure challenges this site has. We will be working to refund the fees that were initially submitted for the zoning map change application, as applicable.

Once this due diligence has been performed, and before resubmittal, the following steps will need to occur:

- Water Management has issued a Summary Utility Development Statement (SUDS) before application submittal
- A new neighborhood meeting will need to be held (and Planning highly encourages additional community engagement around this project due to the intense public interest before submittal)
- A complete Zoning Map Change and Annexation Petition application package needs to be submitted concurrently (this is a Planning Department requirement)
- Submission of fees required of the application submittal
- *Any resubmittal will require the application to move through the entire review process

As you work through the infrastructure challenges with the site during this due diligence period, please note the following information provided by Water Management and Public Works in response to your prior questions. If the applicant wants to extend the waterline down Bramble

to Genesee, the applicant would need to bring Genesee up to DOT standards and have it be accepted by the DOT as a condition of the annexation and zoning map change request. The road is not a good candidate to be accepted by the City for maintenance, and the residences that border the street are currently outside City limits. The proposed project would need two distinct waterline feeds prior to the approval of a plat that creates the 100th unit. If two feeds are required to maintain adequate fire flow, then both feeds must be active prior to a plat approval for the proposed project.

Please don't hesitate to reach out with any questions or comments.

The Land Use Team