

FILE NUMBER: Z212-166(MP)

DATE FILED: January 13, 2022

LOCATION: On the northwest corner of Alpha Road and Hillcrest Road

COUNCIL DISTRICT: 11

SIZE OF REQUEST: ± 3.445 acres

CENSUS TRACT: 0136.06

REPRESENTATIVE: Audra Buckley - Permitted Development

APPLICANT: Charles Hicks

OWNER: Holy Trinity Greek Orthodox Church

REQUEST: An application for a Planned Development District for TH-1(A) Townhome District regulations and uses including residential uses within a shared access subdivision on property zoned an R-1/2 ac(A) Single Family District.

SUMMARY: The purpose of the request is to allow for modified development standards related to the required front, side, and rear setbacks, lot coverage, and lot size.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, and staff's recommended conditions.

CPC RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The site is currently developed with a church.
- The applicant is requesting to create a new planned development district in order to develop a shared access subdivision with 17 townhomes.
- The proposed PD uses TH-1(A) as the base, with requested deviations regarding setbacks, lot coverage, and lot size.
- The development plan proposed a shared access subdivision with access on Alpha Road and Hillcrest Road.

Zoning History:

1. Z190-310: On December 28, 2021, staff terminated a request for an CH Clustered Housing District on property zoned a R-1/2 ac(A) District located on the northwest corner of Alpha Road and Hillcrest Road, due to inactivity. [On the subject site]
2. Z190-232: On October 28, 2020, the City Council approved a request for an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use on property zoned an R-1/2ac(A) Single Family District, southeast corner of Hillcrest Road and Alpha Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Alpha Road	Community Collector	60' ROW 44' Pavement
Hillcrest Road	Principal Arterial	100'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE STATEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift the approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 5. EXPAND HOMEOWNERSHIP

Policy 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-1/2ac(A)	Church
North	R-1/2ac(A)	Park
East	R-10(A)	Single Family
South	R-1/2ac(A), SUP 1405	Country Club, Church, Private School
West	PD No. 111, R-1/2ac(A) SUP No. 123	Townhome Subdivision, Undeveloped, Country Club

Land Use Compatibility:

The property is currently zoned R-1/2 ac(A) and was formerly used as a church. The north boundary of the property is bordered by Hillcrest Park. East of the site is built out as single-family subdivisions. South of the site is a church. West of the site is an undeveloped creekway, a townhome subdivision, and a country club golf course. The White Rock Creek Trail runs through the western portion of the site within an easement. The use of townhomes is consistent with the surrounding uses which are generally residential, church, or parkland uses.

The development plan generally depicts a compact subdivision along one shared access easement, which has access to both Hillcrest and Alpha, and calls for 17 single family lots among four building clusters. This locates the development outside of the floodplain and provides access to two major streets.

Development Standards:

Setbacks in a shared access subdivision are applied across the entire development, rather than on each lot. As such, the proposed front setbacks are applied along Alpha Road and Hillcrest Road.

<u>DISTRICT</u>	SETBACKS		Height	Lot Coverage	Lot Size	Density	Primary Uses
	Front	Side/Rear					
Existing R-1/2ac(A)	40'	10'	36'	40%	0.5 Acres	No max	Single Family
TH-1 Base (For Comparison)	0'	0'	36'	60%	2,000 sqft	6 units per acre	Single Family, Duplex
Proposed PD	15'	15'	35'	45%	3,600 sqft and 3,800 sqft for various lot types	17 units (5 units per acre effective density)	Single Family

The PD would reduce the existing setbacks along Alpha Road and Hillcrest Road in order to develop the subdivision within the eastern half of the lot. The front setback would be changed from 40 feet to 15 feet along each thoroughfare, however this is more restrictive than the TH-1 base which does not require front or side setbacks for single-family structures.

The proposed PD also decreases the allowable height by one foot to 35 feet in comparison to both TH-1 and R-1/2ac(A). The proposed PD, at 45% , would have a lesser lot coverage than the TH-1 base at 60%, and only slightly more from the existing zoning, at 40%. The proposed development plan also includes an open space in the western side

of the site, which contributes to the preservation of natural space and provides 51% open space on the lot overall.

Generally, the proposed PD represents a midpoint between the existing single family zoning and the TH-1 base. However, as presented, it provides additional development standards than the base zoning, given the PD requires adherence to a development plan, specific design standards, and landscape plan. These requirements would not apply in the base zoning of R-1/2ac(A) or TH-1, which would permit a less predictable development pattern and orientation, without the proposed design standards.

The provision for a 6-foot masonry fence along Alpha and along Hillcrest and would limit the noise and visual impacts of the corridor.

The requested reduced lot size and increased lot coverage would be better suited to a large intersection of two thoroughfares than the current large-lot zoning. A more concentrated housing pattern is necessary on a site limited by the creekway and slope on the western part of the site and allows for better preservation of this natural space. The proposal ensures a more effective utilization of the parcel given the floodplain and slope constraints. The proposed development plan concentrates the building coverage and density to the eastern side of the site in order to address the site constraints and maintain natural space on the western side.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a single-family home under R-1/2ac(A) is two spaces per unit. The proposed conditions require a minimum of two off-street parking spaces per dwelling unit, with an additional two spaces of guest parking for each unit, a total of four spaces per unit.

The base requirements for shared access developments require the quantity of parking required for each unit in the given zoning district (one space per unit within TH-1), plus an additional 0.25 unassigned spaces available for use by visitors and residents for each dwelling unit. In total, the requested condition requires an additional 2.75 spaces per unit in comparison to the base code. Staff recommends against this added minimum, which requires a high amount of inactive space and reduces flexibility within the development. The applicant may still provide supplementary parking for units and guests if deemed necessary, as the base code does not put a maximum on the amount to be provided in this district.

Landscaping:

Landscaping must be provided in accordance with the proposed landscape plan. The landscape plan is intended to address the site constraints primarily along the eastern portion of the site, including an underground utility line, which limits the location of street trees, the limited space for buffers, and the sidewalk. These features in limit the size of the individual planting areas along the eastern wall of the property and decreases options for street trees on Hillcrest Road. The plan is including additional landscaping, planting, and tree preservation space on the western side of the site. Despite the spatial limitations, the landscape plan includes space for trees on the southeast and south borders of the site. Although the landscape plan allows for smaller individual planting areas than those called for in Article X, overall, more landscaping space is provided throughout the site and provides more site trees overall than would standard landscaping code.

Signs

The applicant is proposing a provision to limit any subdivision sign to a maximum 60 square feet of effective area. The sign would still be required to comply with the provisions of Sec. 51A-7.402. General Provisions Applicable to Signs in Non-Business Zoning Districts, which sets limits on the height, lighting, quantity, and content of the sign. The proposed sign would be slightly larger than the typical 40 square foot sign allowed in 7.402, while still limited by the other provisions of the section. This is to accommodate a sign placed on the masonry wall, rather than freestanding.

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is located within the “B” MVA category.

List of Officers

Holy Trinity Greek Orthodox Church Dallas Parish Council

Harry Tomasides – President

Matt Fossey – Vice President

Andy Atalis – Treasurer

CPC MINUTES MAY 19, 2022

Motion: It was moved to recommend **approval** of a Planned Development District for TH-1(A) Townhome District regulations and uses including residential uses within a shared access subdivision, subject to a development plan and applicant's requested conditions to include the following: 1) Section 103 to not strike Short Term Rental definition, 2) Section 108 #9, change material color and finish, and 3) guest parking to remain 2 in driveway and 2 in dry path on property zoned an R-1/2 ac(A) Single Family District, at the northwest corner of Alpha Road and Hillcrest Road.

Maker: Gibson
Second: Blair
Result: Carried: 8 to 1

For: 8 - Popken, Anderson, Shidid, Carpenter, Blair,
Gibson, Stanard, Kingston

Against: 1 - Rubin
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq
Vacancy: 1 - District 3

Notices:	Area: 500	Mailed: 31
Replies:	For: 5	Against: 2

Speakers: For: Audra Buckley, 1414 Belleview St, Dallas, TX, 75215
Against: None

PROPOSED PD CONDITIONS

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____, 2022.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the northwest corner of Alpha Road and Hillcrest Road. The size of PD ____ is approximately 3.45 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district, SHORT TERM RENTAL means a Short-term rental of property means the renting, or offer to make available, (by way of a rental agreement, lease, license or any other means, whether oral or written) for compensation or consideration, of residential property, a dwelling unit, or a portion thereof, for a period of 30 consecutive days or less to a transient.

Staff Recommendation:

~~a) In this district, SHORT TERM RENTAL means a Short-term rental of property means the renting, or offer to make available, (by way of a rental agreement, lease, license or any other means, whether oral or written) for compensation or consideration, of residential property, a dwelling unit, or a portion thereof, for a period of 30 consecutive days or less to a transient.~~

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: landscape plan

SEC. 51P-____.105. DEVELOPMENT PLAN.

(a) For a shared access development, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required and the provisions in Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-____.106. MAIN USES PERMITTED.

(a) The only main uses permitted are those main uses permitted in the TH-1(A) Townhouse District, subject to the same conditions applicable in the TH-1(A) Townhouse District, as set out Chapter 51A. For example, a use permitted in the TH-1(A) Townhouse District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the TH-1(A) Townhouse District is subject to DIR in this district; etc.

(b) The following use is prohibited:

-- Short-term rentals.

Staff Recommendation:

~~(b) The following use is prohibited:~~

~~____ Short-term rentals.~~

SEC. 51P-____.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district.

- Accessory helistop
- Accessory medical /infectious waste incinerator
- Accessory outside display of merchandise
- Accessory outside sales
- Accessory pathological waste incinerator

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Division 51A-4.400. In the event of a conflict, between this section and Division 51A-4.400, this section controls.

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the TH-1(A) Townhouse District apply.

(b) Shared access development.

(1) Front yard. Minimum front yard setback on Hillcrest Road and Alpha Road is 15 feet.

(2) Side yard: Minimum side yard is 15 feet.

(3) Minimum separation. A minimum separation of six feet is required between two single family structures.

(4) Density. Maximum number of dwelling units is 17 units.

(5) Height. Maximum structure height is 35 feet.

(6) Lot coverage: Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum interior lot size for units as shown on the development plan is as follows:

- (i) Type A units: 3,600 square feet.
- (ii) Type B units: 3,600 square feet.
- (iii) Type C units: 3,800 square feet.
- (iv) Common area: No minimum.

(8) A shared access development is treated as one lot for the purposes of setbacks and lot coverage.

(9) At each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

Staff Recommendation:

(10) minimum sidewalk width is six (6) feet

SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Shared access development.

(1) A minimum of two off-street parking spaces is required for each dwelling unit.

(2) Guest parking. For a shared access development, two off-street parking spaces shall be located on the same lot as the residential unit for each unit.

Staff Recommendation:

~~(b) Shared access development.~~

~~(1) A minimum of two off-street parking spaces is required for each dwelling unit.~~

~~(2) Guest parking. For a shared access development, two off-street parking spaces shall be located on the same lot as the residential unit for each unit.~~

SEC. 51P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI

SEC. 51P-____.113. LANDSCAPING.

(a) Landscaping must be provided in accordance with landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Any ground lighting that illuminates landscape materials in front of a screening fence measured at a point up to five feet from a screening wall and up to five feet above the ground surface, may not exceed 3 foot-candles.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.114. SHARED ACCESS DEVELOPMENT.

(a) Access. Ingress and egress to and from the Property is permitted only in the locations shown on the development plan.

(b) Shared access easement area. The shared access easement area must have a minimum width of 31 feet and a minimum pavement width of 25 feet. Pavement widths are measured perpendicularly from the edge of the pavement to the opposite edge of the pavement. The shared access easement area must be provided as shown on the development plan.

(c) Fencing. A six-foot solid, masonry perimeter fence is required along Alpha Road and Hillcrest Road. Ornamental iron may only be used for fencing in common areas or residential lots. Fencing is permitted in the setbacks.

(d) Traffic controls. Within a shared access development, a minimum of two speed bumps are required along the internal access easement.

(e) Common area. Within the common areas, a minimum of two of the following amenities must be provided:

1. Ornamental iron, stone, or equivalent durable seating areas.
2. Internal walkways constructed of stamped or stained concrete, brick pavers or alternative materials.
3. Art, sculptures, or fountains.
4. Durable shade structures such as pavilions, arbors and gazebos.
5. Fire pit.
6. Outdoor kitchen.
7. Dog park.
8. Putting green.

SEC. 51P-____.115. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Detached subdivision signs. Any subdivision detached sign located on the screening fence along Alpha Road and Hillcrest Road may not exceed sixty square feet of effective area. The effective area is to be measured by the drawing of imaginary rectangles around the words and the symbols of the proposed sign and calculating the area within those imaginary rectangles.

(c) Sign illumination.

(1) No lighting source may project more than three inches from the vertical surface or six inches above the top of the sign.

(2) Any ground lighting that illuminates detached signage as described in (b) above measured at a point up to five feet from a screening wall and up to five feet above the ground surface, may not exceed 3 footcandles.

SEC. 51P-____.116. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

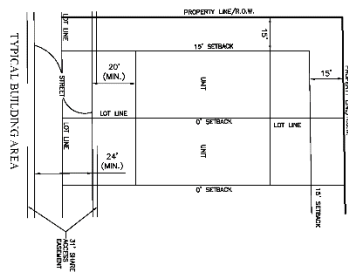
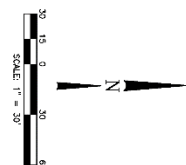
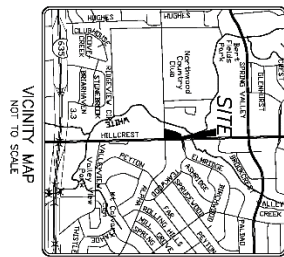
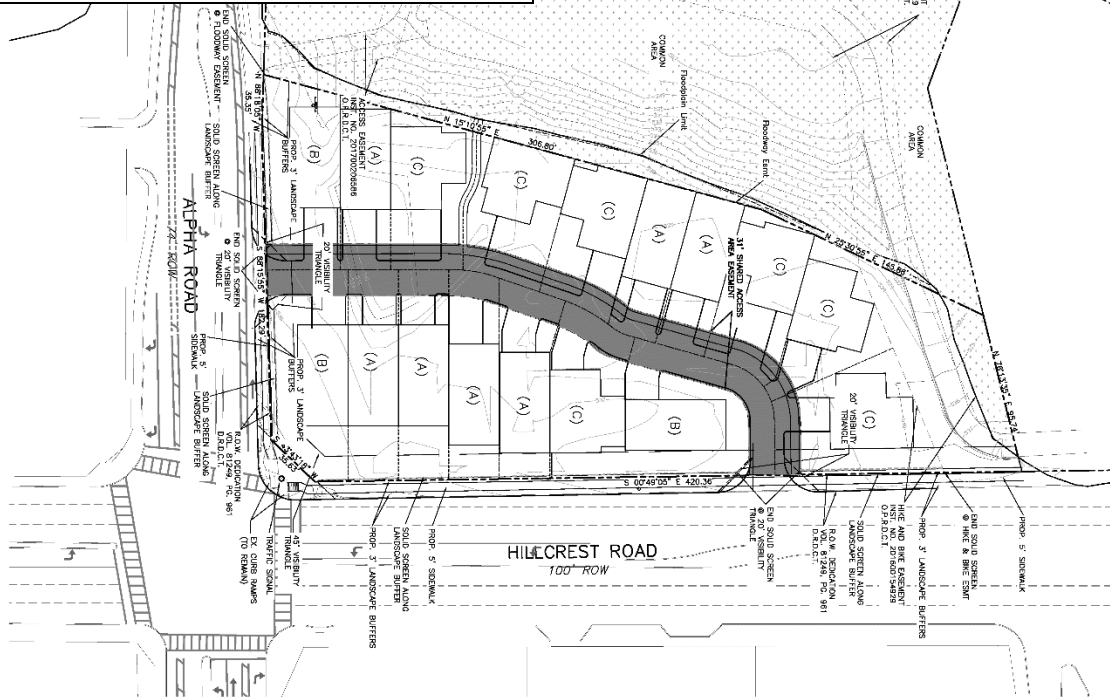
SEC. 51P-____.117. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development Plan

Staff Recommendation:
 Amend sidewalk widths to 6 ft
 Amend plan to include Chapter 51A (unassigned) guest parking requirements, remove individual lot guest parking



ZONING: PLANNED DEVELOPMENT DISTRICT
 RESIDENTIAL SHARED ACCESS DEVELOPMENT
 SITE DATA TABLE

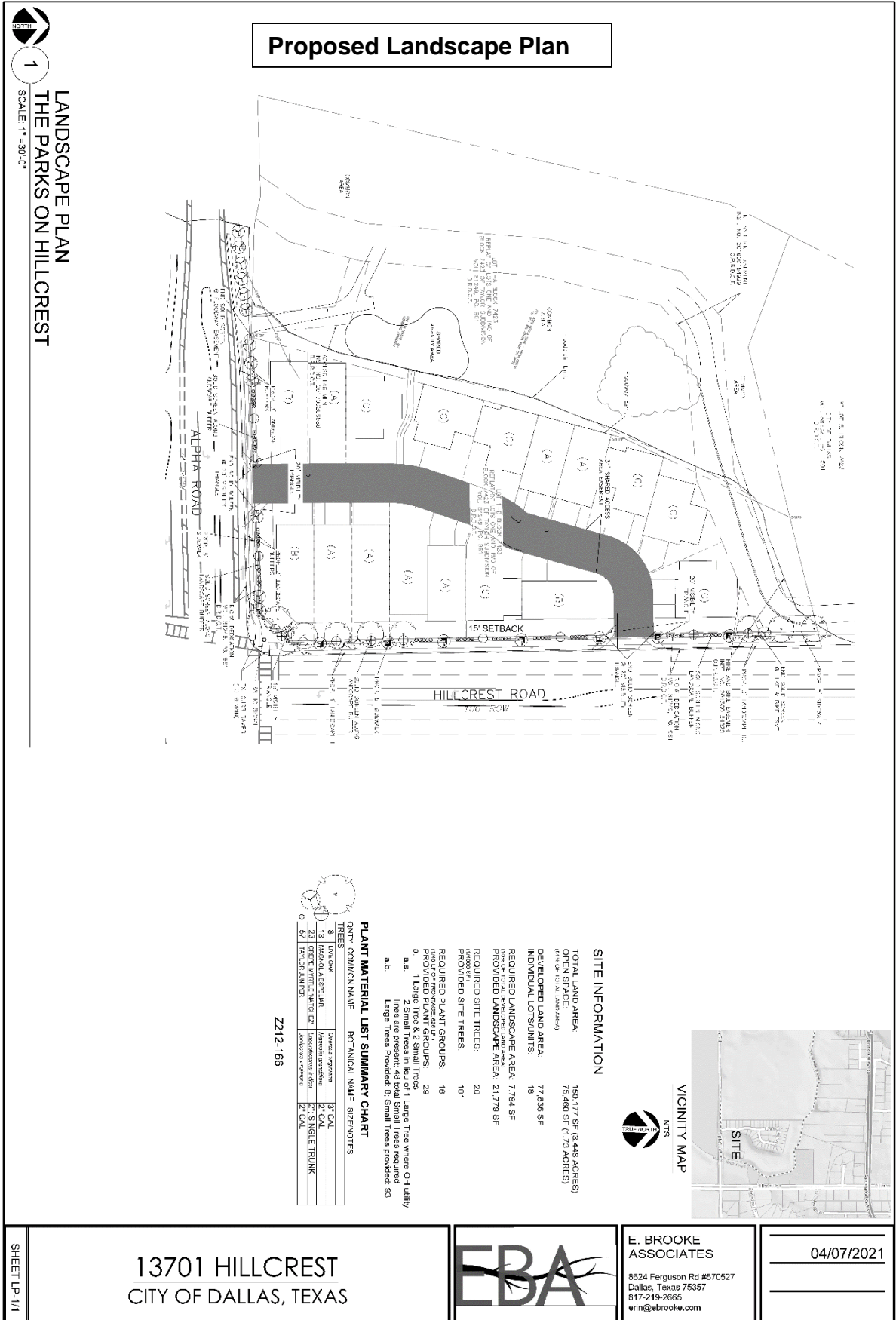
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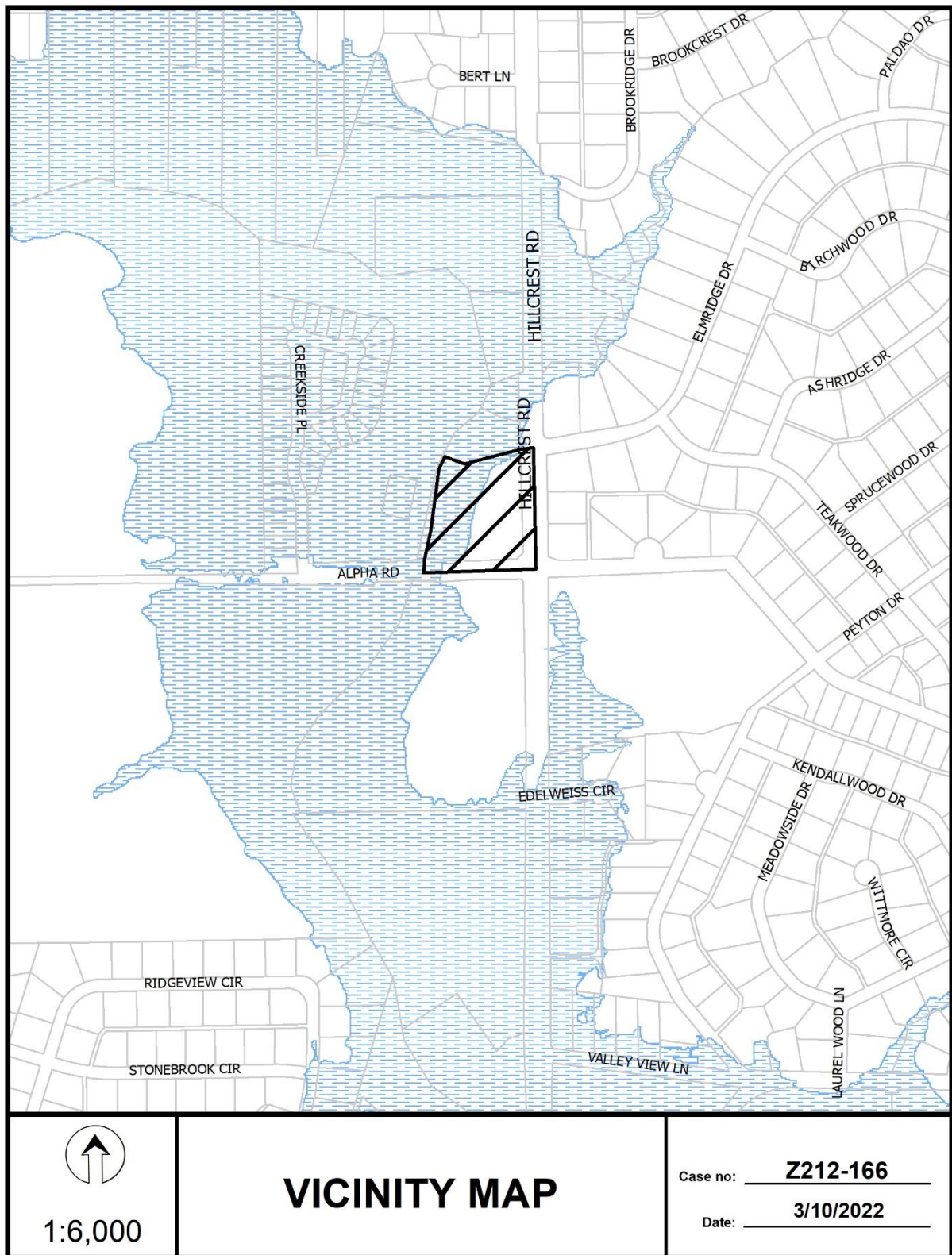
DEVELOPMENT PLAN

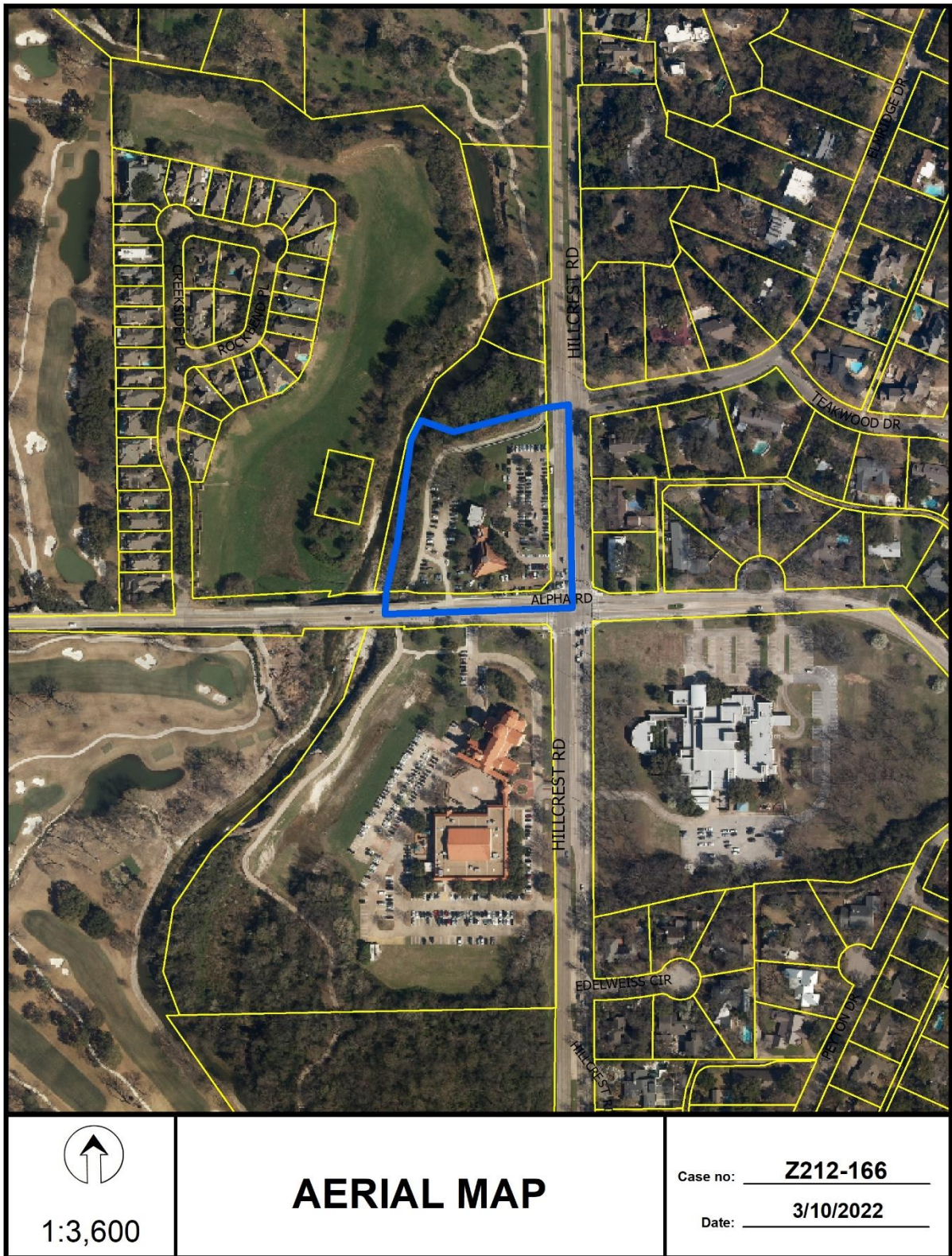
THE PARKS ON HILLCREST
 A SHARED ACCESS DEVELOPMENT
 13701 HILLCREST ROAD
 3.442 ACRES, 1500' x 1500'

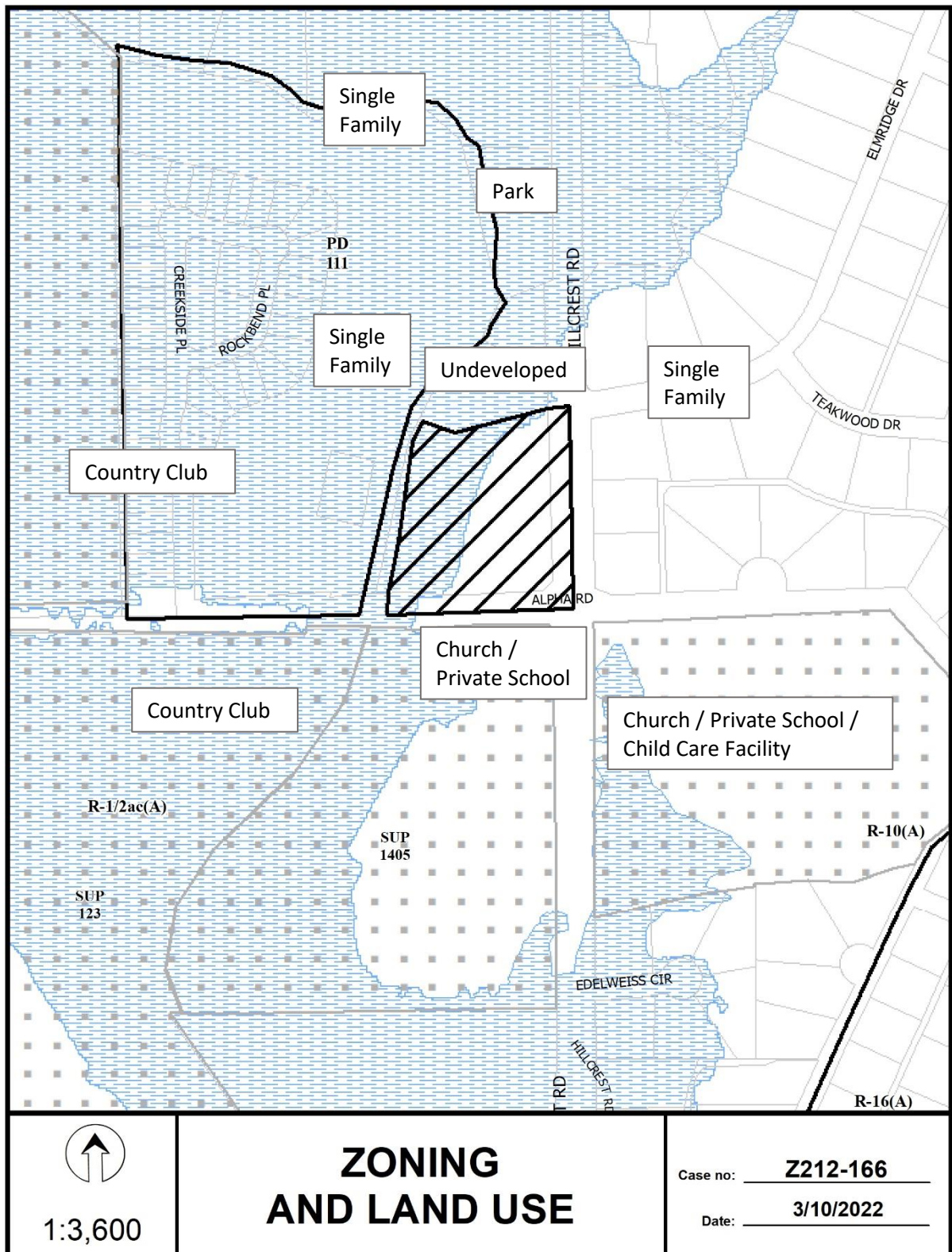
DESIGNED BY: JAMES L. WATKINS, INC.
 1000 N. 10TH AVE., SUITE 100
 DENVER, CO 80202
 303.733.1111
 JAMES L. WATKINS, INC.
 1000 N. 10TH AVE., SUITE 100
 DENVER, CO 80202
 303.733.1111

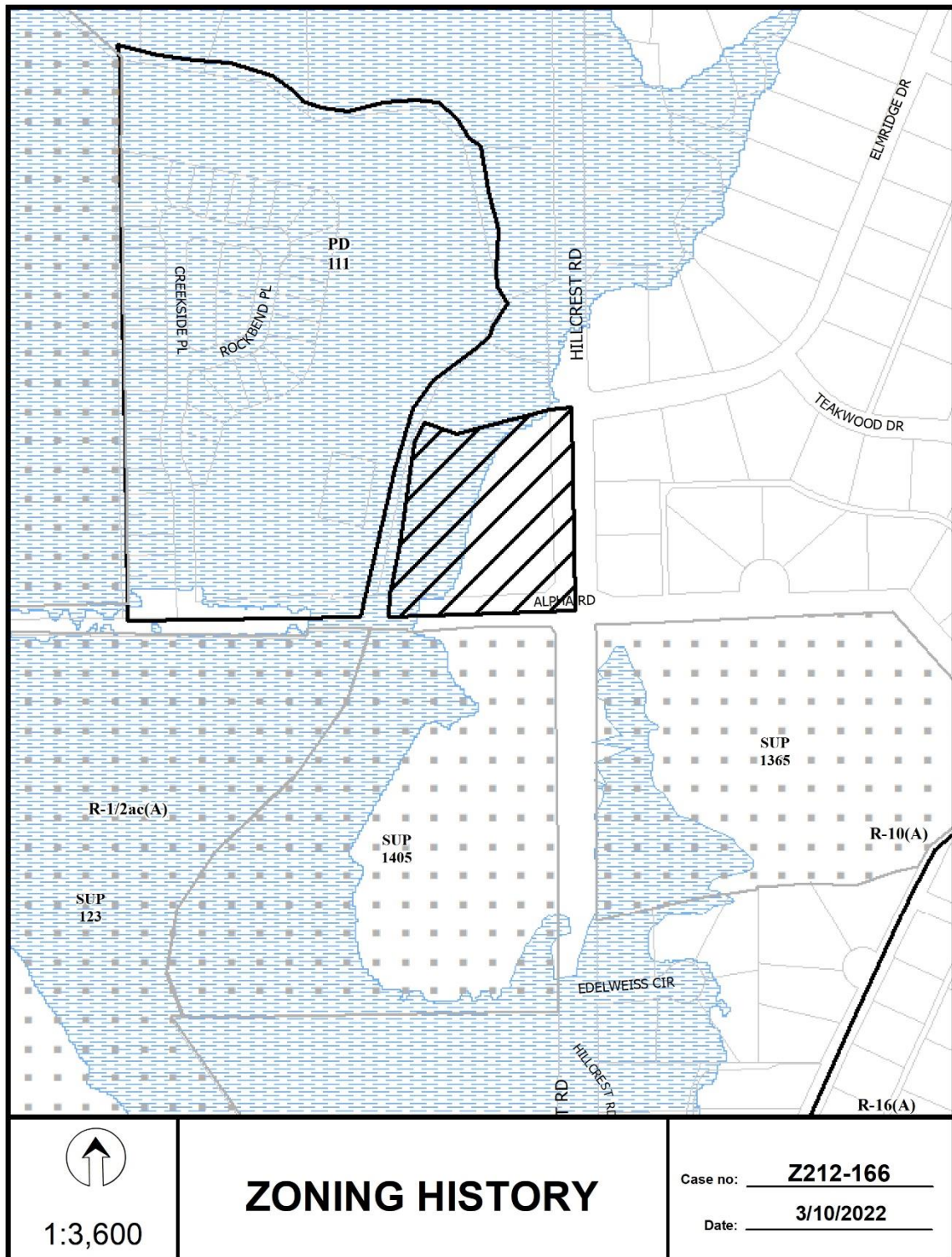
ZONING CASE # 2212-166

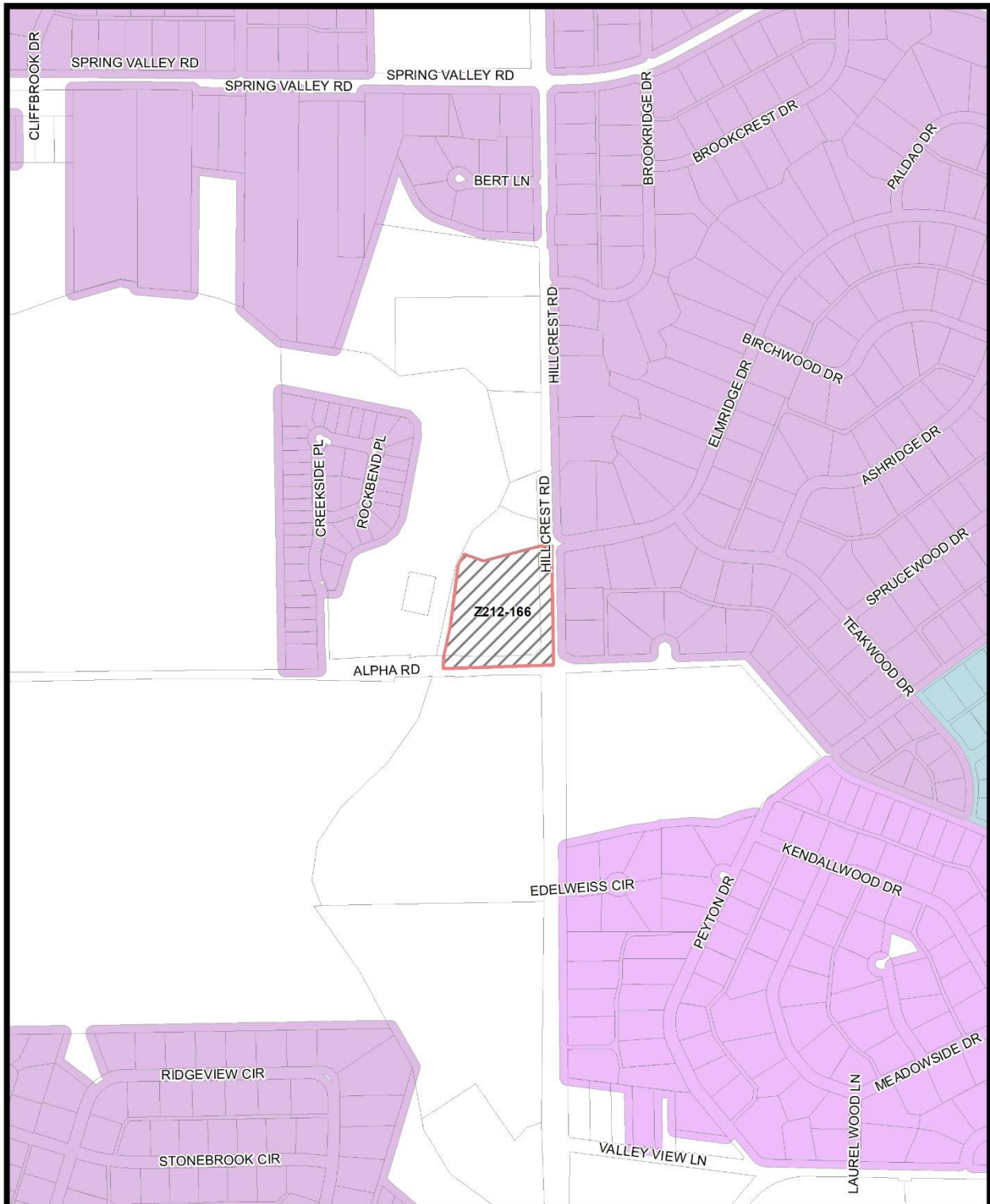












Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 3/10/2022

A B C D E F G H I NA



05/18/2022

Reply List of Property Owners***Z212-166******31 Property Owners Notified******5 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	13701 HILLCREST RD	HOLY TRINITY GREEK
X	2	13710 HILLCREST RD	DROPPO MICHAEL & BEVERLY
	3	13720 HILLCREST RD	CASTILLO LUIS
	4	6910 ELMRIDGE DR	KENISTON PAUL D &
	5	6920 ELMRIDGE DR	SHANNON JOE W & NATASHA
	6	6930 ELMRIDGE DR	FRAZIN LORRAINE
O	7	6927 ALPHA RD	Taxpayer at
	8	6923 ALPHA RD	JACKSON MARY LORETAN LIVING TRUST
	9	6919 ALPHA RD	ROSENBERG ROBERT GLEN & JODI S
X	10	13828 HILLCREST RD	DUTTER CYNTHIA STONE
	11	7007 ELMRIDGE DR	WERTZ BRIAN M & KRISTIN L
	12	6929 ELMRIDGE DR	THARP AMY & RYAN
	13	6919 ELMRIDGE DR	PECK EARL J & DIANE
	14	6909 ELMRIDGE DR	KIM PAUL SEUNG
	15	6930 ALPHA RD	TEMPLE SHALOM
	16	6524 ALPHA RD	NORTHWOOD CLUB
O	17	900000 CREEKSIDE PL	CREEKSIDE PLACE HMOWNERS
	18	13836 ROCKBEND PL	BLEDSE ROY WILLIAM
	19	13832 ROCKBEND PL	SANDERS JOHN & LORI MARTIN
	20	13828 ROCKBEND PL	Taxpayer at
	21	13824 ROCKBEND PL	SCOTT NANCY ELIZABETH
	22	13820 ROCKBEND PL	MCELROY WALTER D
	23	13816 ROCKBEND PL	HAMON RICHARD G & LYNN
	24	13812 ROCKBEND PL	SOLOMON ROBERT A &
	25	13808 ROCKBEND PL	LURIE RUTH
	26	13804 ROCKBEND PL	WRATHER ANNE MICHELLE

Z212-166(MP)

05/18/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	13734 CREEKSIDE PL	HAAS KENNETH & MARUCA
	28	13730 CREEKSIDE PL	ZETZMAN SARAH
	29	13726 CREEKSIDE PL	HASTINGS JOHN B & LEE
O	30	13809 ROCKBEND PL	WILSON BRUCE L & MARY K
O	31	13555 HILLCREST RD	GREEK ORTHODOX CHURCH