Minutes of June 27, 2019, Neighborhood Meeting for 1799 Atherton Dr

In accordance with LOC 50.07.003.1.f, the applicant (Mary Jo Avery) held a neighborhood meeting on June 27, 2019, for the 1-parcel minor partition proposed at the eastern half of 1799 Atherton Dr. (Tax Lot 611 of Tax Map 2S1E 16C).

Two property owners attended the meeting. In addition, Mary Jo Avery (property owner/applicant) and Hamid Pishvaie (planning consultant) attended the meeting.

Ms. Avery started the meeting by discussing the history of the property and the scope of the proposed application, which is to legalize the existing lot in order to construct one single family dwelling on the site. No additional lots will be created as a part of the application. She explained that the property had received a prior approval from the City for a 1-parcel minor partition in 2016. However, since the approval was never finalized, it is considered null and void.

Opened up the meeting for questions and comments.

Sale of the property - Neighbors asked if the applicant was willing to sell the property to adjacent property owners. Alternatively, whether she was interested in a land swap with Bella Terra homeowners association to exchange the property for Open Space Tract B in that planned development.

Response: Applicant explained she may consider selling the property to the neighbors at a proper price.

Extension of Siena Dr. – Neighbors asked about the status of Siena Dr. and whether it would be extended to the south. The owner of the property at 1777 Atherton Dr. explained that he along with his neighbor to the north were not in favor of such extension. However, they would support extending public utilities such as sanitary sewer to the south, since they may develop their properties in the future and would need access to public services.

Response: It was explained that as a part of the 2016 approval, the City had required the applicant to fully extend Siena Dr. through the site to the south. However, the City Council in 2017 had amended the Street Connectivity Standard to allow for only a partial or limited road extension in certain circumstances.

Under the new standards, if applicant can show that there will be minimal public benefit to full street connectivity between Siena and Atherton Drives, then there may be an opportunity to extend Siena Dr. as a narrow street (a limited access road) that could potentially terminate on the abutting property to the south, without having to extend it all the way to Atherton Dr.

The meeting adjourned at 7:30 pm.