

File 38-88
(2 of 2)

This file contains only the display maps used and described as "Exhibits 1 through 6" for the City Council public hearing, January 4, 1989, on the proposed rezone, preliminary plat and preliminary plan for Northridge Filings #4 and 5.

These exhibits are a portion of the official Preliminary Development Plan and Plat which was approved along with the rezone/density change for Filing #4 from PR-4 to PR-12.9.

As official exhibits, these documents are not to be removed from the possession of the City Planning Department. Similar maps are included in file #38-88 (1 of 2) and may be used for copying or other purposes.

The six exhibits are identified as follows:

- 1) Site plan of Filings 4 & 5 showing the boundaries of the two zoning densities.
- 2) Colored site plan of the "retirement" area of Filing #4.
- 3) Sketch plan from the original Outline Development Plan (ODP) for Filing #4.
- 4) The "W" shaped retirement residence as proposed earlier and denied by Planning Commission on 11/22/88.
- 5) Colored rendering of the building elevations.
- 6) Colored floor plans for the 105 unit retirement structure.

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File 38-88

Motion for approval at the City Council hearing on January 4, 1989, made by Councilman Nelson:

Motion for approval of rezone #38-88 conditioned on:

- A) Establishment of single-family deed restrictions as agreed by petitioner;
- B) Establishment of mutual restrictive covenants by developer and Northridge.

Reasons given for the motion to approve were as follows:

1) There has been a change in the neighborhood. There are new growth trends.

2) Belief that the proposal is not commercial but is residential due to the fact that the zoning is remaining planned residential.

3) Belief that there is a community need for the facility.

4) Belief that the proposal is compatible with the existing neighborhood.

The motion to approve was passed by a vote of 4 - 2.