



3/26/2025

Thank you for the opportunity to present this concept plan for the purpose of an orderly annexation. We have worked hard to address the current comp plan. We have been told before that this parcel would be guided by a N-2 zoning which is why the plan shows the density and housing types you see here.

Although this plan is a concept stage and will be subject to changes by market forces between now and when we go to platting we are proud of where we have come so far. We sincerely want the staff to understand that we have worked extensively with both your Engineering staff and Bolton and Menk and the county to align the Roads, Sewer and Water connections and even the future Jefferson parkway connection with a roundabout design which is preferable to the city engineering staff. All the ROW areas have been checked and rechecked and Sewer and Water Stubs and extensions are referred too on the plan as well.

It should also be noted that in 2004 when our family first acquired this property for development it was determined by the city that there was adequate sewer and water hook-ups available in Rosewood road. We are very pleased to see the ambitious Public Improvement project in Wall Street in 2025 and the Very robust upsizing of the sewer and water. We have been assured by your staff that as a result 100% of our land will now be accessible by this improvement. To Frame this the current surface of our property is between 972-1008 above sea leavel and the new sewer will be 951. All the engineers seem to agree that it will be a conventional gravity feed sewer and no lift stations needed either temporary or permanent.

Since the early 2000's it has been on the transportation plans for the city of NF to extend and connect Jefferson parkway from Hwy 19 to Hwy 3. We are very excited to see that this annexation (like the water treatment project) will see an important extension of this major arterial road which will provide important traffic connections in the future. In addition to that with the upsizing and improvement on Wall street happening this summer will create important pedestrian and bicycle infrastructure will be put in place and safer roads too which make parcel even more "ready this development".

It has been stated many times by many persons, experts, and commissions that developing "close to the core" is beneficial to our community, infrastructure, transportation etc. Please note that this parcel is much closer to the core downtown than any other area in the priority growth area. This is an important distinction, and we are excited to see that these future residents will benefit from the walkability and bikeability to the downtown core.

Regarding the design: Note the 3 roads to the north are an attempt to answer a request by planning staff to have multiple routes and the plan has been re-worked to have more of a "grid" pattern. It is our opinion that 2 roads to the North are just as beneficial due to the proximity of very close by greenbelt and larger regional park which will likely be built adjacent to this greenbelt. It would seem logical that less interruptions of the greenbelt will make it more beneficial to the trail system and with the future extension of Jefferson parkway will provide many opportunities for east/west and North/South. We can work on these things later with the platting.

As far as the Climate action plan and Strategic plan we believe this project leaves plenty of room for these initiatives with the smaller units and our future build partners can look forward to understanding more about what incentives are available for this project that will promote affordability and good design and energy efficiency.

We have also included in our draft some planning ideas to incorporate the future road extensions, greenbelt and trail system. We sincerely hope that these initiatives will move forward as no one wants to build "trails to nowhere". We expect the city to help work with neighboring parcels to facilitate this process.

In closing, it is vital to the growth in our great city that we make room for “willing sellers” who want to develop. We are looking for the opportunity to grow with the city and this plat leaves a lot of space for many housing types, great access to all forms of transportation.

Thank you again for your consideration. We are looking forward to an orderly, peaceful and professional process.

Warmly,
Baja 3 LLC

Matthew, Micheal and Paul Reiland