

THE LISA LANE PROJECT

The first hearing before the Planning Commission was July 25, 2002. At that ^{time} Willard and Virginia Jones were attempting to change the zoning from rural preservation of 2 per acre to R-PD3 which was 3 per acre, about 66 houses. The land was being sold to D R Horton for some 66 homes. At that time there was not a request to close Lisa.

There were many subsequent hearings, Neighborhood, (with Councilman Mack and/or staff), the Planning and City Council. Neighbors in the northwest for several miles testified against changing the rural preservation zoning.

Ultimately, the land was sold to Toll Brothers who was willing to build 2 per acre. They wanted to build upscale 3800-4000 square feet one story homes on approximately half acre lots. They also wanted to create a gated community. To make this work, they would have to wall and gate the ~~to~~ 10 acre parcels and include the one lot on Lisa to the west parcel.

^{two} Some one suggested that they vacate a portion of Lisa creating a "H" shaped parcel with one gate off Durango which is an 120 foot wide major thoroughfare. This plan would avoid gates onto Lisa, Washburn, and LaMadre which are narrow residential streets. It also would make a dead end cul-de-sac street on both sides of the connecting piece. A number of people living in the Northwest testified that they, on general principal, were against cutting off any street.

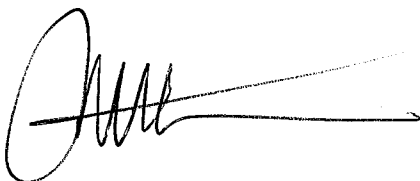
My four neighbors on Lisa were in favor of the plan and proceeded to get some 47 signatures from residents on Lisa, Washburn, and LaMadre citing no objection to the plan. If memory serves, Councilman Larry Brown voiced his opinion that the Lisa residents, though few in number, were most affected by the plan and our voice should be weighted. He further told everyone that the Toll Bothers plan was the best we were likely to see as somebody was eventually going to build on the subject parcels.

We then brought up the man gate. The high school bus pickup point is on the north side of the wall (Washburn and Durango) as is the Dean Allen Elementary School (on Hammer). The Leavitt Middle School is on the south side of the wall. So in order to get approval to connect the three parcels (10, 10, & 1 acres) into one gated community and to help the Lisa residents, Toll Brothers committed to place a pedestrian passage essentially in the middle of the cul-de-sac so our kids could safely get to their schools. They also promised to keep us supplied with the combination if they changed it which could be done monthly. It was item #1 on the approval dated February 5, 2003.

Finally, we talk to people daily who are walking down Lisa mornings and evenings sometimes with their dogs and they live in that project and use the gate. We only use the gate for our children to gain access to their schools.

As to the home owners security concerns, we certainly understand the dangers of 'home invasions'. We see them on the news all too often. And it appears these hoodlums now target gated communities due to their perceived affluent residents. Sadly, removing the personal passage way will not likely remove them from them as a target.

Please keep your promise to us.



Submitted at City Council
Date 7/11/07 Item 99