

North side of Gary Street, Tom McNabb's properties and projects
Meeting on August 1, 2015
Attending: Tom McNabb, Claire Garden, Evan Prost

Proposed document to be submitted to the City Planning Department for inclusion in the West Central Columbia Neighborhood Plan

1. Residents would be mostly elderly, but also other responsible people who live quietly, as do current residents of Montmartre.
2. Properties with the following Gary St. addresses would remain zoned as R3: 1405, 1409, 1411, 1501, 1505, 1507.
3. Property at 1403 Gary St. would be upzoned from R2 to R3.
4. The R-3 upzoning would extend eastward up to the western property line of the house at 1313 Gary St. *(I think there is a vacant lot between 1403 and 1313)*
5. Properties owned by Tom McNabb with the following Gary St. addresses would remain zoned as R2: 1311, 1313. Tom McNabb purchased these with the intent to have them serve as a buffer for the new apartment buildings. They will not be torn down, but a portion of their back yards might be re-platted to serve as green space for the new apartment buildings.
6. Several properties on the south side of Ash Street that Tom McNabb owns will have roughly the back half of their 310-foot deep lots re-platted to serve as green space as part of this apartment development.
7. Berms with landscaping or landscaping without berms will be set back far enough to allow for future sidewalks that the city will require of newly developed property. Berms or landscaping would not interfere with driveways of current properties, and would not displace valued older trees.
8. If the City fire code does not prohibit it, the parking lot entrance(s) to the new apartment buildings will be sited toward the west end of the development. The intention is to not have an entrance across from current owner-occupied properties on the south side of Gary St.