

Petition AZB-24-122, Appeal to ZBA of MAS-23-160
Quasi-Judicial Hearing - December 16, 2024

Joint Exhibit List of City Staff & Heron Creek Associates Ltd.

1. Appeal Petition AZB-24-122 (BMO)
2. Application to Request Appeal to MAS-23-160 Affected Aggrieved Person Status (BMO)
3. Heron Creek Associates Response to Appeal (BMO)
4. Affidavit of James L. Bevillard (BMO)
5. Affidavit of Ronald A. York (BMO)
6. DS Memo Residential Entitlements (BMO)
7. BMO Letter Comprehensive Plan Amendment (BMO)
8. N. Fossick Letter (BMO)
9. M. Roberts Memo - Analyze - Parcel K - Heron Creek (BMO)
10. Order on Motion for Partial Summary Judgment in Case No. 2020 CA 4364 NC (BMO)
11. DRI Ordinances (BMO)
12. Marsh Creek Questionnaire Checklist (BMO)
13. Correspondence from DCA (BMO)
14. BMO Letter re Land Use Conversion Table 10/15/2021 (BMO)
15. Comprehensive Plan 1988-1998 (BMO)
16. Comprehensive Plan 11-10-97 and amended (BMO)
17. Comprehensive Plan 6-27-17 (BMO)
18. Applicants' Calculations (BMO)
19. Staff Calculations (BMO)
20. Notice of Representation – Bryant Miller Olive P.A. (BMO)
21. Heron Creek Associates, Ltd. Amended Response to Appeal (BMO)
22. Revised Request for Affected Aggrieved Person Status (Heron Creek Assocs, Ltd.) (BMO)
23. Parcel K Traffic Impact Statement (12-6-23)-Signed and Sealed (BMO)
24. Heron Creek Pattern Book (BMO)
25. Notice of Representation – Morgan (BMO)
26. Notice of Representation – Neiberger (BMO)
27. Notice of Representation – Brej (BMO)
28. City Staff PowerPoint for 12/16/24 Hearing (BMO)
29. Heron Creek Associates, Ltd. PowerPoint for 12/16/24 Hearing (BMO)
30. Map H (original approved by Ord. 2000-13, and revised approved by Ord. 2011-33) (BMO)
31. 5/30/24 Letter from A. Ray to C. Bailey re Extension Date for Buildout for Phase IV (BMO)
32. 1/25/23 Letter from R. York to L. Barnes re Revised Modification of Land Use Table (BMO)
33. 1999 Declaration of Covenants and Restrictions for Heron Creek (BMO)

34. ITE Trip Generation Manual, 11th Edition, Publication Info (BMO)