

Observations on Z82-5 "Conceptual Preliminary Plan"

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April 15, 2019

(Notes reference the narrative entitled Attachment A, as referenced to Ordinance 1053 (Z82-5 San Marcos Partnership I))

1. Assume this is a general statement about the plan in its entirety....if so, "This approval is granted to San Marcos Partnership I, Inc., only" makes it non-applicable to anyone else. No mention of binding to successor or anything of the like. San Marcos Partnership I is one of the Canadian investor organizations that went into receivership. All subsequent actions on all other areas were approved on their own merits and did not necessarily reflect this plan. Be interesting to see if Partnership I met the deadline listed in #15.
2. Condos – area along Alma School – this is not condos but apartments. There should be a zoning change docs/approvals for that (unless "multifamily" did not distinguish between condos and apartments in 1982)....would be surprised if "view windows" requirements were met. Interesting that the "Conceptual" plan would identify condo/townhouse specifically if zoning code identified as multi-family!!!!
3. Townhouses – along Chandler Blvd and at corner of Alma School & Frye – actuals are apartments (Chandler Blvd), and office (Focus Corporate Center)....Alma School/Frye was rezoned by Focus Development to single family.
4. Presume that's "off of Chandler Blvd" to Buffalo....never done
5. Commercial – only thing built were "new hotel tower buildings" [from historic hotel to Dakota right-of-way] – never done as described – no underground parking, no 1st floor stores, services, office, etc.; no pedestrian flow, etc. Need exhibit I to see how it was conceptualized....Commonwealth Ave Mall never happened.
6. Restoration was accomplished...."open to the public" is questionable. No historical museum (unless one of John Quarty's limos in the lobby area would qualify).
7. Palm trees? Whatever was done, was done but too late to pursue now....
8. Never done.
9. Great idea to plant one-for-one but probably never happened nor was it enforced.
- 10.
11. Bogle house was never acquired so all subsequent plans had to be changed to reflect....how? From the plan general site plan, clearly the diamond shaped structure in that corner was not possible.
12. Access was created by Focus at Boston St but don't know if that's "primary"probably Frye Rd – this plan does not recognize the existence of San Marcos Drive or its easements (can't just go away because the plan says so)...
13. I suspect this fell onto Focus Development

- 14.
15. I need to try to get a copy of Paul Harter's letter dated 3/17/82....
16. I'd be real curious as to whether this happened....none of my business but would give a good indication of whether they cared about any of this or just a money grab.
17. Max densities....hummm....how did we get to 40/acre for the current application?
18. Would love to see copies of the letters!!!

Interesting:

- No recitation for patio homes section of the Conceptual Plan map (SE corner of property) or zero-lot-line section (center of the golf course) – both were rezoned by Focus Development to their current use
- Plan preceded the redesign of the golf course
 - Nines are reversed
 - Shortened and reconfigured to amass land for development!!
- No mention of San Marcos Drive being a private road
- Cannot make out the label for the property that is now ALTA San Marcos along Chandler Blvd
- For the golf course, the conceptual plan includes nothing nor gives consideration for areas necessary to run a golf course: maintenance yard (with road access for deliveries and security for materials like fertilizer), cart barn, parking!!
- The diamond shaped structures shown on the Conceptual Preliminary Plan are noted for "Hotel" and I think indicate 500 rooms. No recitation in narratives.