

>Welcome!

**Coleman Highlands
Neighborhood Association
Representatives**

**Bill Allen
Bill Caster
George Baggett**

to

Dean[®]
REALTY CO.

presentation

topics

**Downtown Industrial Park
Lyddon Tract
Coleman Highlands
32nd & Holly Lots
Bennett Tract**

june 30, 2008

**Downtown Industrial Park
Lyddon Tract
32nd & Holly Lots
Bennett Tract**



Narrative by George Baggett

- The previous slide shows three areas of interest.
- Area #1 is of primary interest to CH, since it is zone single family, and Dean has one home already built.
- Area #2 is the industrial area owned by Dean, which is being transformed and modernized – more about this later.
- Area #3 is the Bennett tract located west of Coleman Road below the bluff – more about this later.

Aerial of tract #1

Lyddon Tract



Lyddon Tract



3122 Coleman Rd.



Narrative by George Baggett

- **Four properties are of interest related to the proposal.**
- **Shown in the previous slide, these are tracts 296, 297, 298 & 299**
- **Tract 297 is the property with the large house with the address 3122 Coleman Rd.**
 - **3122 is significantly damaged by fire and is not habitable at this time.**
 - **Dean proposes sale of 3122 to a person(s) qualified to repair it to the standards of the neighborhood.**
 - **Dean also proposes to split this lot, and gain an additional plot to build a home – See red line drawn on lot 297.**
 - **Sale will also include a requirement to allow access to this plot by use of an easement along the east side of the home at 3122**
 - **Bill Allen and I have toured the home and find the potential of restoration a significant challenge.**
 - **See the following slide to note features of the house and location related to the existing**
- **Dean also floated the idea of access to the proposed development might be obtained by constructing a driveway or street on lot 298.**





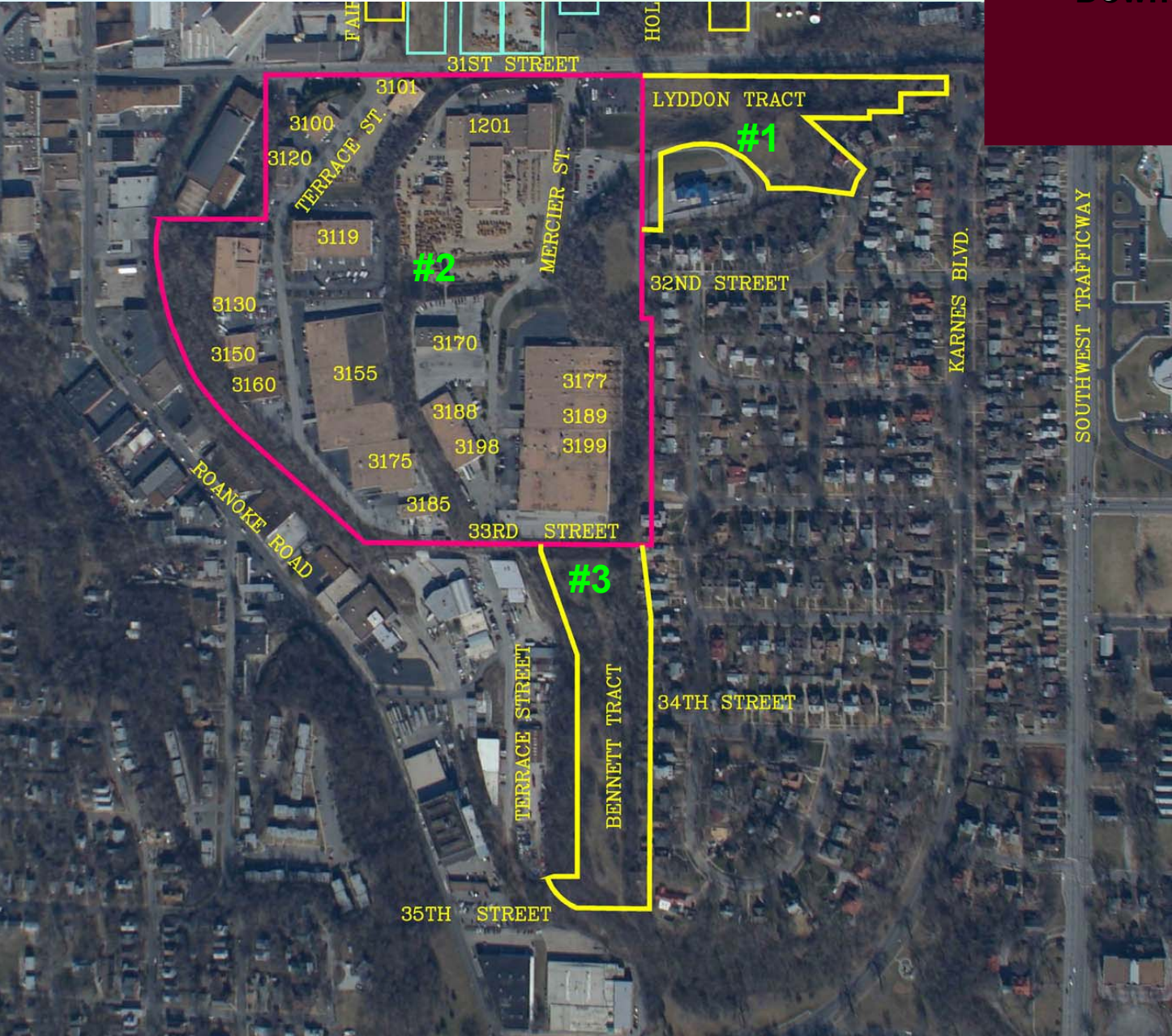
32nd & Holly Lots



32nd & Holly Lots



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Narrative by George Baggett

- Area #2 is the existing industrial park.
- The boundaries of the underground limestone quarry are approximately the boundary noted in rose color.
- Dean Equipment is moving from the area noted by building 1201.
- Building # 3119 will likely be removed.
- Dean informed CH representatives of their plan to create a modern light industrial area, to be used in conjunction with the benefits of the underground.
- Dean also noted the development would be done in such a manner as to not detract from the view and development of the single family homes proposed for the Lyddon Tract.
- Area #3 is also owned by Dean, and they do not have plans for this tract at this time. However,
 - **Access can be had by existing roads in Area #2.**
 - **It is zoned light industry.**



Bennett Tract





Bennett Tract



Thank you...

...for visiting today.

***We look forward to building
a great partnership
between our organizations!***

Coleman Highlands Neighborhood Association

