

# Rio directors hear development plans

Developers of a 16-acre parcel above Deer Park Shopping Center in Rio del Mar could build 106 homes on 6.2 acres in a "worst-case scenario," directors of the Rio del Mar Improvement Association were told yesterday.

Allen Collins, a spokesman for the Aptos Beach Pines Property Owners Association, said residents should make their feelings known about what should go on the property, once known as the Dennis property but now known as Rio Highlands.

"It's important to generate community opinion," said Collins, who has compiled a booklet about the Rio Highlands and other major vacant parcels in Rio del Mar. The booklet was distributed to residents of Aptos Beach Pines, which adjoins the Rio Highlands property.

The 16-acre Rio Highlands site was purchased last year by Da Pont Construction and Santa Cruz CPA Everett Meisser. Gary Reece, vice president of Da Pont, said last week the company plans to submit a development application to the

county in the next month or two.

Reece said the company is leaning toward single-family homes, but hasn't ruled out some multiple-unit development.

Collins noted that the developers have already demonstrated a willingness to consider the concerns of local residents.

The land is zoned "urban low," which would allow lots of 6,000 to 20,000 square feet.

But the developers could get smaller lots through the county's program for "density credits" for making 25 percent the units "affordable" housing and giving the county four to six acres for a park.

In the worst-case scenario described by Collins, lots would be 2,548 square feet, about a third the size of a typical lot in Aptos Beach Pines.

Improvement Association directors didn't take any action yesterday, but indicated they'll take a close look at any proposal for the land.