

Direction: CITY1738.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, February 27, 2017, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Present  
Southworth.....Absent

**Item 1 - Consent Agenda**

**Item 1a - Minutes of the meeting of February 13, 2017**

Chairperson Erickson asked for any comments or modifications to the February 13, 2017 minutes.

Moved by Commissioner Hatfield seconded by Commissioner Brown, the Plan and Zoning Commission approved the February 13, 2017 meeting minutes.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
Southworth.....Absent

Motion carried.

**Item 2 – Public Hearings**

**2a – Village of Ponderosa, East of South 60<sup>th</sup> Street at Village View Drive – Amend the Village of Ponderosa Specific Plan Ordinance to Modify Development Regulations and Proposed Architectural Concepts, LENL, LLC – ZCSP-003328-2016**

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on February 17, 2017.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
Southworth.....Absent

Motion carried.

Dennis Reynolds, Reynolds Urban Design, 220 51<sup>st</sup> Street, Des Moines, representing the applicant, provided that Amit Goel, owner and developer of parts of the Village of Ponderosa, would be joining the meeting by phone. Mr. Reynolds continued that this was a request for an update to the Specific Plan for the property located east of South 60th Street at Village View Drive in response to market condition changes. Approval of this request would allow for the property to develop in a high quality way that would be consistent with the original vision for the area.

Chairperson Erickson asked that when moving units around, would the overall development density be increased. Mr. Reynolds stated that the total number of units would be kept the same, but there would be an increase along Market Street which has always been the highest density portion of the Village and

is up against the higher intensity development.

Chair Erickson inquired about other impacts to the development, i.e., traffic, parking. Mr. Reynolds stated that the traffic numbers remain the same. Underground parking has been added which will have a positive impact.

Chairperson Erickson asked if anyone from the audience would like to speak to this item.

Frank Harty, 5634 Ponderosa Drive, indicated that he had submitted written comments and provided his history in the community. He noted that as a neighbor, he would love to see a vibrant development, but he believed the rules are not being complied to, nor are they being carried out. Mr. Harty continued that the last time he attended this meeting, he had the same concerns that past promises were not fulfilled regarding a violation of the overland water flowage easement on the north side of the development. When a well-intentioned bike path was constructed, his house was again flooded. Mr. Harty commented that he was not allowed to comment further on the matter as there was on the on-going lawsuit and settlement. In 2014, a condition was imposed by the Commission but nothing happened. In fact, Mr. Harty explained that there was another flood and his basement was lost again. Because he and his wife could not depend on the situation being taken care of, they spent nearly \$25,000 to fix property damages. He asked the Commission not to allow conditions to be imposed that would again be ignored.

Chair Erickson stated that it was his the understanding that there was some on-going negotiation or litigation on the issue. Mr. Harty stated that he was told not to say anything regarding the resolution because it was private.

Chair Erickson continued that he appreciated the comments and concerns, but he was not sure it was this body's role to enforce that condition on a non-related item. He continued that he was sensitive to this issue and was trying to sort through in terms of other remedies for this item as opposed to asking the Commission.

Mr. Harty responded that the reason he was at this meeting was because, the Plan and Zoning Commissioners were also the victims of misrepresentation as they were told by the same party that it was a simple fix. The ground needed to be lowered by 18 inches, but there was still a flood. This is a matter of principal.

Mrs. Mary Jo Harty, 5634 Ponderosa Drive, stated that she has a business on University Avenue and she would like to put up realtor signs in the parking. She knows she has to obtain a sign license which only approves signage for three or four days. Ms. Harty asked what rules she had to obey and what rules are just "on the books."

Jeremy Christiani, 1100 50<sup>th</sup> Street, #1102, commented that this ordinance amendment creates unsafe conditions. He continued that The Village of Ponderosa PUD states that on-street parking along Market Street shall not count toward provisions of parking for any residential units located in areas 2E or 3C. City Code does not allow multi-family residential parking lots to be on the other side of a busy street. This PUD does not allow this specific residential building to have off-site parking at the Director's discretion. It is a multi-family apartment building located in area 2E and is specifically excluded from that entitlement. Parking on Stagecoach Drive is very limited. Ninety percent of required resident parking spaces will be on a separate lot on the other side of Market Street west of Building F and G. The majority of the proposed parking either stops in the travel lane of a street and reverses, or backs into the travel lane and stops. There are bars on Market Street and it is the shortest route from 60<sup>th</sup> Street to the many retail alcohol outlets in neighboring West Glen. There were over forty crime reports within a half mile of this site in the last six months of 2016. Drunk driving, assault, public intoxication, and theft from vehicles are a serious problem in this area. This ordinance amendment does not adequately safeguard the public and is not in the best interests of the general public. Mr. Christiani requested that

the members of the Commission do not recommend this ordinance for approval.

Chair Erickson asked if there was further public comment, seeing none, closed the public hearing and asked for further comment.

Planner Portz displayed a map showing where the buildings and lots were located. Building H is still a clubhouse, but will have 34 residential units within. The differences in setback variation was pointed out which will allow them to be closer to Stagecoach Dr and Village View Drive.

Chair Erickson stated that a question was asked regarding the sign code ordinance and what would be the enforcement. He continued that when a City ordinance has been violated, what is the recourse.

Development Coordinator Schemmel commented that generally, when something is not in compliance with either the specific plan or the general zoning ordinance, that complaint or concern would be directed to Development Services Department. If a violation relates to an area already developed, the City also has a Community Compliance section in the Public Services Department. Development Services staff would work with this department to correct the violation. If a violation is specific to the water easement, that would be part of an on-going private agreement and would not be specific to the action that is before the Plan and Zoning Commission tonight.

Commissioner Costa asked that Mr. Reynolds speak to the issues brought up by Mr. Harty as it relates to the drainage problem.

Mr. Reynolds stated that he did not know the details but that Bishop Engineering has been involved and are part of the disagreement which is being worked through by their attorneys. The homeowners association may be involved as well.

Amit Goel, 2727 Kirby Drive, Houston, Texas, addressed the comments regarding the ongoing case involving the drainage to the north. Mr. Goel stated that it was his understanding that the issue and damage occurred prior to his purchasing the vacant property. It was also his understanding that there was a settlement agreement made and signed between the homeowners association, Bishop Engineering, and the neighbor to the north. He was made aware of this situation at a last public hearing.

Mr. Reynolds clarified that Mr. Goel bought some of the vacant property in the Village, but it does not include the vacant property next to the area where there is a dispute. His property does not adjoin that area and there are no proposals to modify the area.

Commissioner Hatfield questioned Staff as it relates to Mr. Christiani's comment regarding having parking on Market Street that it was not contiguous to the development of multi-family residential.

Development Coordinator Schemmel stated that as part of the amendment, it revises the requirements for parking related for these units. Some parking for the clubhouse building is provided across the water amenity to the senior building and some parking is with on-street parking directly adjacent to the clubhouse building. That has been amended in the Specific Plan request. As far as the specific plan ordinance, that issue has been addressed.

Chair Erickson commented that he was sensitive to the Hardy's issues but was very reluctant for this board to take on the role of being in the middle. He felt that recourse is reasonable, but not in the Commission's power to condition this issue with that recourse. He fully encouraged other recourse options to be looked at. Chair Erickson hoped this issue is resolved and he was not comfortable taking on this responsibility for this board. The Commissioners were in agreement.

Moved by Commissioner Andersen, seconded by Commissioner Hatfield, the Plan and Zoning

Commission adopt a resolution recommending the City Council approve an amendment to the existing Village of Ponderosa Specific Plan Ordinance, Map, and Exhibits to redefine and detail the development regulations and architectural concepts, subject to the applicant meeting all City Code requirements and the following:

- 1. The applicant acknowledging that none of the dwelling units within Building H (Lot 29) can be designated as condominiums, since none of the parking spaces designated for this building are covered.
- 2. As part of the development process, the respective property owner(s) or developer(s) will be responsible for:
  - a. The installation of sidewalks adjacent to all public streets bordering the property that conform with the requirements of the Public ROW Accessibility Guidelines (PROWAG).
  - b. Completing necessary repairs or paving of all existing private roadways.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
Southworth.....Absent

Motion carried.

**Item 3 – Old Business**

There were no Old Business items to address.

**Item 4 – New Business**

**4a – 916 9<sup>th</sup> Street – Approval of a Site Plan to construct a duplex – Metro Acquisitions – SP-003342-2017**

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant, requested approval for a Site Plan to allow for the construction of a duplex on the property located at 916 9<sup>th</sup> Street, which is south of Ashworth Road and north of Grand Avenue. The site is currently zoned high density residential. The proposed uses are acceptable within this zoning designation. Mr. Trygstad noted the site plan improvements include construction of a residential duplex with typical utility services for residential. Also, he noted that there was a five foot right-of-way dedication along 9<sup>th</sup> Street.

Mr. Trygstad expressed agreement with all staff recommendations and conditions of approval.

Planner Portz had nothing further to add.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve a Site Plan to allow the construction of a duplex on the property located at 916 9<sup>th</sup> Street, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
Southworth.....Absent

Motion carried.

**Item 4b - Grand Valley Plat 2, Northeast corner of S. 35<sup>th</sup> Street and Grand Avenue - Subdivide property into 10 single family lots, 11 outlots, and 1 street lot – Engel Associates, Inc. – PP-003317-2016**

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant, requested Preliminary Plat approval for approximately 28.53 acres located at the northeast intersection of S. 35<sup>th</sup> Street and Grand Avenue. The development is basically an extension of the previously approved Plat 1 and includes 10 single family lots, 11 outlots, and one street lot. Three of the outlots are for future development and outlot D will provide storm water management via a large wet bottom pond. Access and utilities will come from extending Grand Valley Drive.

Mr. Trygstad expressed agreement with Staff recommendations and conditions of approval.

Chair Erickson commented that the last time this item came before the Commission, existing property owners expressed concerns with drainage concerns. He requested an update on this issue.

Mr. Trygstad stated that there was a concrete flume that was constructed to the rear to provide a better conveyance of storm water that was going down the easement. There were some issues with grading of Plat 1 and how banks were becoming stabilized and siltation from the existing yards. Mr. Trygstad stated that he believed that these improvements were completed. Part of the reason for this project moving forward was to construct the flume to the eastern property line which would improve the drainage.

Commissioner Hatfield asked if the ability to have phone service and internet access was now available. Planner Munford spoke to this issue indicating that he talked to the citizens after the last meeting and came to the conclusion it was an issue with CenturyLink. He believed that the issue has been resolved.

Commissioner Crowley asked if this would be a condition of approval that all infrastructure needed to be in place. Mr. Munford replied that in this case all of the infrastructure was installed, but CenturyLink just did not hook up the service.

Planner Munford commented on stipulations. He continued that there was a long dead end over 750 feet on Grand Valley Drive; thus, staff is recommending that no homes are built in this plat until the street has a turn-around or continues all the way through. The outlots mentioned are tied to the adjacent lots and are intended for drainage. Staff has stipulated that no structures be located within the outlot that would impede water flow or drainage. Also, the final plat has to be recorded before building permits are issued, and public improvements need to be either constructed or surety posted before building permits would be issued.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Brown, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Grand Valley Plat 2 Preliminary Plat to create 10 single family lots, 11 outlots, and 1 street lot, subject to the applicant meeting all City Code requirements and the following:

1. Grand Valley Drive as proposed would have a dead end length over 750 feet. A temporary turnaround built to fire code standards or a thru connection shall be provided before building permits can be issued for the lots in this plat.
2. During the final plat the applicant shall execute the appropriate legal documents requiring the sale of the associated outlot adjacent to lot1 and lots 6 through 10 with the main dwelling lot,

restricting the sale of the main lot separate from the outlot, and binding responsibilities for maintenance to the associated lot or an established association.

- 3. The applicant shall include a note on the Final Plat indicating that no structures which could impact storm water management measures of the outlot or impede water flow/drainage, including but not limited to, sheds, gazebos, solid fences, and play structures, be located within the outlot.
- 4. The final plat shall be approved and recorded prior to the issuance of any building permits
- 5. Approval of the public improvement plans shall be obtained prior to the construction of any of the public improvements.
- 6. The public improvements shall be completed or surety must be provided prior to the final plat's approval.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
 Southworth.....Absent  
 Motion carried.

**Item 4c – Park 88, Northeast corner of EP True Parkway and 88<sup>th</sup> Street – Approval of a Preliminary Plat and Site Plan for a high density residential development – F &S Associates - PP-003187-2016/SP-003188-2016**

Emily Harding, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant, requested Preliminary Plat and Site Plan approval for a high density residential development for approximately 22 acres. This development is located at the northeast corner of 88<sup>th</sup> Street and EP True Parkway. Ms. Harding commented that the Park 88 site is consistent with the zoning. The site is divided into two lots and includes the extension of Cody Drive through the center of the property. Ms. Harding continued to discuss what would be located on these lots. There is one large apartment building that contains 112 units, one guest suite, a fitness area, office space, and underground parking. Also, there will be four rental townhome buildings that each have 12 units. Thus, there will be 161 dwelling units on lot 1. She mentioned the amenities located at the courtyard south of the large apartment building which include a pickle ball court, playground, and park improvements. There will be a ten foot trail construction along the north side of EP True and the east side of 88<sup>th</sup> Street. The applicant plans to begin construction in March 2017.

Ms. Harding expressed agreement with staff recommendations and conditions of approval.

Planner Portz added that as part of this project the developer will be constructing a portion of 88<sup>th</sup> Street. Also, there will be a private street to the east which has an ingress/egress easement which benefits this property and the property to the east.

Director Twedt commented that Ms. Harding stated that there were 161 units. Staff understood that there were 159 units. She inquired where the extra two units were located, and noted that the resolution to be signed by the Commission would have to be changed and a motion made to accept 161 units if that was acceptable.

Ms. Harding explained that the apartment building was adjusted two submittals ago. In order to comply with zoning, Lot 2 is being restricted. Ms. Twedt stated that density cannot be shifted to another lot that is not part of the PUD. Eighteen dwelling units are allowed per acre.

Chair Erickson asked if there were adequate parking stalls with a recalculation to allow for 161 units.

Ms. Harding responded that parking would not be impacted with a change to 161 units.

Ms. Twedt clarified that the right-of-way area to be dedicated can count toward the density; thus, after applying the acreage to Lot 1; two more units can be added to the larger 23 acre parcel. The Commission will be voting on a 161 unit multi-family residential development for the approximately 23 acre site.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 2 lots and 2 street lots and approve a site plan for a 161 unit multi-family residential development, subject to the applicant meeting all City Code requirements and the following:

1. Applicant shall continue to work with staff to address outstanding architecture comments. Revised building elevations addressing the outstanding comments shall be provided prior to release of a final plat.
2. Prior to issuance of a final occupancy permit for the associated building, ground and wall mounted utilities/mechanical units shall be screened from view with landscaping or fencing/walls to staff's satisfaction.
3. A Parkland Dedication Agreement acceptable to the City of West Des Moines, detailing the specifics relating to all parkland dedication requirements and/or recreation based improvements that are required of the developer(s) as a result of the Park 88 development shall be executed and recorded with the Park 88 Final Plat.
4. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat;
5. The applicant acknowledging that prior to Final Plat proceeding to City Council for approval, applicant will need to complete the following public improvements, or petition to the City Council to provide surety in lieu of completion and acceptance of the following public improvements:
  - a. Construction of Cody Drive
  - b. Construction of 1 ½ lanes of 88<sup>th</sup> Street
  - c. Pubic sanitary sewer
  - d. Public sidewalks; and,
6. The applicant obtaining approval of Public Improvement Construction Plans for all public improvements prior to their construction. Furthermore, the applicant acknowledging that all public improvements must be completed and accepted by the City prior to issuance of any occupancy permits, including temporary occupancy permits for any building within the plat; and,
7. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed prior the final plat proceeding to the City Council for approval. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building on any parcel created with this plat.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
Southworth.....Absent

Motion carried.

**4d – The Foundry, 111 S. 11<sup>th</sup> Street – Approval of a Major Modification for Parking and Site Improvements – Rock Island Development LLC – MaM-003257-2016**

Rick Baumhover, Bishop Engineering, 3510 104<sup>th</sup> Street, Urbandale, representing the applicant, requested approval of a Major Modification to a Site Plan to allow for parking and site improvements located at 111 South 11<sup>th</sup> Street. The site plan proposes to construct additional parking and site improvements to serve the planned uses of a commercial kitchen, drinking place, and distillery. The property owner is requesting a deferral of installation of 67 parking spaces until such time that there is a demonstrated need. Ms. Baumhover commented that the bar’s peak times would be from 6 to 10 pm which would be offset from when commercial kitchens, which would function mainly between 7 to 10 am; the applicant feels that there would not be a conflict with the overlapping uses.

Mr. Baumhover expressed agreement with staff recommendations and conditions of approval.

Commissioner Crowley asked how it was anticipated, if the parking is deferred, that parking would be added later. Mr. Baumhover replied that a line of parking would be added on to the existing driveway on the south side and on to the drive isle on the north which is currently in place.

Planner Tragesser referred the Commission to the memorandum addressing citizen comments that was provided at the dais.

Commissioner Crowley observed that every time there is a new establishment that serves alcohol it becomes popular and crowded. He was not sure if deferring this parking was a good idea with this site being so close on the required and provided parking. He indicated he could not support the deferred parking. Commissioner Hatfield was in agreement. Chair Erickson commented that it would seem that this would be one of the ways to address the concerns of neighbors regarding potential impacts to the neighborhood.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification of the site plan to construct parking, food truck garages, and other site amenities, but without approving the deferral of parking, subject to the applicant meeting all City Code requirements and the following:

1. Submit payment for remaining traffic fees prior to review of the major modification by the City Council.
2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining any building permit.
3. ~~The City Council deferring the installation of 67 parking stalls of the 196 spaces planned for the site plan until such time that the use is causing parking on the grass or other non designated parking areas or parking off site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the events held on site, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season.~~

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
 Southworth.....Absent

Motion carried.

**4e – Reed Warehouse, 1611 Fuller Road – Modify Architecture and Defer Installation of Parking – Kendall Reed – MML-003370-2017**

Patrick Shepard, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Urbandale, representing the applicant, requested approval to modify the architecture of the building located at 1611 Fuller Road from what was previously approved. There was also the request to defer five parking stalls on the west side of the building. Elevations provided showed less brick which had been taken out and replaced with metal panels.

Mr. Shepard agreed with staff recommendations and conditions of approval.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Brown, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Minor Modification to defer five parking spaces and to modify architecture for a warehouse building at 1611 Fuller road subject to the applicant meeting all City Code requirements and the following:

1. The City Council deferring the installation of 5 parking stalls of the 12 required by Code until such time that the use is causing parking on the grass or other non-designated parking areas or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the events held on-site, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
 Southworth.....Absent  
 Motion carried.

**4f – Grand Avenue Estates, 3600 Grand Avenue – Approval of Preliminary Plat for Four Single Family Lots and Two Street Lots – Premier Development – PP-003313-2016**

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant, noted that the development will consist of four residential estate lots with access to Grand Avenue. Mr. Trygstad noted that he project was in conformance with the existence zoning.

Mr. Trygstad expressed agreement with staff recommendations and conditions of approval.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Brown, seconded by Commissioner Andersen, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create four lots for single family development, and two public street lots, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings, addressing staff comments, of the preliminary plat prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval.

- 2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat;
- 3. That the City Council allows the public utility easements to be located in the front of lots 1-4.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
 Southworth.....Absent  
 Motion carried.

**4g – Kings Landing Plat 2, between Mills Civic Parkway and Booneville Road and west of Sugar Creek – Preliminary Plat for Single Family Development – Kings Landing, LLC – PP-003262-2016**

Emily Harding, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant, requested Preliminary Plat approval for a single family development. This development contains 100 acres and has an R-1 single family residential designation with lots ranging in size from 75 to 90 ft. wide. The property will be subdivided into 205 single family lots and there will be outlots for floodplain areas, a green way, storm water detention, and drainage ways. The main layout was provided, as well as an alternate layout in the likelihood that Grand Prairie Parkway will come through the northwest corner of the site. Site construction is likely to begin in March. Ms. Harding noted that the Public Utility Easements (PUE) are requested to be placed in the front yards in six of the lots based on the large grade differential, grading cuts, and swales in the rear yards to control off site storm water.

Ms. Harding expressed agreement with staff recommendations and Conditions of Approval.

Chair Erickson asked how this approval would work with the mentioned alternate scenario depending on the construction of the road (Grand Prairie Parkway). Ms. Tragesser responded that the preliminary plat allows the utility, grading, and street work to begin. The final plat will show the appropriate alignment of Grand Prairie Parkway if it indeed impacts the development.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Andersen, seconded by Commissioner Brown, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 205 lots for single family development, 29 outlots for flood prone areas, and 13 public street lots, subject to the applicant meeting all City Code requirements and the following:

- 1. The applicant providing final drawings of the preliminary plat which addresses staff comments, prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval.
- 2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat;
- 3. That the City Council allows the public utility easement to be located in the front of the lots 18-20 and 78-81 as shown on the preliminary plat.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
 Southworth.....Absent  
 Motion carried.

**Item 5 – Staff Reports**

There were no staff reports.

**Item 6 - Adjournment**

Chairperson Erickson asked for a motion to adjourn the meeting.

Motion by Commissioner Crowley, seconded by Commissioner Costa, to adjourn the meeting.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes  
Southworth.....Absent

Motion carried.

The meeting adjourned at 6:25 p.m.

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Craig Erickson, Chairperson

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Kimberly Taylor, Recording Secretary