

# Welcome to the October 24, 2022, WDM Planning and Zoning Commission Meeting

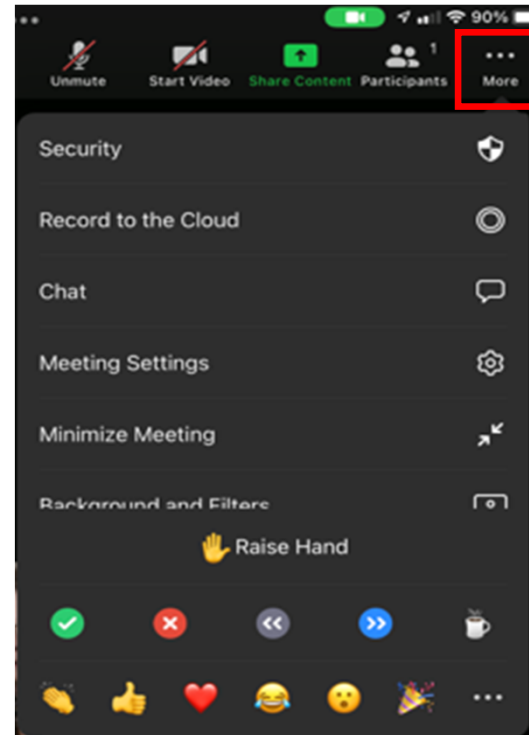
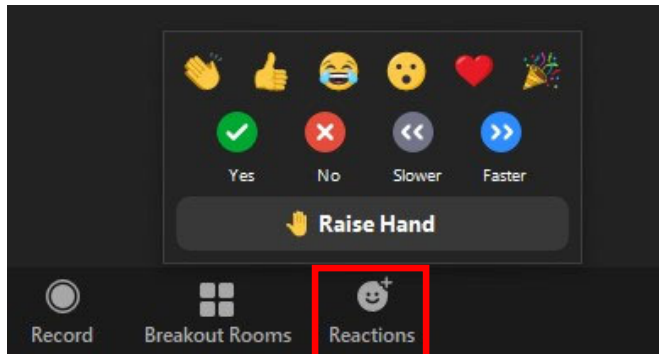
## Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial \*9 to raise or lower your hand, dial \*6 to unmute or mute**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



**Item 3 – Old Business**  
**3a – Conflict of Interest and Rules of Procedure**  
**3b - Approval of the September 26, 2022 Minutes**

**To participate on this item:**

- The Chair will first have the applicant present on the agenda item and will then ask for public comment on the item.
- Please "raise your hand" to indicate that you wish to speak.
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- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.

**When you are unmuted – please state your name and address for the record before you make your comments.**

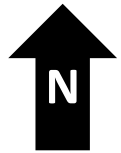
**Item 4a – Village at Sugar Creek Apartments – S. 81<sup>st</sup> Street and  
realigned Booneville Road  
Approval of a Site Plan**

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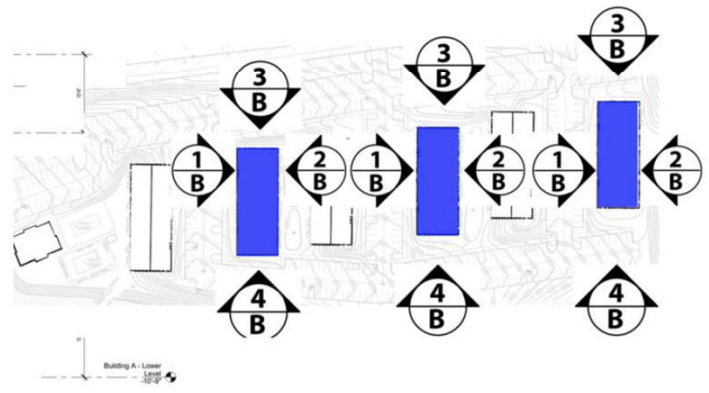
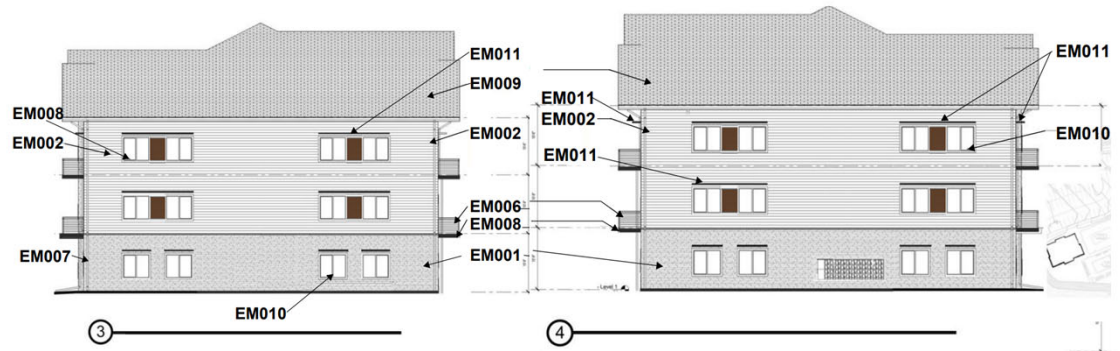
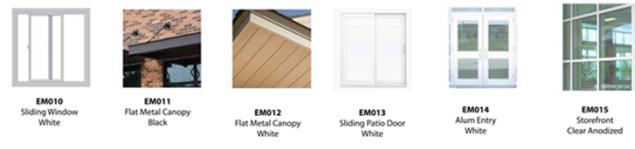
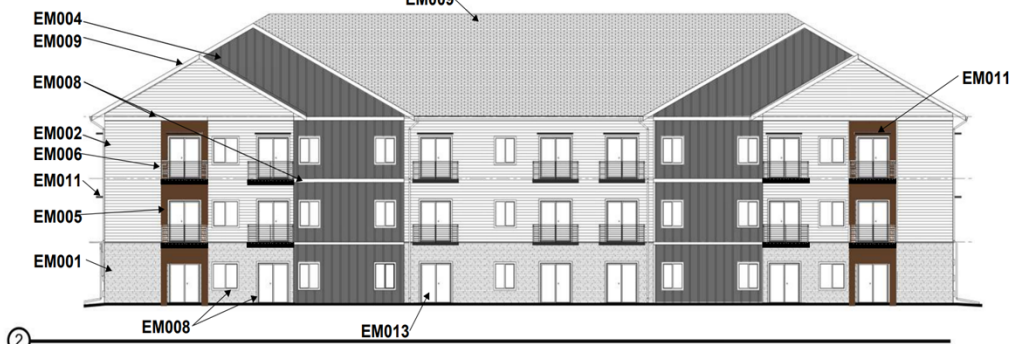
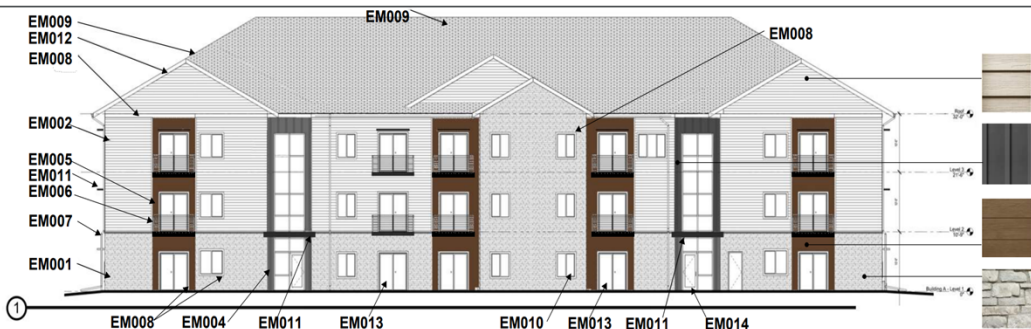
## Item 4a – Village at Sugar Creek Apartments



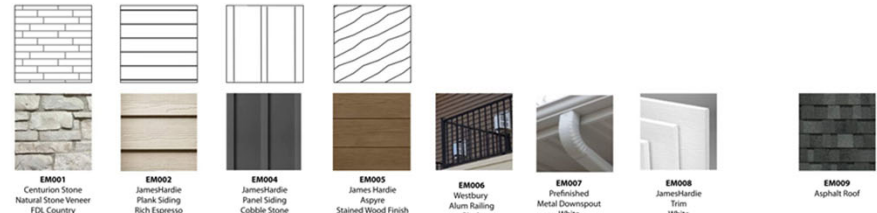




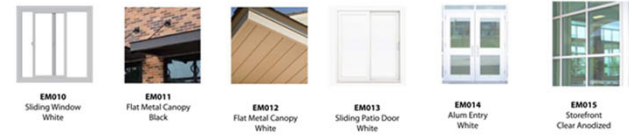
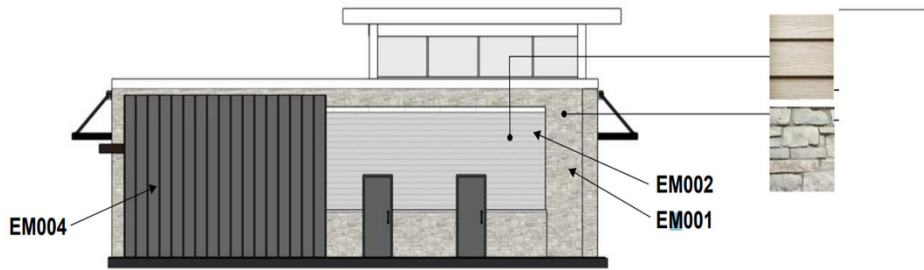
# Item 4a – Village at Sugar Creek Apartments (Building B)



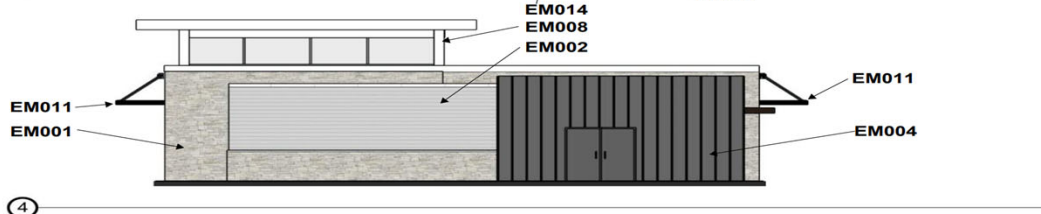
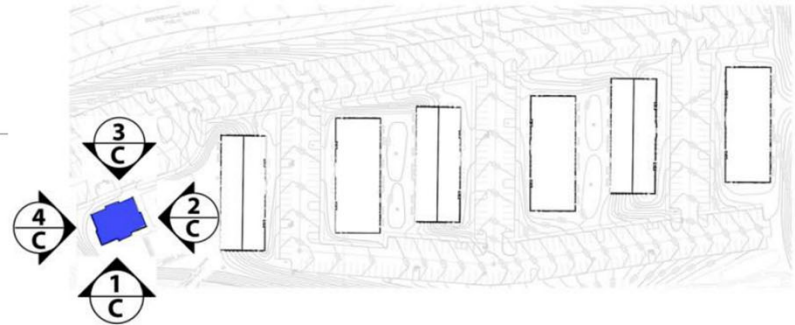
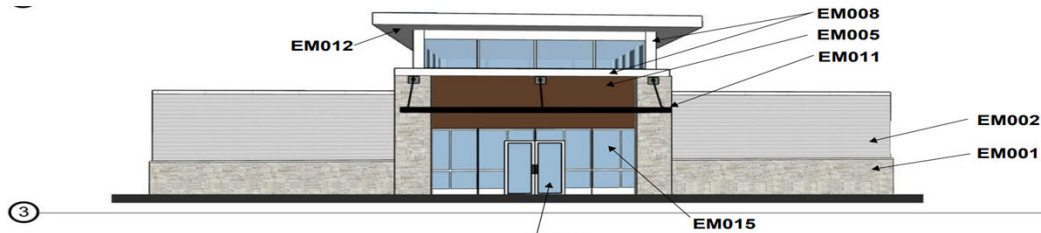
# Item 4a – Village at Sugar Creek Apartments (Clubhouse)



Door/window @ Siding - 3.5"  
Smooth Handle Trim/Accent Area @ Siding - 3.5"  
Smooth Handle Trim  
Door/window @ Stone Head - 4" Stone Header  
Door/window @ Stone Sill - 4" Tapered Stone Sill  
Accent Hex Trim @ Decks - 11.25" Smooth Handle Trim



2



4



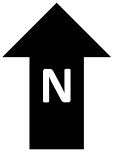
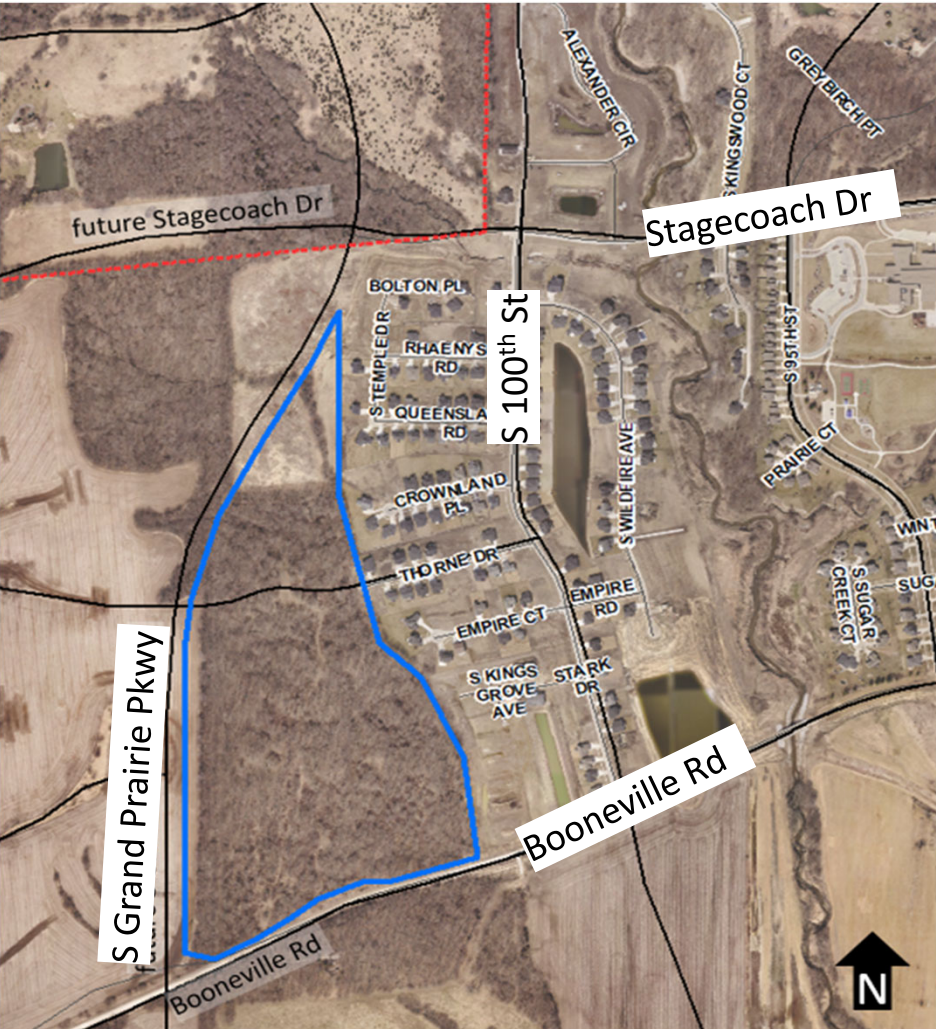
**Item 4b – Stonewood - Northeast Corner of future S. Grand Prairie Parkway and  
Booneville Road  
Approval of a Revised Preliminary Plat**

**To participate on this item:**

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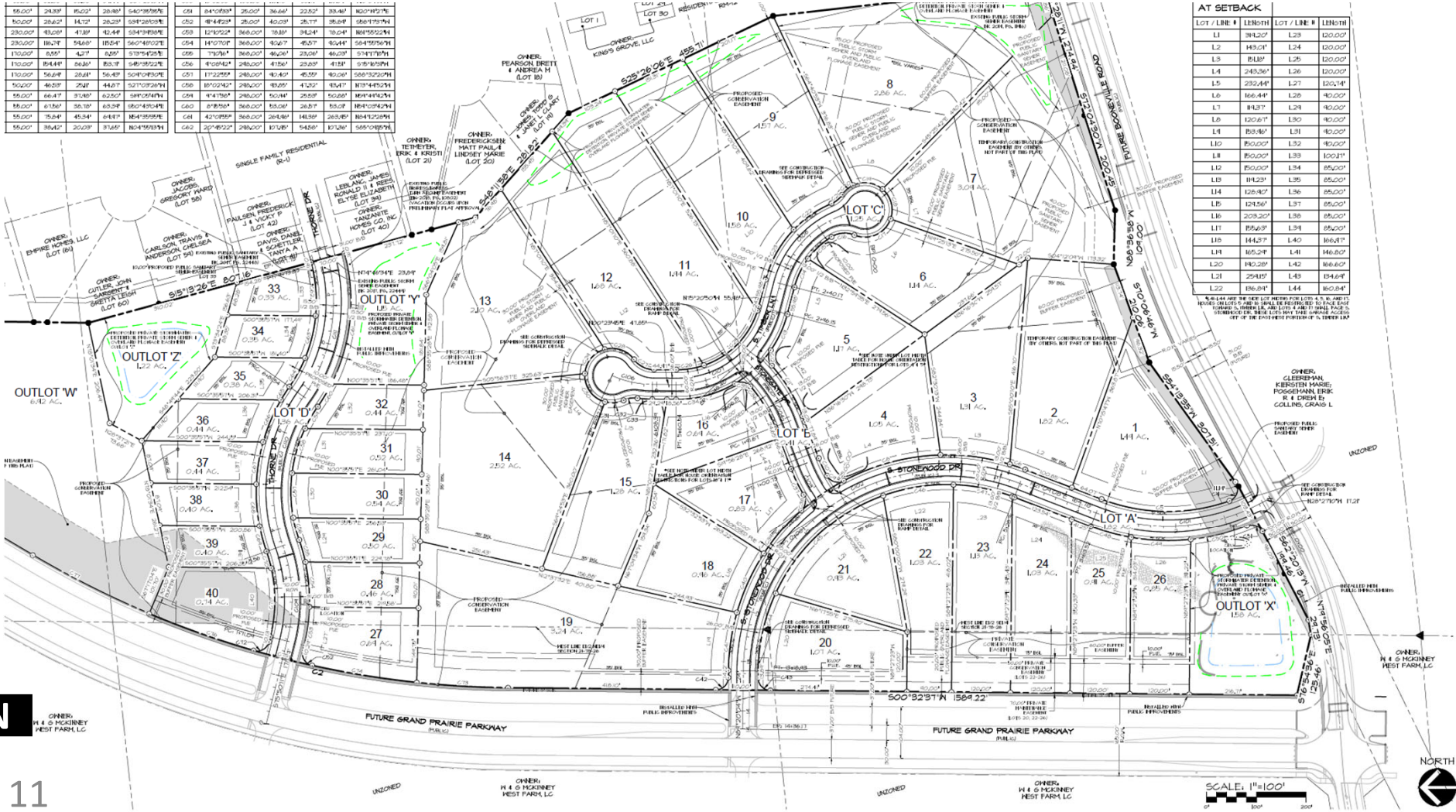
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**Item 4b – Stonewood**



# Item 4b – Stonewood

58.00'	24.89'	85.03'	28.88'	S40°19'58"W	C58	84°0'00"	28.00'	36.86'	22.52'	33.46'	N00°45'21"W
50.00'	28.62'	14.72'	28.23'	S04°28'53"E	C59	84°42'34"	28.00'	40.03'	25.17'	35.64'	S88°17'51"W
230.00'	43.00'	41.89'	41.44'	S04°19'58"W	C55	12°17'22"	268.00'	18.38'	31.24'	18.04'	N88°55'52"E
230.00'	18.71'	58.69'	18.54'	S04°19'58"W	C54	18°07'07"	268.00'	40.87'	45.71'	45.41'	S84°59'59"W
170.00'	8.99'	4.07'	8.99'	S73°42'42"E	C56	73°38'	268.00'	46.04'	25.87'	46.03'	S33°11'51"W
170.00'	84.44'	56.81'	83.39'	S48°18'52"E	C56	41°08'42"	218.00'	47.86'	23.69'	47.81'	S78°16'09"W
170.00'	56.69'	28.61'	56.49'	S04°19'58"W	C51	17°22'55"	218.00'	40.40'	45.59'	40.00'	S88°32'59"W
50.00'	46.59'	2.61'	44.67'	S07°10'58"W	C58	10°52'42"	218.00'	49.85'	41.25'	43.47'	N13°44'51"W
58.00'	66.47'	31.88'	62.50'	S49°05'41"W	C54	4°47'30"	218.00'	50.34'	26.69'	50.00'	N88°44'51"W
58.00'	67.86'	38.30'	63.58'	S04°19'58"W	C60	0°18'58"	268.00'	53.04'	26.37'	53.02'	N88°10'24"W
58.00'	75.24'	48.34'	64.47'	N84°55'59"E	C61	42°19'59"	268.00'	208.88'	148.99'	205.89'	N84°12'09"W
58.00'	19.42'	20.03'	31.65'	N04°19'51"W	C62	32°48'22"	218.00'	37.18'	54.58'	37.28'	S89°18'59"W



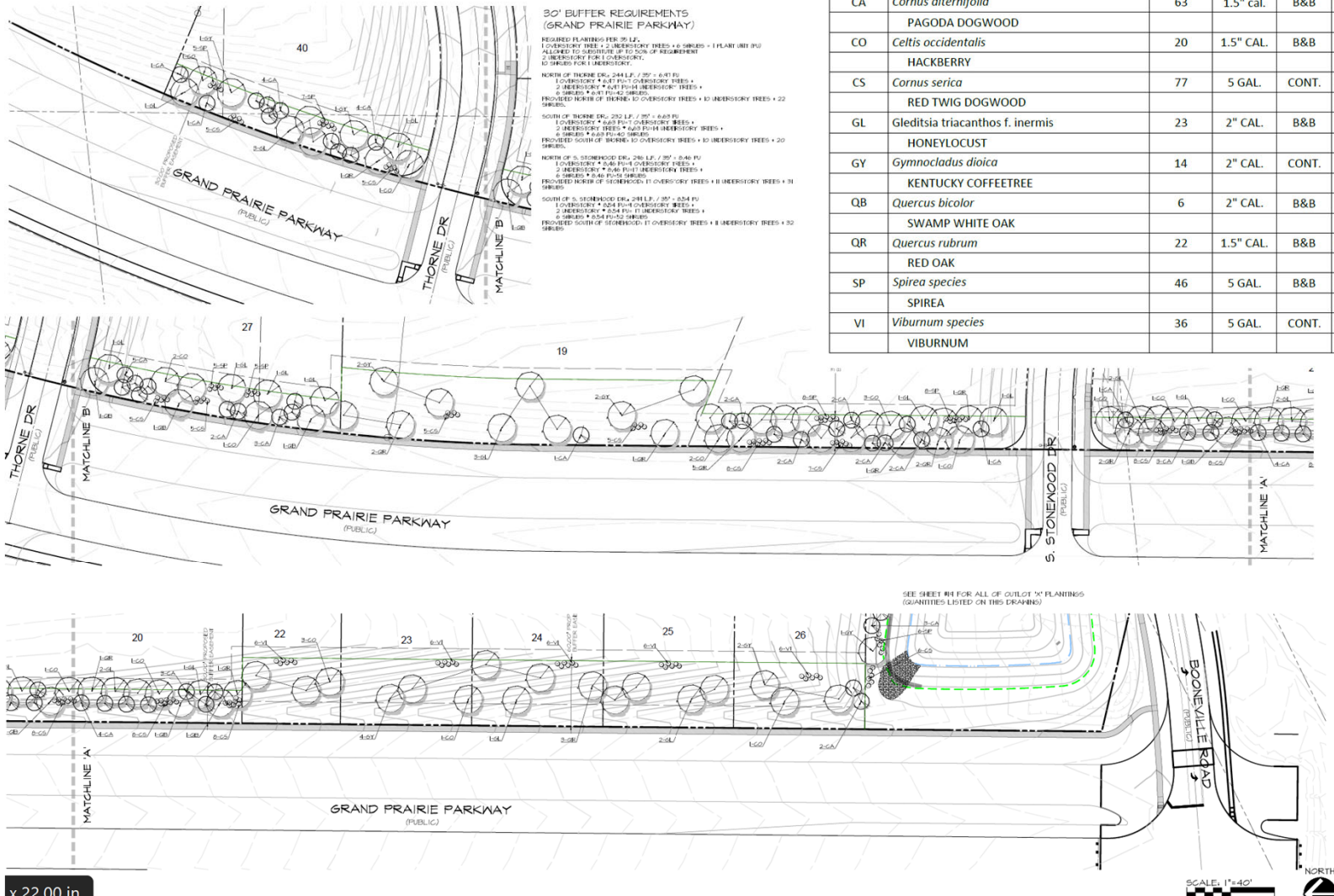
LOT / LINE #	LENGTH	LOT / LINE #	LENGTH
L1	381.00'	L23	120.00'
L2	143.00'	L24	120.00'
L3	181.80'	L25	120.00'
L4	243.36'	L26	120.00'
L5	232.44'	L27	120.14'
L6	166.44'	L28	100.00'
L7	143.37'	L29	100.00'
L8	120.67'	L30	100.00'
L9	133.46'	L31	100.00'
L10	150.00'	L32	100.00'
L11	150.00'	L33	100.17'
L12	150.00'	L34	85.00'
L13	114.23'	L35	85.00'
L14	128.40'	L36	85.00'
L15	124.56'	L37	85.00'
L16	208.20'	L38	85.00'
L17	185.68'	L39	85.00'
L18	144.37'	L40	104.47'
L19	165.27'	L41	146.82'
L20	140.28'	L42	104.62'
L21	294.05'	L43	154.61'
L22	186.94'	L44	100.04'

SCALE: 1"=100'

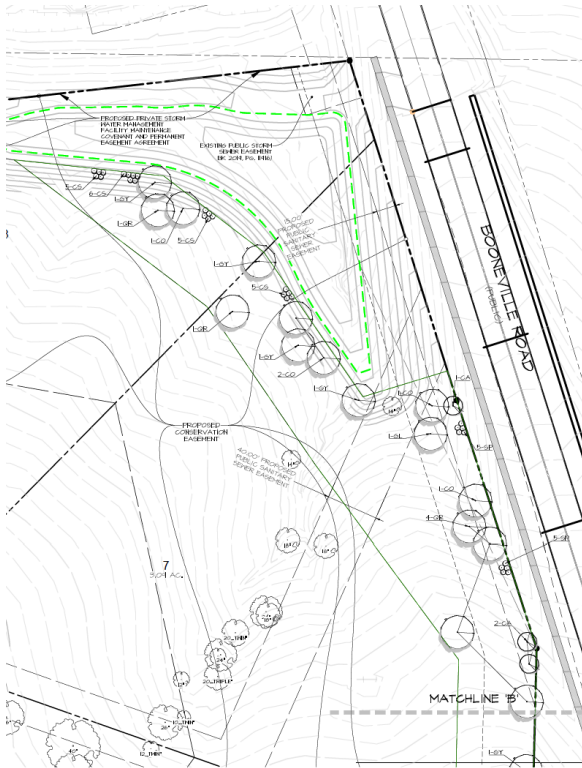
# Item 4b – Stonewood

## PLANT SCHEDULE

MARK	Botanical name	QUAN.	SIZE	ROOT	REMARKS
COMMON NAME				TYPE	
CA	<i>Cornus alternifolia</i>	63	1.5" cal.	B&B	MATCHED, SPECIMEN
	PAGODA DOGWOOD				
CO	<i>Celtis occidentalis</i>	20	1.5" CAL.	B&B	MATCHED, SPECIMEN
	HACKBERRY				
CS	<i>Cornus serica</i>	77	5 GAL.	CONT.	MATCHED, SPECIMEN
	RED TWIG DOGWOOD				MULCH BED
GL	<i>Gleditsia triacanthos f. inermis</i>	23	2" CAL.	B&B	MATCHED, SPECIMEN
	HONEYLOCUST				
GY	<i>Gymnocladus dioica</i>	14	2" CAL.	CONT.	MATCHED, SPECIMEN
	KENTUCKY COFFEETREE				
QB	<i>Quercus bicolor</i>	6	2" CAL.	B&B	MATCHED, SPECIMEN
	SWAMP WHITE OAK				
QR	<i>Quercus rubrum</i>	22	1.5" CAL.	B&B	MATCHED, SPECIMEN
	RED OAK				
SP	<i>Spirea species</i>	46	5 GAL.	B&B	MATCHED, SPECIMEN
	SPIREA				MULCH BED
VI	<i>Viburnum species</i>	36	5 GAL.	CONT.	MATCHED, SPECIMEN
	VIBURNUM				MULCH BED

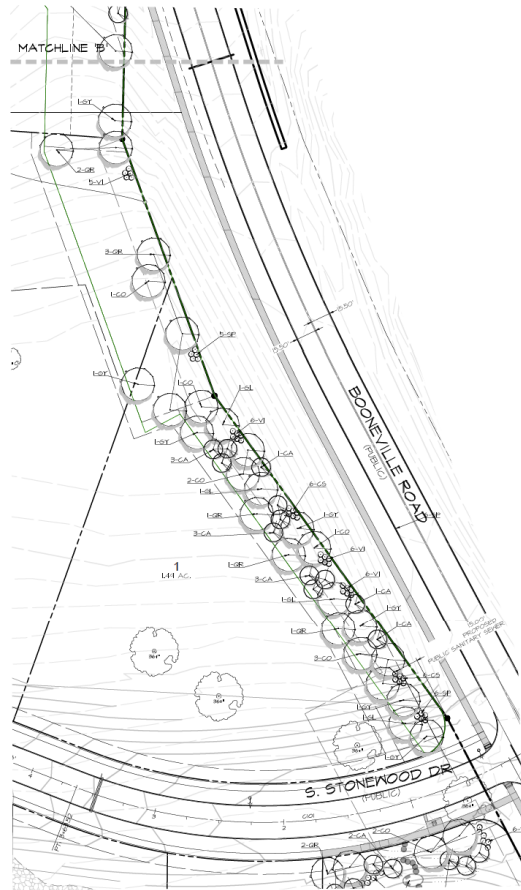


# Item 4b – Stonewood



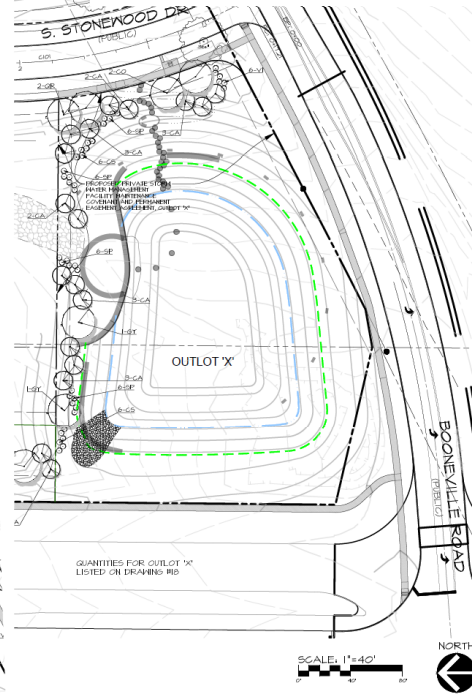
**30' BUFFER REQUIREMENTS (BOONEVILLE ROAD)**  
 REQUIRED PLANTING PER 30' L.P.  
 1 OVERSTORY TREE + 2 UNDERSTORY TREES + 6 SHRUBS = 1 PLANT UNIT (PU)  
 ALLOWED TO SUBSTITUTE UP TO 50% OF REQUIREMENT  
 2 UNDERSTORY TREES FOR OVERSTORY,  
 2 SHRUBS FOR UNDERSTORY.  
 EAST OF STONWOOD DR. 50' L.P. / 30' = 4.20 PU  
 1 OVERSTORY + 4.20 PU OF UNDERSTORY TREES +  
 2 UNDERSTORY + 4.20 PU OF SHRUBS  
 6 SHRUBS + 4.20 PU OF UNDERSTORY TREES + 1.50  
 SHRUBS.  
 PROVIDED MINOR OF THESE IN OVERSTORY TREES + 3 UNDERSTORY TREES + 30  
 SHRUBS.

**60' BUFFER REQUIREMENTS (BOONEVILLE ROAD)**  
 REQUIRED PLANTING PER 30' L.P.  
 1 OVERSTORY TREE + 3 SHRUBS = 1 PLANT UNIT (PU)  
 ALLOWED TO SUBSTITUTE UP TO 50% OF REQUIREMENT  
 2 UNDERSTORY TREES FOR OVERSTORY,  
 2 SHRUBS FOR UNDERSTORY.  
 ALONG BOONEVILLE RD. 60' L.P. / 30' = 2.00 PU  
 1 OVERSTORY + 2.00 PU OF UNDERSTORY TREES +  
 3 SHRUBS + 2.00 PU OF SHRUBS.  
 PROVIDED ALONG BOONEVILLE RD. 24 OVERSTORY TREES + 9 UNDERSTORY TREES  
 SHRUBS.



## PLANT SCHEDULE

MARK	Botanical name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
CA	<i>Cornus alternifolia</i> PAGODA DOGWOOD	63	1.5" cal.	B&B	MATCHED, SPECIMEN
CO	<i>Celtis occidentalis</i> HACKBERRY	20	1.5" CAL.	B&B	MATCHED, SPECIMEN
CS	<i>Cornus serica</i> RED TWIG DOGWOOD	77	5 GAL.	CONT.	MATCHED, SPECIMEN MULCH BED
GL	<i>Gleditsia triacanthos f. inermis</i> HONEYLOCUST	23	2" CAL.	B&B	MATCHED, SPECIMEN
GY	<i>Gymnocladus dioica</i> KENTUCKY COFFEETREE	14	2" CAL.	CONT.	MATCHED, SPECIMEN
QB	<i>Quercus bicolor</i> SWAMP WHITE OAK	6	2" CAL.	B&B	MATCHED, SPECIMEN
QR	<i>Quercus rubrum</i> RED OAK	22	1.5" CAL.	B&B	MATCHED, SPECIMEN
SP	<i>Spiraea species</i> SPIREA	46	5 GAL.	B&B	MATCHED, SPECIMEN MULCH BED
VI	<i>Viburnum species</i> VIBURNUM	36	5 GAL.	CONT.	MATCHED, SPECIMEN MULCH BED



Item 4b – Stonewood

