

Welcome to the October 9, 2023, WDM Planning and Zoning Commission Meeting

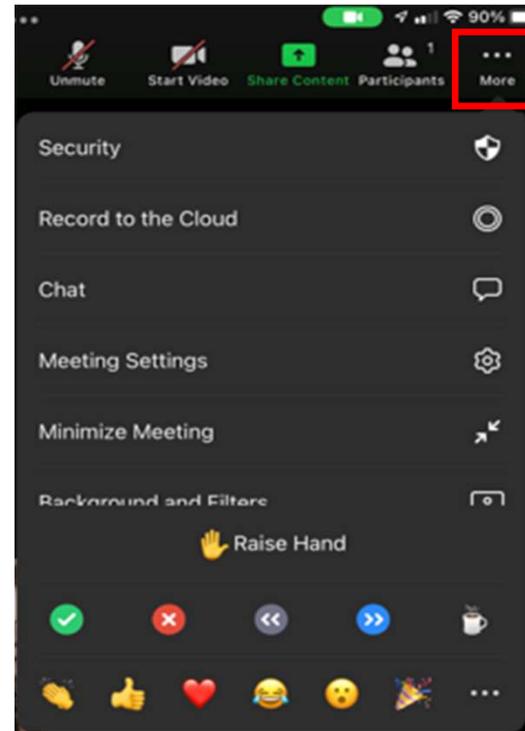
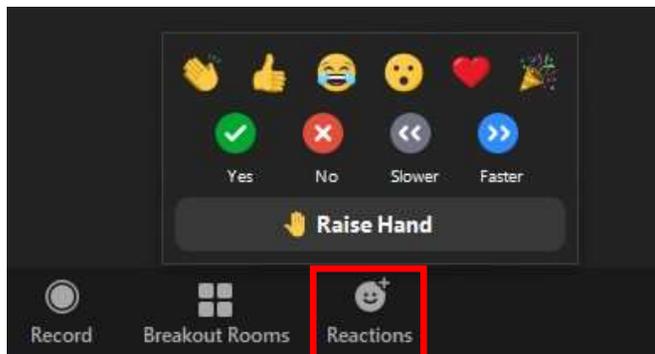
Here are a few housekeeping items before we get started:

- 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 2a – Code Amendment – Sidewalks

Approval of a Code Amendment

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

Item 2a – Sidewalks

Reason for the Amendment:

- Promote walkability
- Compliance with code provisions stating ‘pedestrian pathways *shall be located and designed to provide adequate physical separation from vehicles*’
- Code does not specifically mention sidewalk requirements along private street – developers often opted to not install or,
- Sidewalks are being located immediately adjacent to rolled curbs

Intent of the Amendment

- Requirements will apply to along **private** streets and private interior vehicle pathways
- Require sidewalks to be a minimum of 5’ from the back of standard 4” vertical curb on both sides of vehicle pathways
- Any curb design different from WDM standards (rolled or sloped: intended for vehicles to easily pass over) are required to have separation from the back of the curb to the start of the sidewalk consistent with public local streets
- Reduces the perimeter setback from 35’ to 30’ for medium density and smaller scaled buildings in high-density to accommodate the provide some additional developable land due to requirement for sidewalks on both sides of a private street.
- Buffer will still be the required standard 30’ with vegetation and may overlap the 30’ perimeter setback required.

**Item 2b – Code Amendment – Sign Code
Approval of a Code Amendment**

Motion to Defer Action to a Date Certain

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Item 4a – Amare Vita - Southwest corner of the future intersection of Stagecoach Drive and S. 81st Street

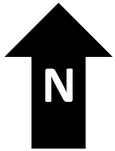
Approval of Preliminary Plat/Site Plan

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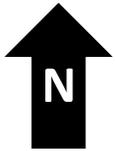
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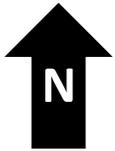
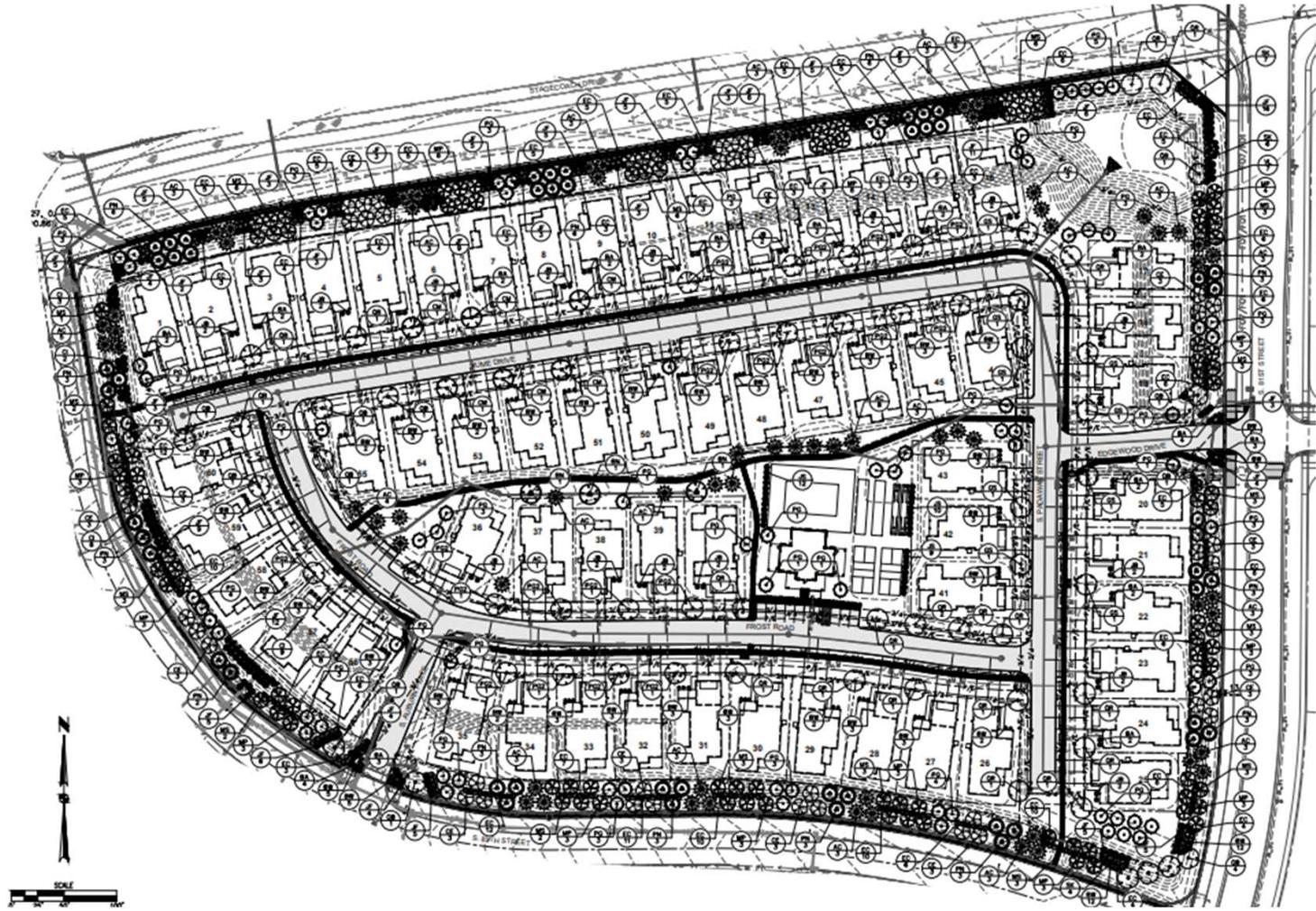
Item 4a – Amare Vita



Item 4a – Amare Vita – Preliminary Plat



Item 4a – Amare Vita – Landscape Plan



Item 4a – Amare Vita - Clubhouse



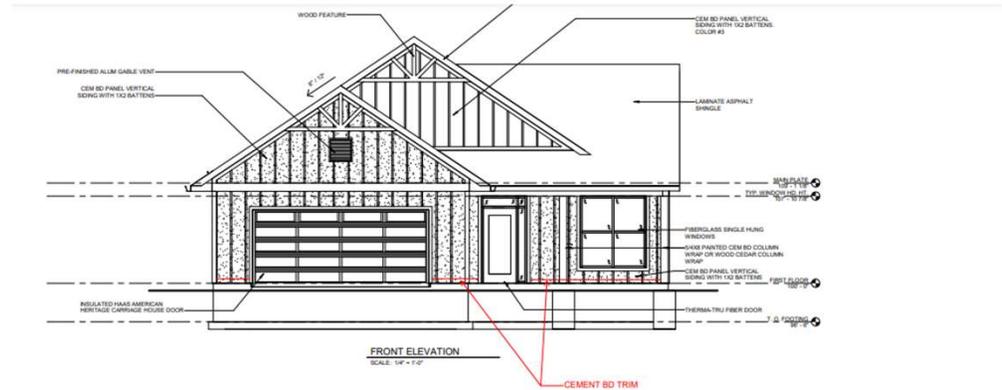
CLUBHOUSE RENDERING

Item 4a – Amare Vita – Included images show only one of the six home models



VILLA - B

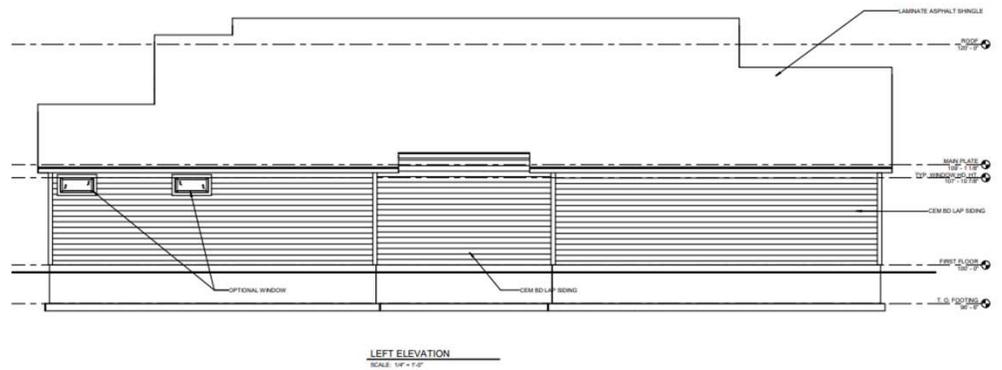
CEMENT BD TRIM



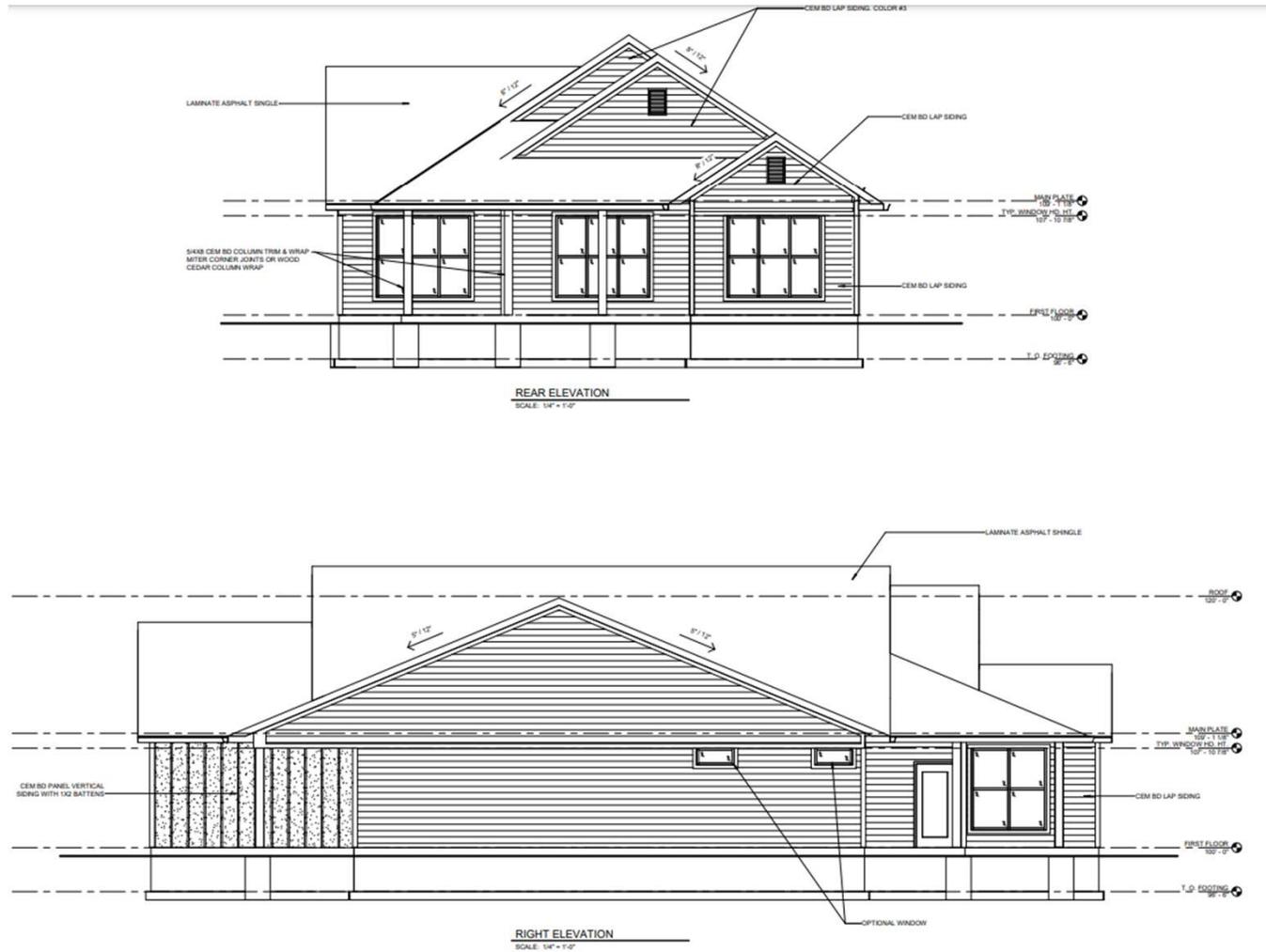
VILLA - B OPTION

MASONRY TO RETURN 2" ON SIDE ELEVATION

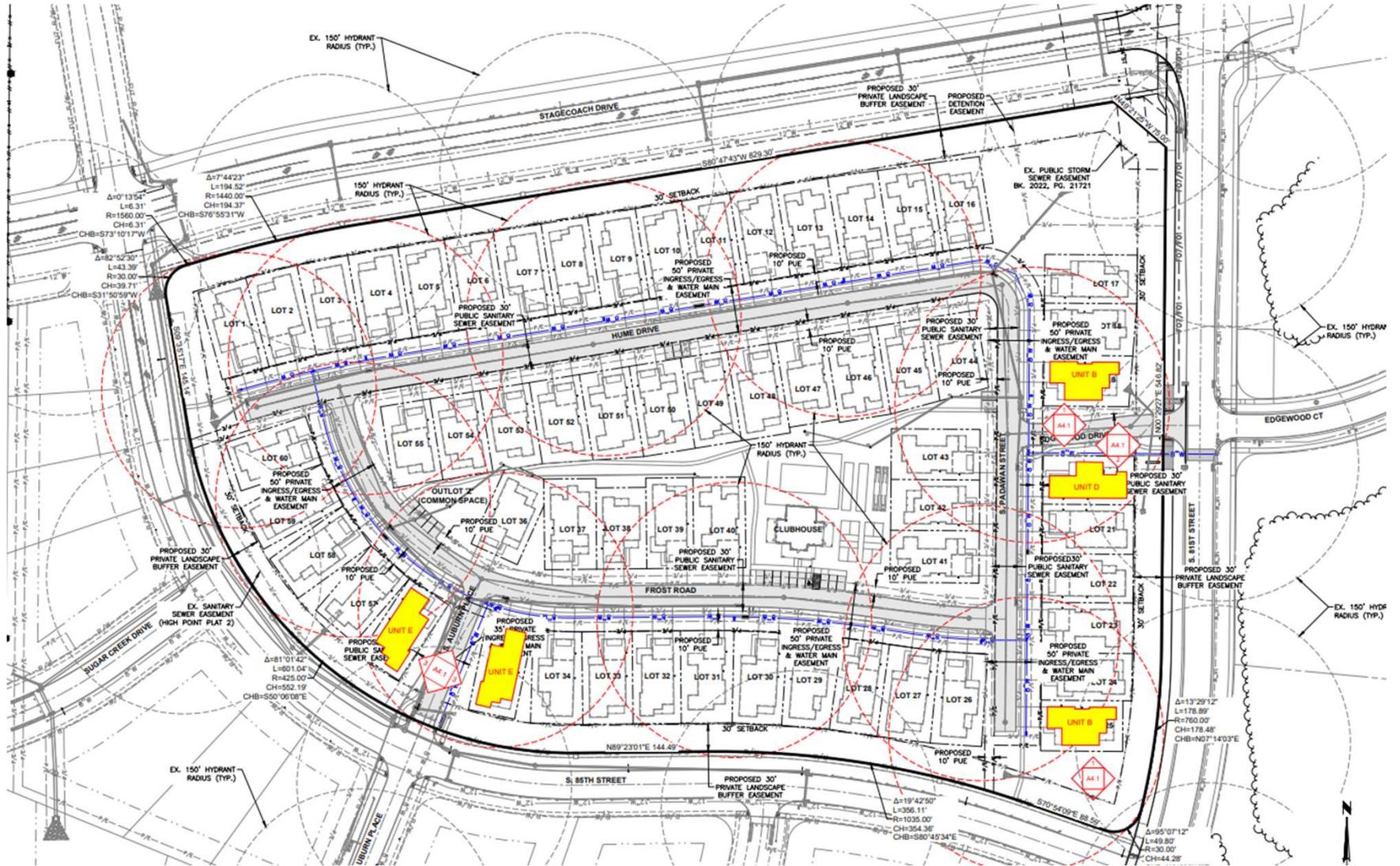
CEMENT BD TRIM



Item 4a – Amare Vita – Included images show only one of the six home models



Item 4a – Amare Vita



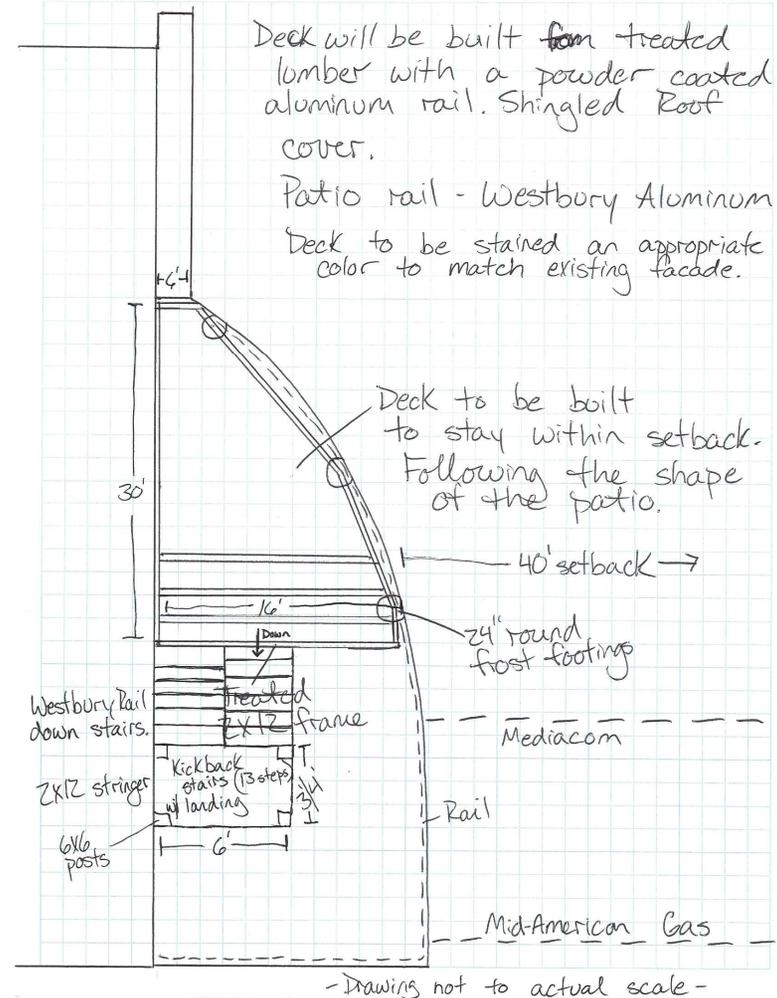
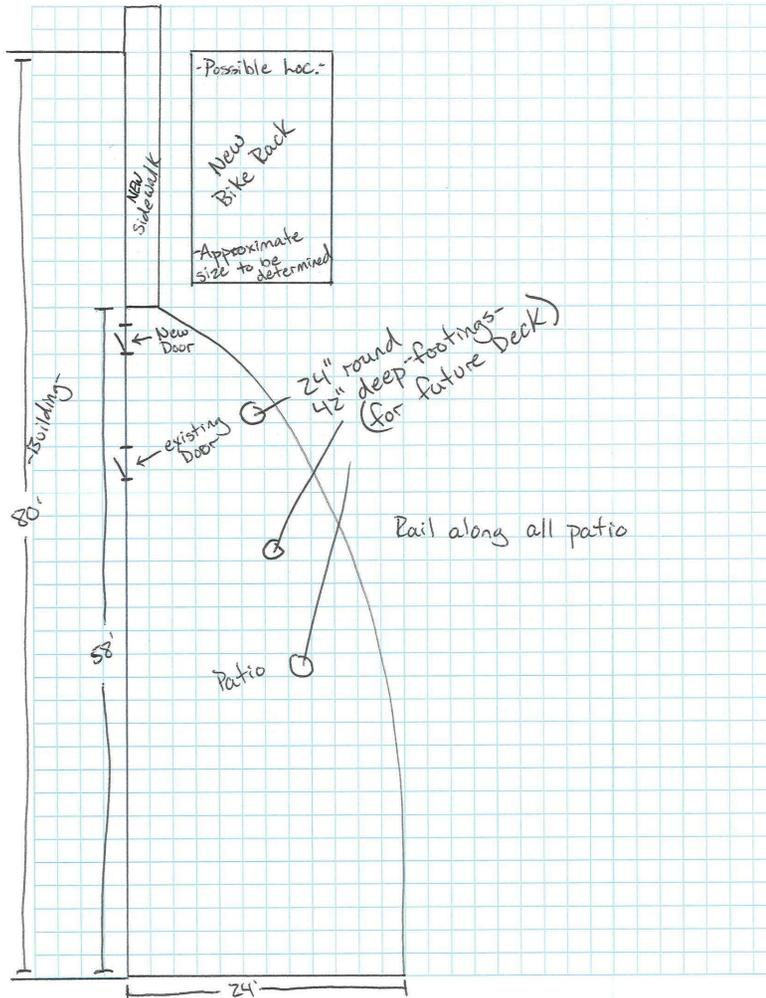
Item 4b – Brew DMC – 103 S 11th Street
Approval of Minor Modification

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Item 4b – Brew DMC



Item 4b – Brew DMC

