

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

January 31, 2019

New Business

Case No. 18ZONE1069

Summary of testimony of those in favor of the request:

00:18:43 Nick Pregliasco, the applicant's representative, showed a PowerPoint presentation detailing the zone change, lot sizes, number of lots, open space availability, and density (see recording for detailed presentation).

00:24:49 Commissioner Carlson inquired about the form district change for the development. Mr. Pregliasco referred to David Mindel for explanation.

00:26:05 David Mindel referenced the PowerPoint to help explain the surrounding area zonings and why the applicant is choosing to keep the current form district as is (see recording for detailed discussion).

00:28:41 In response to a question from Commissioner Carlson, Mr. Mindel explained there was discussion of the two subdivisions being connected to each other. However, due to the intermittent stream occurring west of the planned detention basin on the development the Corps of Engineers feel it would be best to not impact the area. More information can be brought to the Planning Commission.

00:33:04 Commissioner Brown asked if Street A is being raised out of the flood plain. Mr. Mindel stated they talked with Tony Kelly and there will be a compensation basin that will be able to contain the same volume of water for areas needed to be raised or filled in.

00:34:33 Commissioner Brown inquired if there is a requirement from the fire department for temporary turn arounds on dead end road portions of the development until they are extended. Mr. Mindel stated they will address this at the next meeting.

00:35:16 John Carroll, legal counsel, asked "why there are proposed 120 lots available when R-5 zoning allows a maximum of 239?" Mr. Pregliasco explained there is currently a market demand for 50 foot wide lots, buffering, and 29% open space provided.

00:36:36 Commissioner Carlson asked, referencing a chart via PowerPoint, if the total area of the lot for the homes includes the open space. Mr. Pregliasco replied the maximum density allowed is 7.26 dwelling units per acre; however, the full density could not be fully utilized on any property type due to elements such as right of ways and other typography issues.

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**The following spoke in opposition to the request:
No one spoke.**

00:38:06 Commissioners' deliberation.

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus scheduled this case to be heard at the February 21, 2019 Planning Commission public hearing.