

5.01: Public Hearing: Request for Preliminary Plat and Site Plan Approval of SEASONS OF RAMSEY Located at the North East Intersection of Bunker Lake Boulevard NW and Town Center Drive NW; Case of The Seasons of Ramsey Limited Partnership

Public Hearing

Chairperson Levine called the public hearing to order at 7:01 p.m.

Presentation

Development Services Manager Gladhill presented the staff report. It was noted the applicant is requesting preliminary plat and site plan approval for the 50-unit townhome development named SEASONS OF RAMSEY. The preliminary plat was discussed in detail and staff noted the applicant would be vacating 147th Circle, while extending the right of way connection of 147th Lane NW. The site plan with the private roadways and architectural designs were reviewed and staff noted additional architectural elements were requested from the applicant. Staff recommended approval of the site plan and preliminary plat contingent upon revisions to the front and rear renderings.

Citizen Input

Bill Kemp, Podawiltz Development Corporation, thanked staff for the presentation this evening. He commented he would be meeting with staff on February 5th to discuss the renderings in further detail.

Commissioner Bauer questioned why the renderings were modified from the original plans.

Mr. Kemp noted some of the issues were cost related, along with other issues concerning the width of the units. He requested the Commission provide feedback on the desired amenities on the exterior of the units.

Commissioner VanScoy asked if the applicant had any other questions or concerns based on the comments made by staff.

Mr. Kemp did not have any other concerns on the project.

Commissioner Bauer indicated the three-bedroom units had a smaller kitchen than the other units, which was inconsistent with the number of occupants.

Mr. Kemp commented the architect would be able to better address this concern.

Lonnie Kornovich, Kornovich & Company, explained he has been working on these plans for the past six weeks. He stated he would continue to work with the City to address the site design requirements.

Commissioner Bauer inquired if the applicant was willing to meet the City's landscaping requirements.

Mr. Kemp reported he was aware of the need for additional top soil and trees and both of these concerns would be addressed with staff.

Commissioner Bauer asked if the Fire Marshal had reviewed the proposed plans.

Development Services Manager Gladhill commented the plans were reviewed and approved by the Fire Marshal.

Motion by Commissioner VanScoy, seconded by Commissioner Schiller, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Schiller, Bauer, and Field. Voting No: None. Absent: Commissioners Brauer and Perez.

Chairperson Levine closed the public hearing closed at 7:23 p.m.

Commission Business

Commissioner VanScoy commented the revised renderings were less desirable than the original designs. He recommended porches be added to the front of the building.

Motion by Commissioner Field, seconded by Commissioner Bauer, to recommend that City Council adopt a Resolution granting Preliminary Plat Approval for SEASONS OF RAMSEY contingent upon approval of the site plan.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Bauer, Schiller, and VanScoy. Voting No: None. Absent: Commissioners Brauer and Perez.

Commission Business

Motion by Commissioner Field, seconded by Commissioner Schiller, to recommend that City Council approve the Site Plan for Seasons of Ramsey, contingent upon compliance with the City Staff Review File dated January 25, 2013 and subject to revised architectural renderings that comply with The COR Design Framework and previous City Council direction to the Developer and subject to revisions to the architectural renderings that would be consistent with Design Framework and previous renderings.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Schiller, Bauer, and VanScoy. Voting No: None. Absent: Commissioners Brauer and Perez.