

5.03: Public Hearing: Consider Request for a Preliminary Plat for Woodlands 4th Addition and Variance Requests to the Lot Depth and Cul-de-Sac Length (Project No. 16-102); Case of Lennar Corporation

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

City Planner Anderson presented the staff report stating Lennar Corporation (the "Applicant") has applied for Preliminary Plat approval for Woodlands 4th addition. As part of the application submittal, the Applicant has also included a request for a variance to the maximum allowable length of a cul-de-sac and a variance to the lot depth standard specific to Lot 2, Block 1. Staff discussed the case further and recommended adopting Resolutions #16-12-215 and #16-12-216 granting a variance to allow a cul-de-sac length in excess of 600 feet to an approximate length of 1,300 feet. In addition, Staff recommends adopting Resolutions #16-12-217 and #16-12-218 related to the denial of a variance to lot depth standards for Lot 2, Block 1 of Woodlands 4th addition. Staff also recommends adopting Resolution # 16-12-219 approving the Preliminary Plat for Woodlands 4th Addition subject to compliance with a denied lot depth variance for Lot 2, Block 1.

Citizen Input

Commissioner VanScoy understood the EPB was concerned about the intrusion on the wetland. He commented the building pad on Lot 2 was 60' x 95' and noted the width of the buildable area was wider than 60'.

City Planner Anderson reported this was the case and explained Lot 2 was 100' in width at the street.

Commissioner VanScoy believed there was the capability to put a structure on this lot.

Commissioner Surma had no problems with the variance on the lot. He asked if the lot would have a 6" main line.

Civil Engineer II Linton reported this area would be serviced by an 8" dead-end line.

Commissioner Surma stated he would not support the request as is and recommended the 8" line be looped rather than a dead-end due to the fact the line would become stagnant.

Community Development Director Gladhill indicated the lines were a challenge but commented there was no viable option close to allow the lines to be looped. He estimated that over two miles of line would be needed in order for a loop to be completed.

Commissioner Brauer asked if the line could be looped.

Civil Engineer II Linton reviewed the location of the nearest water main and stated it would not be possible to loop the water lines. He stated staff would be analyzing the turnover rate of the water at Brookfield.

Commissioner VanScoy questioned if the standard cul-de-sac requirements would be met.

City Planner Anderson reported this was the case.

Commissioner VanScoy asked how the negative impacts of the dead-end water lines could be mitigated.

Community Development Director Gladhill described how the City would mitigate the water line concerns noting the hydrants were flushed at least twice a year. He commented the City also treated its water for high-iron content.

Joe Jablonski, Lennar Corporation, appreciated the discussion being held by the Commission. He believed there was enough buildable space on Lot 2 for a home and future improvements. He understood the buffer setback was not buildable. He stated he has worked with longer cul-de-sacs in other developments and has had great success with the lines being flushed.

Commissioner Surma thanked Mr. Jablonski for being present. He believed Lennar was a great partner to the City and has completed great work in the community. He requested that the line flushing be written into the Development Agreement to ensure this work was completed at least three times a year.

Community Development Director Gladhill clarified the City would be conducting the maintenance work and flushing of the lines and not the developer.

Commissioner Anderson questioned if there was any other alternative or shift that could be made to Lot 2.

City Planner Anderson commented on the plans that had been discussed between staff and the applicant for Lot 2. He then offered the following findings if the Commission were to approve the variance to lot depth standards for Lot 2, Block 1.

1. The shape of the wetland boundary is fairly square and parallel to the house pad, compared to previous requests that have been denied.
2. The actual encroachment is much less than previous requests that have been contemplated.
3. The lot is shown with standard house pad dimension of 50' x 66'.
4. That a 25' front yard setback would eliminate the encroachment into the setback area.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, and Nosan. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:55 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to adopt Resolutions #16-12-215 approving the Favorable Findings of Fact and #16-12-216 granting a variance to allow a cul-de-sac length in excess of 600 feet to an approximate length of 1,300 feet.

Further discussion

City Planner Anderson recommended the hydrant flushing concern be added as a condition to the Preliminary Plat.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

Commissioner Brauer recommended the applicant pursue a 25' front yard setback versus the proposed variance plan for Lot 2.

Mr. Dilbanski supported the front yard setback and stated he would work with staff on this matter.

Chairperson Bauer questioned if the EPB's request for denial of the lot depth variance was based on a previous request made to the City.

City Planner Anderson reported this was the case and noted the EPB had no concerns with this individual lot. Staff believed there were enough differences between the previous request and the one before the Commission this evening to justify approval.

Community Development Director Gladhill asked if the Commission was comfortable moving this variance forward, given the fact another request was denied, or if a front yard variance should be pursued.

Commissioner VanScoy respected the work on the EPB, however, he understood the Planning Commission had to consider a specific land use request on a case by case basis. He believed if the variance was approved, as requested, that the land would be useable for the future homeowner.

Commissioner VanScoy requested an additional finding be added to note that the buildable rear yard lot area would be larger if the lot remained a minimum of 60' x 100' in size.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to adopt Resolution #16-12-217 approving the favorable Findings of Fact with the following additions:

1. That a twenty-five (25) foot setback, if applied, would eliminate the encroachment, unlike previous requests that have been denied.
2. That the shape of wetland boundary is fairly square and parallel to the house pad compared to previous requests that have been denied, which maximizes developable area.
3. That the actual encroachment is much less than previous requests that have been denied.
4. That the lot is shown with a standard house pad and is not relying on a restricted size house pad or a specific home model unlike past requests that have been denied.
5. That there is additional buildable area beyond the 60'x100' area.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, and Nosan. Voting No: Brauer: None. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to adopt Resolution #16-12-218 approving the variance to lot depth standards for Lot 2, Block 1 of Woodlands 4th addition.

Further discussion

Commissioner Brauer commented he did not support this variance request due to the fact it was not unique and did not follow the City's criteria.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, and Surma. Voting No: Anderson and Brauer. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #16-12-219 approving the Preliminary Plat for Woodlands 4th Addition subject to the City completing additional maintenance on the water lines to eliminate water stagnation at the end of the water lines.

Further discussion

Commissioner Brauer did not support the Preliminary Plat as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, and Nosan. Voting No: Anderson and Brauer. Absent: None.