

5.01: Consider Landscape and Tree Preservation Plan for Covenant Meadows; Case Brookview Estates, LLC

City Planner Anderson presented the staff report. He noted that the City has received an application for Preliminary Plat and Rezoning for a proposed 12 lot subdivision on the property legally described as Outlot A, Meadowbrook. The request includes rezoning the subject property from R-1 Residential (Rural Developing) to Planned Unit Development (PUD). He stated that a PUD allows for some negotiation regarding bulk standards (lot size, setbacks, etc.) if there is a definitive public benefit as an outcome of the project. He stated that in this instance the developer is proposing to deed to the City approximately 15 acres of land that straddles Trott Brook. He stated that through this request there would be high quality resources protected as well as steep slopes. He noted that staff is supportive of the landscape and tree preservation plans.

Chairperson Stodola asked and received clarification on the location of the land the City would receive through deed. He asked how the smaller lot sizes would compare to the existing neighborhoods nearby.

City Planner Anderson noted that the proposed lot sizes range from one to almost three acres. He noted that some of the neighboring land is currently an outlot. He noted that the proposed lot sizes would be fairly compatible with the adjacent neighborhood to the east.

Board Member Valentine asked and received confirmation that the properties would not be served by City sewer and water.

City Planner Anderson stated that if there were a rebate or incentive program enacted for irrigation systems, these properties would not be eligible as in that instance only those on municipal services would possibly be eligible for a rebate.

Chairperson Stodola noted that the explanation provided by staff covered all the questions he had.

City Planner Anderson stated that the Parks and Recreation Commission will also review this item at their March meeting.

Motion by Board Member Valentine and seconded by Chairperson Stodola to recommend approval of the Landscape Plan and Tree Preservation Plan, contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Anderson, Bernard, Covart, and Trossen. Voting No: None. Absent: Board Member Hiatt.