

5.03: Review Sketch Plan for Pearson Place (Project No. 16-31a); Case of John Dobbs.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is to review the official Sketch Plan, prepared by Otto Associates and dated May 4, 2017, for a proposed twelve (12) lot residential subdivision near the southern/eastern end of Bowers Drive. The Sketch Plan Review process affords the Planning Commission to opportunity to provide early direction on the layout of the proposed plat, before the Developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan. It was noted the City hosted two (2) public workshops regarding a concept plan for this project in 2016. Comments from attendees of those workshops was reviewed with the Commission. Staff reviewed the request in further detail and requested feedback from the Commission on the sketch plan for Pearson Place.

Commission Business

Commissioner Anderson stated he supported the concept and believed this was a nice addition. He suggested Outlot C be flattened out to allow for better access in the case of an emergency during construction.

Commissioner Nosan requested further information on the buffer.

City Planner Anderson described the location of the 50-foot buffer that is behind the existing homes along Bowers Drive to provide a buffer for them from potential future development of the adjacent agricultural land.

Commissioner VanScoy believed the buffer was very generous. He questioned how the City would address street damage that may occur during construction.

City Planner Anderson stated this issue would have to be addressed with the applicant. He noted an escrow could be requested from the applicant by the City and the amount could be reduced over time as the lots develop.

Community Development Director Gladhill reported the applicant has been working with the City Engineer on a surety for construction damage.

John Dobbs, Pearson Place developer, discussed his development in further detail and thanked the Commission for their feedback. He discussed the proposed lot depths for both sides of the street. He clarified he would not be controlling the future of Outlot C and then discussed the grading that would occur within the development for the retention ponds. He explained he would work to install 12 driveways without removing significant trees from the proposed lots.

Commission VanScoy asked what the capacity of Bowers Drive was.

Mr. Dobbs stated he has had conversations with the City Engineer regarding this matter and would address the road limits with the future contractors.

Commissioner VanScoy stated his only concern with the project was access for emergency vehicles. He inquired if there was an alternative access point, other than Outlot C.

Mr. Dobbs did not believe there was another option and noted this was a quiet neighborhood with a dead-end street.

Commissioner Surma questioned if the units would have underground septic or mound systems.

Mr. Dobbs anticipated each of the lots would have an underground septic system.

Chairperson Bauer asked for final thoughts from the Commission. There were no additional comments.

The Commission offered their support to the Sketch Plan.