

## **5.07: Review Concept Plan for Pearson Farm; Case of Capstone Homes.**

### **Presentation**

Community Development Director Gladhill presented the staff report stating the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. This is not an official application at this time, but does include several unique policies.

1. Comprehensive Plan Amendment (subsequently a Zoning Amendment)
2. Use of Planned Unit Development District
  1. Lot Sizes
  2. Setbacks
3. Mandatory Environmental Review

Community Development Director Gladhill reviewed the proposed concept plan in detail with the Commission and requested feedback.

### **Commission Business**

Commissioner VanScoy discussed the potential PUD and asked if staff was proposing to rezone the site PUD or R-2.

Community Development Director Gladhill discussed the requirements of a PUD and stated staff would be evaluating this further prior to making a recommendation.

Commissioner VanScoy questioned the intent of the small portion of property along Highway 10.

Steve Bona, Capstone Homes, explained three townhome units would be located along Highway 10. He noted there would be a 12-foot landscaped berm between the property line and the railroad tracks. He anticipated the material for the berm would be generated from the site. He provided further comment on the proposed housing types that would be included within the development, along with the estimated prices. He described the pond and park amenities that would enhance the neighborhood. He stated one of the challenges with the development was working through the transportation and utilities.

Commissioner Surma appreciated the great work Capstone had done in the community. He questioned how close the townhome units would be to the railroad tracks.

Mr. Bona estimated the units would be over 100 feet from the railroad tracks.

Commissioner VanScoy asked if the streets would be private or public.

Mr. Bona explained the townhome area of the development would have private streets and an HOA would maintain these roadways.

Commissioner Nosan was pleased with the proposed greenspace within the development.

Commissioner Surma understood a number of the units would be slab on grade. He questioned if these residents would have a safe place to be during in climate weather.

Mr. Bona appreciated this question and stated a storm shelter option would be offered for these homeowners.

Chairperson Bauer recommended the community building be constructed with a basement.

Mr. Bona noted the community building would be quite modest in size and would not serve as a storm shelter.

The Commission supported this project moving forward.

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