

5.04: Review Sketch Plan for Estates of Silver Oaks 2nd Addition (Project No. 17-119); Case of Marcel Eibensteiner.

Presentation

City Planner Anderson presented the staff report stating the purpose of this file is to review the official Sketch Plan prepared by E.G. Rud & Sons, Inc., Roshell Engineering, and Royal Oaks Realty for the purpose of an eight (8) lot subdivision located on Lithium Street NW. The Sketch Plan submitted includes nine (9) sheets. The Sketch Plan Review process affords the Planning Commission the 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. Staff discussed the sketch plan further and requested feedback from the Commission.

Commission Business

Commissioner VanScoy understood the development would have a permanent cul-de-sac. He asked if staff had considered a future connection to 164th Avenue.

City Planner Anderson stated should the area to the north ever develop, staff would recommend a connection to 164th Avenue be made.

John Peterson, the applicant, commented on the tree survey he had completed for the development. He believed that his plan was being very sensitive to the adjacent developments.

Commissioner Nosan thanked Mr. Peterson for working so hard to preserve the trees within this development.

The Commission offered their support to the Sketch Plan.