

5.01: Review Sketch Plan for Cole Addition Sketch Plan (Project No. 17-132); Case of Bryon and Lynn Cole

Presentation

Planning Intern Alec Henderson presented the staff report stating the purpose of this file is to review the official Sketch Plan, prepared by Landform and dated May 23, 2017, for the purpose of an eight (8) lot subdivision located northwest of the intersection of 168th Avenue NW and Garnet Street NW. The Sketch Plan submitted includes seven (7) 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 requested the Commission review the Sketch Plan and direct the Developer to proceed to preparing a Preliminary Plat.

Commission Business

Chairperson Bauer understood the current temporary cul-de-sac was being replaced.

Planning Intern Henderson reported this was the case and noted the new cul-de-sac would have to meet all City requirements.

Commissioner Anderson asked if the trees on the eastern edge would remain in place.

Planning Intern Henderson stated the trees on the eastern edge would remain.

Reid Schulz, Landform Professionals, stated he was a representative for Bryon Cole, the applicant. He thanked staff and the Commission for their time and consideration. He explained he was looking forward to moving the Sketch Plan on to the Preliminary Plat.

Commissioner Anderson questioned what type of house styles would be built.

Mr. Schulz commented the new homes would match the character of the existing neighborhood. He reported the homes would have full basements that were a rambler or two-story.

Consensus was to direct the Developer to proceed to preparing a Preliminary Plat, with the considerations listed in the staff report.