

**5.04: Consider Natural Resources Aspects of Lennar Preliminary Plat
(Project No. 20-122)**

City Planner Anderson presented the staff report. He stated that the City has received an application for a Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat from Lennar for a proposed residential development on the property generally located west of Armstrong Boulevard, south of 151st Lane, and north of Bunker Laker Boulevard.

Board Member Hiatt referenced the 35- or 45-foot corridor and asked if that would be the choice of the applicant. He asked whether the existing homeowners would have the ability to provide input.

City Planner Anderson replied that one existing homeowner attended the neighborhood meeting and had a preference for the berm. He stated that input has been relayed to the applicant. He noted that including a berm reduces the width of the corridor and related plantings and therefore most developers will attempt to utilize that method of density transitioning.

Chairperson Moore referenced the one property owner that attended the earlier meeting and asked if there would be another opportunity for residents to attend a meeting and provide input.

City Planner Anderson replied that there is a public hearing scheduled the following week with the Planning Commission and the Comprehensive Plan amendment will go before the City Council the following Tuesday as well. He stated that although the Council consideration is not a public hearing, the Council has always been very inviting to allow members of the public to speak on an agenda item.

Motion by Board Member Little and seconded by Board Member Bernard to recommend approval of the Landscape and Tree Preservation Plans with the following contingencies:

- Revise all applicable plan sheets to provide either the 45-foot-wide corridor and required number of plantings or a 35-foot-wide corridor with a berm and required plantings to ensure compliance with the density transitioning standards.
- Provide a separate planting schedule for the density transitioning plantings and the base landscape plantings.

Motion carried. Voting Yes: Chairperson Moore, Board Member Little, Bernard, and Hiatt. Voting No: None. Absent: Board Member Fetterley and Valentine.