

6.01: Public Hearing: Request for Consider Preliminary Plat for Parkside Townhomes (Project No. 22-143)

Public Hearing

Acting Chairperson Gengler called the public hearing to order at 7:03 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Preliminary Plat, contingent upon enhancing the architectural finishes on the fronts and sides of the buildings facing a public road.

Acting Chairperson Gengler referenced the extra plantings proposed by the developer in lieu of the architectural additions and asked if those were the plantings marked as too close to the boulevard plantings.

Senior Planner Anderson replied that there is an individual row of additional trees, which is what staff recommends eliminating or reposition within the site. He stated that to offset the architectural features, there were some plantings around the base of the homes.

Acting Chair Gengler asked where the guest parking would be located, noting that she could only find 10 spots.

Senior Planner Anderson noted the locations proposed for guest parking.

Councilmember Woestehoff asked, and received confirmation, that the current land does not have the boulevard trees in place. He asked if the boulevard trees could not be planted, and the developer trees planted instead.

Senior Planner Anderson replied that with the design framework there is a heavy emphasis on streetscape specifically and there is a requirement for the boulevard trees. He noted that they have offered to eliminate that row of trees on the interior. He stated that if the applicant still wants those trees, they could plant them but there could be space constraints in the future.

Councilmember Woestehoff stated that his thought was that this could potentially save the City some money. He stated that if the row of developer trees is eliminated, perhaps the developer take on half the cost of the boulevard trees.

Senior Planner Anderson clarified that the developer is responsible for the installation of the boulevard trees.

Citizen Input

Jason Palmby, applicant, commented that his intention would be to start construction on the first phase this spring/summer if all approvals are gained.

John Rask, M/I Homes, commented that they can look to relocate some of the trees within the site once they have the utility plans. He stated that they do not disagree with the staff recommendation on the stone but were hoping for some flexibility. He stated that they were trying to keep the cost of the homes down but would still move forward with stone if that is required. He noted that once they begin construction, they would most likely market homes for sale in one year.

Commissioner Peters asked if the interior roads would be fully constructed with phase one, or with each phase.

Mr. Rask commented that the roads would be phased with each phase of the homes.

Senior Planner Anderson commented that there would be multiple points of access as part of phase one.

Commissioner VanScoy asked if the contingencies need to be defined or whether that could be worked out with staff.

Senior Planner Anderson replied that standard contingencies are included in the draft resolution and provided more details. He stated that if there were additional contingencies, the Commission should specify what that may be.

Commissioner VanScoy commented that he had no additional contingencies but wanted to ensure that the comments of staff would be met.

Councilmember Woestehoff noted that there is a sidewalk on the east, along Rhinestone and asked if that would be the only sidewalk proposed.

Senior Planner Anderson replied that the sidewalk is in place along Rhinestone and the developer would be installing sidewalk along the other three public roads.

Motion by Commissioner Peters, seconded by Commissioner VanScoy, to close the public hearing.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Bauer	aye
Acting Chairperson Gengler	aye

Motion Carried.

Acting Chairperson Gengler closed the public hearing closed at 7:23 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to recommend that City Council approve the Preliminary Plat contingent upon compliance with Staff's review comments, including enhancing the architecture on the fronts and sides of the buildings facing a public road with stone, brick, or a similar material.

Further discussion

Commissioner Anderson stated that as before, he will not be supporting this proposal noting that he does not believe the porches proposed fit the character of the neighborhood. He stated that he was pleased to see the requirement for brick on the front but still does not believe that this would meet the requirement for a front porch.

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Anderson	nay
Commissioner VanScoy	aye
Commissioner Peters	aye
Acting Chairperson Gengler	aye

Motion Carried.