

6.02: Public Hearing: Consider Preliminary Plat for Parkside Townhomes (Project No. 24-117) in The COR; Case of COR at Ramsey, LLC

Public Hearing

Chairperson Gengler called the public hearing to order at 7:10 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Preliminary Plat, contingent upon compliance with staff's review comments.

Commissioner Bauer asked why there is a 12-month expiration on preliminary plats.

Planning Manager Larson replied that length of time could be adjusted, but the purpose is to ensure that an approved plat does not sit for years as times and regulations could change then prior to construction. He stated that there are allowances for time extensions and some applicants do request that extension of time.

Senior Planner Anderson replied that final plats are valid for two years.

Commissioner Bauer stated that he would think more time would be allowed between preliminary and final plat as the applicant would still need to come back for final plat and therefore if conditions change, that could be addressed at that time.

Planning Manager Larson noted the element of public engagement and notice, as if plans sit for too long, people will forget about it.

Senior Planner Anderson noted that the notification requirement is only triggered for preliminary plat, not final plat.

Commissioner Bauer asked for details on the comments from staff and the different departments and asked for an update on the progress on those items.

Senior Planner Anderson replied that almost all the comments have been addressed noting that only some minor comments are left to address that would not impact the layout or design of the plans.

Citizen Input

Jason Palmby, applicant, stated that one of the primary issues for the delay was the market conditions and projected cost. He stated that many things have changed since then and they are moving forward to the Council with both the preliminary and final plat requests.

Chairperson Gengler noted the reduction of ten units and asked for details.

Senior Planner Anderson commented that the overall number of units did not change, but the split between phases did change and therefore the first phase has ten less units.

Daryl Snow, 14642 Sapphire Street NW, asked the developer to provide details on anticipated street closures. He stated that since moving here about one year ago they have found that there are no playgrounds for children with the exception of crossing Bunker and asked if there have been any mentions of a playground.

Senior Planner Anderson replied that Waterfront Park is in the design phases currently, although he was unsure of the anticipated timeline. He stated that there is another park west of PACT Charter School, but was unsure if there was playground equipment in that park. He stated that the intent would be for Waterfront Park to serve The COR without having to cross Bunker.

Mr. Palmby stated that their property is basically an island and therefore the staging and construction will be self-contained within that area.

Diana Gadba, 14583 Rhinestone Street NW, stated that she has called the City and Police several times because of vehicles running the stop sign multiples times per day at Rhinestone and Ramsey Parkway. She was concerned that the additional vehicles would increase the chance of an accident. She commented on the large number of people that walk dogs in the area and do not clean up after themselves and had concern that would also increase.

Senior Planner Anderson stated that all applications are routed through the Development Review Committee, which has representation from all departments, and no concerns were raised related to traffic or safety.

Naomi Golnitz, 7379 East Ramsey Parkway, echoed the comment of the last speaker related to people running the stop signs. She asked where the construction workers would be parking for this project. She also echoed the comments of people not picking up after their dogs.

Chairperson Gengler asked if the construction workers would be parking within the limits of the site.

Mr. Palmby confirmed that they could find a way to make that work.

Ms. Gadba asked how the additional homes would impact the sound and quality from the music in the park events.

Commissioner Hunt asked the anticipated length of construction.

Emily Becker, M/I Homes, replied that would be market driven.

Commissioner Van Scoy asked if there is any thought for off-site parking available for the construction crew.

Senior Planner Anderson replied that only a portion of the block would be final platted and therefore the western half of the block would be readily available for the workers to utilize. He stated that the area is also surrounded by public roads that have on-street parking available.

Commissioner Van Scoy noted the comments related to traffic compliance and asked the response of the City.

Senior Planner Anderson replied that if there are issues of that nature, the residents should continue to call the Police. He stated that staff will also share the comments with public safety and perhaps patrols or temporary signage could be used to curb that behavior.

Commissioner Bauer commented that there are safety issues that were brought forward but that is not a design flaw but an issue of compliance. He noted that issue is not unique to that neighborhood as he experiences that in his neighborhood as well. He stated that is more of an issue of enforcement.

Commissioner Hunt asked if there would be a traffic volume that would trigger a roundabout type of improvement.

Senior Planner Anderson replied that he would not think a local road would meet the thresholds for that type of improvement.

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:36 p.m.

Commission Business

Motion by Commissioner Hunt, seconded by Commissioner Van Scoy, to recommend that City Council approve the Preliminary Plat, contingent upon compliance with staff's review comments.

A roll call vote was performed:

Commissioner Heineman	aye
Commissioner Peters	aye

Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

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