

**6.01: Public Hearing: Consider a Preliminary Plat and Variance Request for Riverstone South 6<sup>th</sup> Addition (Project No. 24-127); Case of Development Consulting Services, LLC**

**Public Hearing**

Chairperson Gengler called the public hearing to order at 7:02 p.m.

**Presentation**

Senior Planner Anderson presented the staff report stating that staff recommends approving both the variance for cul-de-sac length and the preliminary plat for Riverstone South 6<sup>th</sup> Addition. He provided additional details on public comments received from a neighboring property owner who had concerns about stormwater management and whether runoff would come onto adjacent properties and felt too much housing was being developed overall in the general area.

Commissioner Bauer asked if this area was included in the long-range plan for Riverstone South as housing.

Senior Planner Anderson replied that this area was part of the Riverstone South Preliminary Plat as an outlot, but the details as to how the outlot would be subdivided were not shown. He stated that the development of this area was included in the environmental assessment worksheet that was completed.

Commissioner VanScoy asked if this request meets all the minimum standards of the R1-B zoning district and noted that it sounds like the City recommended the cul-de-sac rather than an intersection.

Senior Planner Anderson stated that there are a few tweaks to lots that are required, as noted in the staff review comments.

**Citizen Input**

John Dobbs, applicant, stated that they were not sure what they would want to do with this outlot but have decided to proceed with single-family homes. He stated that the 50-foot buffer was contemplated long ago to provide a buffer between the housing types.

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:21 p.m.

**Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #25-026 Approving a Variance for Cul-de-Sac Length.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Motion by Commissioner Anderson, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #25-027 Approving the Preliminary Plat for Riverstone South 6<sup>th</sup> Addition.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.