

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD FEBRUARY 17, 2015

1. CALL TO ORDER – 6:30 P.M.
2. ROLL CALL OF MEMBERS – Those Present: John Sullivan, Chairman; Steve Hannan, Vice Chairman; Brandee Caswell, David Goff, Patricia Connell.

Mr. Sullivan stated that Mr. Rothschild recently purchased a home in Whisper Creek and asked to be excused from the meeting.

It was moved by Mr. Sullivan to excuse Mr. Crouse and Mr. Rothschild from the meeting.

ALSO PRESENT: Rita McConnell, Planning Manager; Randall Sampson, Sr. Ass't. City Attorney; Carol Ibanez, Planner; Chris DeRosia, Traffic; Joan Brown, Recording Secretary.

3. PLEDGE OF ALLEGIANCE –
4. APPROVAL OF MINUTES FOR JANUARY 20, 2015 - The minutes of January 20th stand approved as printed.
5. PUBLIC HEARINGS –

**12-Z-16 WHISPER CREEK III AT WILDGRASS REZONING, SE CORNER OF W. 87TH PKWY. & INDIANA ST.
12-ODP-02 MOUNTAIN SHADOWS OUTLINE DEV. PLAN
12-PDP-09 WHISPER CREEK III AT WILDGRASS PREL. DEV. PLAN
12-PP-03 WHISPER CREEK III AT WILDGRASS PREL. PLAT**

The public hearing was opened.

Mr. Sullivan entered into the record staff report 12-Z-16, 12-ODP-02, 12-PDP-09, 12-PP-03, dated 2-17-15, affidavit of mailing and posting log.

Mr. Chris Elliott was present and stated he was the original owner of the previous Whisper Creek development. He stated on the north side of W. 87th Parkway land was dedicated for school property, and the Goddard School has been constructed. He further stated Remington Homes is very active in developing in Whisper Creek. He also said after the adoption of the Comprehensive Plan, this particular parcel should be developed as a residential product.

Mr. Craig Karn was present and referred to a slide presentation which showed the location of the project, and the opportunities for commercial uses surrounding the area. He discussed the outline development plan with the proposed change from PUD-BP to residential. He referred to the preliminary development plan which will contain 50 single family detached lots and patio home style homes. He further said approximately 16% of the site will be open space, and over a half mile of trails including an 8' regional trail along Indiana St.

Mr. Bruce Smith spoke in opposition to the request. He stated when he purchased his home in September 2014, he was told the area was going to be built as commercial. He was concerned about the number of cars that will be using Indiana. He further talked about the amount of traffic that already exists on Indiana and that something needs to be done.

Mr. Elliott stated the property was zoned for commercial. He further stated the access onto W. 87th Parkway is in the same location indicated on the previously approved outline development plan. He further stated improvements to Indiana St. will be made along their property. He further stated they will be paying a share of a traffic signal on when it is warranted.

There being no one else wishing to speak, the public input portion of the hearing was closed.

Mr. Hannan asked if the fire district had any concerns with the access point.

Carol Ibanez stated there is a fire and emergency access road off of Indiana St. to provide a second access point to the development and addresses the concerns of the fire district.

Mr. Hannan asked if there are any plans for improvements to Indiana St.

Chris DeRosia stated a traffic study was prepared for the commercial portion, and stated the proposed use will have less traffic generated. He further explained that the warrant for a signal will be looked to determine when to construct a traffic signal at the intersection of W. 87th Parkway and Indiana St.

Mr. Goff asked if the traffic study includes increased demand on the Indiana corridor.

Chris De Rosia explained the process for conducting a traffic study.

Ms. Caswell questioned the difference between the acreage stated in the staff report and the acreage shown on the slide presentation.

Carol Ibanez stated the staff report is correct showing 12.9 acres.

Ms. Caswell questioned the condition regarding signalization and escrowing funds.

Carol Ibanez explained the development agreement required that traffic signal plans and cost estimates for the Mountain Shadow ODP parcels be submitted at the time of approval of the Wildgrass development. Staff is now requiring a condition of approval to update traffic signal plans for the 2009 MUTCD and cost estimates to be submitted at the FDP approval.

Mr. Elliott stated they are in agreement with that condition.

Mr. Sullivan asked the reason why the change referred to in the condition of approval was necessary at this time.

Carol Ibanez stated that the traffic signal cost estimates were based on 2006 MUTCD, and are no longer in compliance.

Mr. Sullivan questioned where the students will be attending since the initial review of the school district may no longer apply.

Carol Ibanez stated the school district is addressing the impacts of the new residential subdivision on the western edge of the City, and will need to determine attendance needs for the area.

Mr. Sullivan asked if school fees are being requested.

Carol Ibanez stated the fees are being assessed at the time of final approval, as well as school land dedication.

Mrs. Connell stated her questions were answered regarding parcels being dedicated for school sites.

It was moved by Mr. Goff that 12-Z-16, Whisper Creek III at Wildgrass Rezoning from PUD-BP (Planned Unit Development-Business, Professional, to PUD-r (Planned Unit Development-Residential) 3.8 du/ac., located at the Southeast corner of W. 87th Parkway & Indiana Street, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Pages 9 & 10 of the staff report.

DISCUSSION OF MOTION:

Ms. Caswell offered an amendment to the motion to indicate the density should be 3.87 du/ac.

Mr. Goff accepted the amendment.

Mr. Sullivan commented on the initial zoning for commercial, and stated after looking at the commercial zoning of PUD-BP surrounding the site, he felt this product will attract the older generation as well as the younger people.

Ms. Caswell agreed with the previous comments, and also stated that regarding the traffic concerns, the applicant's study does show less impact to traffic than what was originally approved in 2004. She further stated that not only is the amendment consistent with the new Comprehensive Plan, it actually results in a net less impact in terms of traffic on Indiana St. She said the topography of that site does lend itself to this kind of development, but not so much for commercial development.

Mrs. Connell agreed that the patio homes offers an alternative to persons who no longer want a larger home, and it adds diversity to that area.

The following votes were cast on the motion:
Those voting Yes: Caswell, Goff, Hannan, Sullivan, Connell.
Those absent: Crouse, Rothschild.
The motion carried.

It was moved by Mr. Goff that 12-ODP-02, Mountain Shadows Outline Development Plan Amendment, located at the Southeast Corner of W. 87th Parkway & Indiana Street, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Pages 10 & 11 of the staff report.

The following votes were cast on the motion:
Those voting Yes: Caswell, Goff, Hannan, Sullivan, Connell.
Those absent: Crouse, Rothschild.
The motion carried.

It was moved by Mr. Hannan that 12-PDP-02, Whisper Creek III at Wildgrass Preliminary Development Plan, located at the Southeast Corner of W. 87th Parkway and Indiana Street, be recommended to City Council for approval subject to the condition stated in the staff report, Item 1, Page 15. (Provided below for purposes of these minutes.)

1. TRANSPORTATION - The Property Owner/Developer is required to submit updated traffic signal plans per the 2009 MUTCD and cost estimates to the Traffic Division at the

FDP to review and approve. The Property Owner/Developer shall provide to the City the escrow amount needed to construct the ultimate traffic signal based on the approved engineering cost estimate as determined at the FDP.

This motion is based on the findings of fact and approval criteria on Pages 12 & 13 of the staff report.

The following votes were cast on the motion:
Those voting Yes: Caswell, Goff, Hannan, Sullivan, Connell.
Those absent: Crouse, Rothschild.
The motion carried.

It was moved by Mr. Hannan that 12-PDP-02, Whisper Creek III at Wildgrass Preliminary Plat, located at the Southeast Corner of W. 87th Parkway and Indiana Street, be recommended to City Council for approval subject to the condition stated in the staff report, Item 1, Page 15. (Provided below for purposes of these minutes.)

1. TRANSPORTATION - The Property Owner/Developer is required to submit updated traffic signal plans per the 2009 MUTCD and cost estimates to the Traffic Division at the FDP to review and approve. The Property Owner/Developer shall provide to the City the escrow amount needed to construct the ultimate traffic signal based on the approved engineering cost estimate as determined at the FDP.

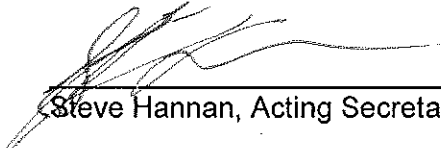
This motion is based on the findings of fact and approval criteria on Pages 13 & 14 of the staff report.

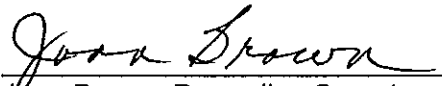
The following votes were cast on the motion:
Those voting Yes: Caswell, Goff, Hannan, Sullivan, Connell.
Those absent: Crouse, Rothschild.
The motion carried

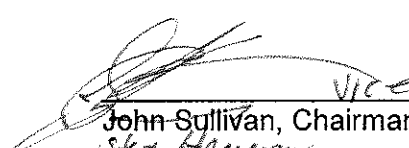
7. OTHER ITEMS –

The next meeting is scheduled for March 2, 2015.

8. MEETING ADJOURNED – 7:20 P.M.


Steve Hannan, Acting Secretary


Joan Brown, Recording Secretary


John Sullivan, Chairman
Steve Hannan