

BIXBY PLANNING COMMISSION

REGULARLY SCHEDULED MEETING

MINUTES

CITY HALL, COUNCIL CHAMBERS ~ 116 WEST NEEDLES, BIXBY, OKLAHOMA
MONDAY, MARCH 19, 2018 ~ 6:00 PM

TAMMY EWING, CITY ATTORNEY TO INTRODUCE JUDGE CHILDERS

EXECUTION OF OATH: Paul Wizikowski

SWORN IN BY JUDGE CHILDERS

PHOTO OPPORTUNITY

CALL TO ORDER TIME: 6:13 PM

ROLL CALL

Planning Commission Members	HERE	ABSENT
Chris Cloyde	H	
Tom Holland	H	
Joshua Nave	H	
Lance Whisman (CHAIR)	H	
Paul Wizikowski	H	
Other staff present: Tammy Ewing-City Attorney, Marcae' Hilton-City Planner		

CONSENT AGENDA

1. Approval of Minutes: Regularly Scheduled Planning Commission Meeting ~ January 16, 2018.
2. February 20, 2018 Planning Commission was cancelled due to lack of applications (no minutes available).

1. CONSENT MOTION: Josh Nave	SECOND: Tom Holland	
Planning Commission Members 4-0-1	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	ABSTAIN	

PUBLIC HEARINGS

5. PUD LANTERN HILL (BXPUD-18.01 MI72 LANTERN HILL):

Applicant, JR Donelson

Discussion and recommendation of a Minor Amendment to PUD 71 for a requested change in the minimum square footage of house size, being the NE/4 of the SE/4 of Section 15, T17N, R13E and addressed 14728 S. Sheridan Rd.

Property Located: south of E. 141st Street and west of Sheridan

NO. 5 PUD LANTERN HILL: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

REQUEST: RECOMMENDATION OF APPROVAL OF MINOR AMENDMENT TO PUD 72 (Supplemental Zoning), PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA

EXISTING ZONING: PUD 72:RS-3 (Single-family Residential)

LOCATION: 146th St. S. and Sheridan Rd. in Bixby, OK

STR: Section 15, T17N, R13E

LOT: Lot's (75), Block's (3), Reserve's (4)

ACRES: 39.9

EXISTING USE: *Lantern Hill*, residential subdivision under development

PUBLIC INPUT: None, not advertised

PUD/DEVELOPMENT INFORMATION: (not complete list). The original PUD primarily proposed to reduce the minimum lot width requirement in the RS-3 district from 65' to 60', to allow for replatting as "Southridge at Lantern Hill." On August 27, 2012, the City Council approved Ordinance Number 2089, adopting PUD-72, as recommended by the Planning Commission and staff, subject to the corrections, modifications, and conditions provided by staff and the additional conditions that houses constructed will be a minimum of 1,800 square feet up to 3,000 square feet, with full masonry up to the plate line, which masonry shall not include "Hardie" board.

Because of the extraordinary delay in time the developer took in providing final documents to address necessary corrections, modifications, and conditions for this re-subdivision, publication of Ordinance Number 2089 did not occur. The City Attorney advised the best practice would be to repeal Ordinance Number 2089 and enact Ordinance 2108 in its place, which was published in a timely fashion on January 24, 2013. The PUD was approved and found to be consistent with surrounding Zoning or land use patterns.

SUMMARY OF MINOR AMENDMENT TO PUD 72

- **CHANGE IN DEVELOPMENT STANDARDS (PG 4 of Original PUD 72)**

PUD 72

BXPUD-18.01 MI72

MIN SQ FT OF HOME 1,800

MIN SQ FT OF HOME 1,700

A. Amend Development Standards:	
The Development Standards presently reads as follows:	
<u>Dimensional Standards:</u>	
The minimum home square footage shall be 1,800 with a maximum of up to 3,000 square foot.	
The Development Standards shall be amended to read as follows:	
<u>Dimensional Standards:</u>	
The minimum home square footage shall be 1,700 with a maximum of up to 3,000 square foot.	

Dimensional Standards:

Lot Width:

The minimum lot width proposed in the Southridge at Lantern Hill will be 60'.

The minimum home square footage shall be 1,800 with a maximum of up to 3,000 square foot.

Home exterior shall be full masonry up to the plate line, which masonry shall not include "Hardi board".

All other dimensional standards will be as per RS-3 zoning guidelines.

PLANNING COMMISSION SHOULD CONSIDER:

1. *Does the proposed PUD amendment meet the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-71-2:*

PURPOSES OF A PUD: The purposes of the planned unit development are to:

- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit flexibility within the development to best utilize the unique physical features of the particular site;
- C. Provide and preserve meaningful open space;
- D. Achieve a continuity of function and design within the development;

2. *What action does the Planning Commission want to take?*

11-5-4: ZONING MAP AMENDMENTS:

D. Planning Commission Action On Zoning Map Amendments:

1. After notice and public hearing, the planning commission shall vote to:
 - a. Recommend to the city council that the application be approved:
As submitted
As amended
Approved subject to modification; or
 - b. Recommend to the city council that the application be denied.
2. An application recommended for approval, or approval subject to modification, shall be transmitted, with the report and recommendation of the planning commission, to the city council within fifteen (15) days from the date of the planning commission action.
3. An application recommended for denial, shall not be considered further unless the applicant, within fifteen (15) days from the date of the planning commission action, files a written request with the city clerk for a hearing by the city council. The request for hearing shall be accompanied by the payment of a fee in such amount as established by resolution of the city council. Upon notice of such request, the planning commission shall forthwith transmit the application and its report and recommendations to the city council.
4. In the event the planning commission arrives at a tie vote, the application shall be transmitted with a report and notation of the tie vote to the city council within fifteen (15) days from the date of the planning commission action. (Ord. 272, 4-2-1974; amd. 2006 Code)

STAFF COMMENTS:

1. The applicant is asking for the difference of 100 square feet, equivalent to 10x10 room
2. Confirm DOD language Section II, A., C-min floor area
3. Add Case No. to face of PUD amendment: BXPUD-18.01 LANTERN

THE APPLICANT, JR DONELSON, 12820 S. Memorial Dr., PRESENTED THE PROJECT AND WAS IN AGREEMENT WITH STAFF COMMENTS

LANCE WHISMAN, CHAIR-I remember this from years ago, I was present during initial debate on lot size and house size, I have a real problem granting the amendment after 1/3 of subdivision is built.

JR-I understand, the applicant is looking to offer another product.

TOM HOLLAND-If we are going to change the covenants, why aren't the homeowners involved? I would like some say if I lived there, no division between one and the other, I understand the 100 sq. ft. difference. I would like to see the homeowners involved.

LANCE WHISMAN, CHAIR-Additional conversation...the lots are higher end...about the original PUD approval and battle.

JR-the applicant owns all the lots, it is not a lot draw, he controls the pricing and market.

PAUL WIZIKOWSKI-can you give me some context of what size of house has been built?

JR-most existing is around 22,000 sq. ft. The applicant is trying to have a new product.

LANCE WHISMAN, the property has sold since the original PUD was approved.

PAUL WIZIKOWSKI-is there a precedence for this type of request?

TOM HOLLAND-reduction in square footage could be reduction in price.

JR-No there is no reduction in the price.

MORE PC DIALOGUE...

JOSH NAVE-Is the applicant willing to notify the residents of the change?

JR-it would set a precedence and require City Council approval of subdivision regulation changes

MORE PC DIALOGUE...

JOSH NAVE-you can't tell the difference of a 1,700 or 1,800 sq. ft. home driving by, but I do sympathize with the existing home owners in the subdivision

MORE PC DIALOGUE...

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? NONE

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.

(LANCE) ARE THERE ANY COMMENTS FROM PC? DO WE HAVE A MOTION?

5. PUD LANTERN HILL: Josh Nave		SECOND: Lance Whisman
MOTION/NOTES: Move to continue to next PC meeting to allow applicant opportunity to bring more information.		
Planning Commission Members 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

PLATS

3. FINAL PLAT CEDAR CREST BUSINESS PARK (PUD 41):

Applicant, Ryan McCarty

Discussion and recommendation of the Final Plat for Cedar Crest Business Park, zoning PUD-41:CS (Commercial Shopping), 8.316 Acres, 2 Lots, 1 Block, on an undeveloped lot for proposed commercial use and mini-storage, Use Unit 16, Section 21, T17N, R13E
Property Located: 1/2 mile east of Harvard and south of 151st Street

NO. 3 FINAL PLAT: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner
We still have an outstanding request for Utility "sign-off" letters. NO building in the floodplain. (MARCAE) IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON March 26, 2018

REQUEST: Final Plat *Cedar Crest Business Park (PUD 41)*

EXISTING ZONING: CS-PUD 41 (Commercial Shopping District) (PUD 41)

LOCATION: 4110 E. 151st E. Ave.
South of 151st Street and ½ mile east of Harvard

STR: Section 21, Township 17N, Range 13E

SIZE OF TRACT: 8.316 acres

LOT INFO: 2 Lots
1 Block
2 Reserves

PUBLIC INPUT: No known comments

BACKGROUND INFORMATION:

GENERAL: The Final plat for Cedar Crest Business Park (PUD 41) consists of two (2) lots and one (1) Block on 8.316 acres. The property is currently zoned CS per PUD 41 which was sent to City Council as a second reading for approval on July 11, 2005 and was filed in Tulsa County as Ordinance No. 908 amending Ordinance No. 272.

The south end and a portion of the east is located within a 100-year floodplain. At this time, the developer does not intend to bring this area out of the floodplain. The floodplain is located within two reserve areas.

The Technical Advisory Committee (TAC) heard this item on Wednesday, March 7, 2018 the comments are listed as part of the attached *PLAT CHECKLIST*. The comments from the Fire Marshal are also listed as part of the Checklist. Staff requests all outstanding comments be resolved before submittal of the Final Plat.

Staff believes the Final Plat for Cedar Crest Business Park meets the requirements of the Zoning Regulations and Bixby Land Use.

SURROUNDING ZONING AND LAND USE:

North: CS (Commercial Shopping); AG (Agriculture)
South: RS-2 (Residential Single-Family), 100 year Floodplain
West: AG (Agriculture) unplatted *New Beginnings Baptist Church*
East: AG (Agricultural) undeveloped, 100 year Floodplain

COMPREHENSIVE PLAN:

Land Use Intensities: Some is Development Sensitive
Land Use: Residential Area
Urban Design Elements: Corridor
Public Facilities: Planned Regional Trail

EXHIBITS: Final Plat for Cedar Crest Business Park
Checklist for Cedar Crest Business Park

STAFF RECOMMENDATIONS:

Staff believes the proposed Final Plat meets the requirements of **Chapter 4 FINAL PLAT** (Ord. 854, 9-9-2002) of the Zoning Regulations and Land Use objectives.

Staff recommends approval of the Final Plat for Cedar Crest Business Park subject to the resolution of comments from staff and *Plat Checklist*.

PLANNING COMMENTS:

PRELIMINARY PLAT

1. Add the following to the legend
 - a. CONC
 - b. LP
 - c. HDWL
 - d. TPED
 - e. FH
 - f. WV
 - g. CGMP
2. Identify and dimension the small dotted line north of the finger portion of the floodway, see PDF
3. Identify the dotted line on the north boundary consistent with the existing paved road, see PDF
4. Add the PSO easement discovered in ALTA survey
5. Identify the adjacent parcel owner on the west

FINAL PLAT

6. Correct name pg. 2 paragraph 2 (Jim Roberts)
7. Confirm with PSO regarding easement documentation/allowances
8. Get sign off letters from Utility companies

TAC COMMENTS:

PRELIMINARY PLAT

9. Not touching floodplain
10. 8' max wood screening fence, buffer-seeking variance
11. Show ultimate build-out for Planning Commission
12. Sanitary sewer-public or private
13. No Climate Controlled
14. OG&E PSO service on N. Stafford
15. No Climate Control
16. Single Phase
17. Lot 1 10-11,000 office/retail
18. BTC- pedestal in drive
19. Lighting: Wall packs on outside

FINAL PLAT

20. PSO will send plat to main office for comment
21. Jason Mohler, Development Services Director
 - a. water and sewer are good
 - b. They have not had Pre-construction meeting
 - c. PFPI-will confirm during Pre-construction meeting
 - d. ODOT has granted permission to widen drive
22. Joey Wiedel, Fire Marshal
 - a. Access to future tie in to south has been addressed
 - b. Discussed Post indicator valve
 - c. Lot 1 development is required to be sprinkled (all of commercial)
23. RYAN
 - a. Account Name for Utility Meter will be White Hawk LLC
 - b. No One living on premise
 - c. Will send latest site plan
24. BTC-access off of HWY
 - a. T-PAD on NW corner
 - b. Office is on west? Yes

FIRE MARSHAL COMMENTS: (taken from 4-28-2016 Pre-Development Meeting)

PRELIMINARY PLAT

25. PUD 41 "Cedar Crest Business Park" provide this office with further documents prior to final plat approval:
26. All hydrants shall be operable before construction begins.
27. Brand- AVK or Mueller , Color- Chrome Yellow
28. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction begins. (IFC 2015 Appendix D)
29. Stub out streets may be required for any abutting Unplatted property.
30. Security gates shall meet City of Bixby Ordinance 9-7-2 Chapter 5. Provide this office with drawings and specs for approval.
31. Provide this office with turning radius modeling ensuring a dual axle fire engine that is 32 foot 11 inches long can maneuver the proposed turning radiuses/ street configurations.

32. Main entrance S curve should be softened.
33. Fire lanes and signage will be required as per IFC 2015 Appendix D and Chapter 5.
34. Westerly drive will need to be a minimum 26 feet wide, all others will need to be 30 feet wide per IFC 2015 D 103.1.
35. Developer to keep gross area below 62,000 square feet in order to allow one ingress/egress or up to 124,000 square feet when sprinkled per IFC 2015 Section D104.1
36. Proposed gross area of Lot 2 of Block 1 is 57,500 sq. feet. Lot 1 of Block 1 will need to be taken into consideration when calculating total square feet allotments due to both lots only having one means of ingress/egress.

SITE PLAN REVIEW

37. All hydrants shall be operable before construction begins.
 - a. Brand- AVK or Mueller, Color- Chrome Yellow
38. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction begins. (IFC 2015 Appendix D)
39. Stub out streets may be required for any abutting unplatted property.
40. Security gates shall meet City of Bixby Ordinance 9-7-2 Chapter 5. Provide this office with drawings and specs for approval.
41. Provide this office with turning radius modeling ensuring a dual axle fire engine that is 32 foot 11 inches long can maneuver the proposed turning radiuses/ street configurations.
 - a. Main entrance S curve should be softened.
 - b. Fire lanes and signage will be required as per IFC 2015 Appendix D and Chapter 5.
42. Westerly drive will need to be a minimum 26 feet wide; all others will need to be 30 feet wide per IFC 2015 D 103.1.
43. Developer to keep gross area below 62,000 square feet in order to allow one ingress/egress or up to 124,000 square feet when sprinkled per IFC 2015 Section D104.1
 - a. Proposed gross area of Lot 2 of Block 1 is 57,500 sq. feet. Lot 1 of Block 1 will need to be taken into consideration when calculating total square feet allotments due to both lots only having one means of ingress/egress.

ENGINEERING COMMENTS: (not a complete list)

PRELIMINARY PLAT

Paving & Sidewalk Comments:

44. Sidewalks are required on 151st Street. The Engineering plans should include sidewalk location and details.
 - a. **12-6-4: PLAN SUBMITTAL:**  

The subdivider of the proposed subdivision shall submit four (4) complete sets of construction plans and specifications for all improvements regarding streets, drainage and storm sewers, water lines, sanitary sewer system, sidewalks and pedestrianways, in accordance with this title, current engineering design manual and PFPI requirements to the city for their approval. (Ord. 854, 9-9-2002; amd. 2006 Code)

b. **12-3-2: GENERAL DESIGN STANDARDS:**

N. Sidewalks: If the proposed subdivision affronts both sides, concrete sidewalks shall be constructed along both sides of every arterial street, collector street or minor street shown on the plat in accordance with the engineering design manual of the city; provided, that concrete sidewalks shall be constructed only on the one side of frontage roads opposite the highway; provided further, that sidewalks shall not be required on the interior of industrial subdivisions, unless the planning commission and/or the city council determines that there is a need for such sidewalks for pedestrian movement to a residential subdivision or to a school site. After final acceptance by the city of the sidewalks, the maintenance thereof shall become the responsibility of the abutting property owners.

THE APPLICANT (Ryan McCarty of Select Design, 20 E. Dawes) WAS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? NO PUBLIC COMMENT

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED

(LANCE) ARE THERE ANY COMMENTS FROM PC?

TOM HOLLAND-Confirmation of 8'screening metal fence with columns and architectural panels. On the east side the wall is the metal fence.

PUD Lot 1 Block 1? Is this still reserved as commercial? YES

CHRIS CLOYDE- this is a final plat, we have an approved PUD, approved Preliminary Plat, this is the last step in the process. There is not much to do, it is all approved.

PAUL WIZIKOWSKI-I have a couple of questions, not intending to change anything. None of the buildings are in the floodplain? Correct, all FP is in reserve area. What about the front? The owner will wait for the market to get a little stronger before building anything.

DO WE HAVE A MOTION?

3. FINAL PLAT CEDAR CREST: Josh Nave		SECOND: Chris Cloyde
MOTION/NOTES: Move to approve per staff comments		
Planning Commission Members: 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

4. PRELIMINARY PLAT VILLAGE OF SCERENO (BXPUD-17.04 VILLAGE):

Applicant, Ryan McCarty

Discussion and recommendation of the Preliminary Plat for Village of Scereno, zoning BXPUD-17.04, 28.46 Acres, 5 Blocks, on an undeveloped lot for the purpose of a church, mixed use facilities and residential uses, Section 35, T18N, R13E

Property Located: northwest corner of Memorial Drive and 121st Street

NO. 4 PRELIMINARY PLAT: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

(MARCAE) IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON March 26, 2018

THE APPLICANT (Ryan McCarty of Select Design, 20 E. Dawes) IS PRESENT AND IS IN

AGREEMENT WITH STAFF COMMENTS. Staff does not expect the lot and block configuration to change from the preliminary plat to the final plat. There are utility details which need to be worked out. The church has started the dirt work, their plans are under design.

REQUEST: RECOMMENDATION OF APPROVAL OF A PRELIMINARY PLAT FOR THE APPROVED PLANNED UNIT DEVELOPMENT, BXPUD-17.04 VILLAGE A MASTER PLANNED, MULTI-USE DEVELOPMENT

EXISTING ZONING: BXPUD-17.04 **VILLAGE:** RS-3, RM-3, OL, CS (SINGLE FAMILY, MULTI-FAMILY, OFFICE, COMMERCIAL)

LOCATION: North of 121ST and west of Memorial

STR: Section 35, T17N, R13E

LOT SIZE: 28.46 Acres +/-

EXISTING USE: Undeveloped, Bridge Church will be first parcel developed

PUBLIC INPUT: NONE

PROPOSED USE/DETAILS: This parcel is overlaid by a Planned Unit Development (PUD) which was approved by City Council on June 26, 2017 per Ordinance No. 2221. The property belongs to "The Bridge Church," The Master Planned, multi-use development, encompasses the northwest corner of 121st and Memorial, less and except Lots 5-9 of Bixby Centennial Plaza, Plat No. 6107. The proposal is based on a Village concept. When fully developed a resident of the Village could potentially live, work, dine and be entertained within the 28-acre development. The theme is a Classic Americana Downtown Square with public gathering spaces.

SURROUNDING ZONING AND LAND USE:

North: (RS-1) Single-family Residential, North Heights Addition, near Jiffy Lube

South: (CS) Commercial Shopping, undeveloped agriculture parcel

East: (CG) General Commercial: PUD 76 Scenic Village, Bixby Creek

West: (RS-3) Single-family Residential, Fox Hollow, PUD 51: CS, OL-St Johns

COMPREHENSIVE PLAN:

Land Use Intensities: Medium at Corner

Land Use: NA

Urban Design Elements: Corridor

Planning Commission has the right to make the following recommendations:

12-2-4 F. PRELIMINARY PLAT Action:

1. The preliminary plat shall be reviewed by the Planning Commission for conformity with the Comprehensive Land Use Plan of the City, subdivisions regulations and for compliance with the standards, requirements and principles hereinafter prescribed; and shall be reviewed by the planning staff for compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities. The Planning Commission shall determine whether to recommend that the preliminary plat be approved, approved with modifications, continued to a certain date, or be denied, with written notice to the subdivider.

STAFF COMMENTS: Staff recommends approval with the following conditions (not a complete list):

- Comply with Staff comments
- Meet or exceed Fire Marshal comments
- Meet or exceed City Engineer comments
- Make corrections listed in Plat Check list

PRELIMINARY PLAT CHECKLIST COMMENTS

___PLANNING COMMENTS:

PRELIMINARY PLAT

- 45. Give Dimensions of UE/Reserve Areas
- 46. Add St. John to Location Map and parcel identification on west boundary below Fox Hollow
- 47. Review St. John Plat for possible mutual access
- 48. Confirm No. of Lots, I got 54
- 49. Section III 2. (ADD LANGUAGE WHICH BINDS AC DECISIONS TO PUD COMPLIANCE)
- 50. Section V C. Amendment-"section III if ARC and POA are terminated who would enforce PUD, street maintenance, landscaping maintenance?"

___TAC COMMENTS:

PRELIMINARY PLAT

- 51. Name streets off of Memorial
- 52. Provide additional information/strategy on final plat process
 - a. Partial Vacation
 - b. Replat
 - i. All Lots go away
 - ii. Show existing easements
 - iii. Close and agree to vacation
 - iv. Vacate all 3 easements-District Court
- 53. PSO will need a switchgear-
 - a. 15 ft. tall with 5x5 on each side
 - b. Loads needed on each location
 - c. Where are the meters
 - d. Pole in SW corner?
 - e. Developer to pay if underground service is desired
 - f. 200' includes switchgear
 - g. Maybe come from Memorial-Jiffy lube/Bank
 - h. Overhead across Memorial at North
- 54. BTC-Church has access on North side
 - a. They will need sleeves (provide during development)
 - b. Ryan is to provide a conduit plan
 - i. Private Streets/Utility Easements
 - c. If developer digs ditch, BTC can share with PSO
- 55. Jason Mohler, Development Services Director
 - a. Include maintenance agreement for all utilities not just Public streets and water
 - b. Water and sewer are good
 - c. Provide Storm drainage calculations

- d. Private: streets, storm, pond
- e. Public: water, sewer
- f. Property Owners Association will be established
 - i. Can't be private Utility
 - 1. There are multiple lot owners (single-family)
 - 2. Apartments will have 1 meter
 - 3. ODEQ-show all blue lines on plans

56. RYAN MCCARTY, CONSULTANT

- a. Send out Auto Cad file-show water and sewer lines
- b. Pull box allowed per spec
- c. Will send latest site plan

57. JOEY WIEDEL, FIRE MARSHAL

- a. Place fire hydrant every 300 feet

FIRE MARSHAL COMMENTS: (not a complete list)

PRELIMINARY PLAT

- 58. Provide this office with further documents prior to final plat approval:
- 59. All hydrants shall be operable before construction begins.
- 60. Brand- AVK or Mueller , Color- Chrome Yellow
- 61. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction begins. (IFC 2015 Appendix D)
- 62. Provide this office with turning radius modeling ensuring a dual axle fire engine that is 32 foot 11 inches long can maneuver the proposed turning radiuses/ street configurations.
- 63. Fire lanes and signage will be required as per IFC 2015 Appendix D and Chapter 5.

ENGINEERING COMMENTS: (not a complete list)

PRELIMINARY PLAT

Paving & Sidewalk Comments:

- 64. Add sidewalks (required) on 121st Street. The Engineering plans should include sidewalk location and details.

- a. **12-6-4: PLAN SUBMITTAL:** 

The subdivider of the proposed subdivision shall submit four (4) complete sets of construction plans and specifications for all improvements regarding streets, drainage and storm sewers, water lines, sanitary sewer system, sidewalks and pedestrianways, in accordance with this title, current engineering design manual and PFPI requirements to the city for their approval. (Ord. 854, 9-9-2002; amd. 2006 Code)

- b. **12-3-2: GENERAL DESIGN STANDARDS:**  

N. Sidewalks: If the proposed subdivision affronts both sides, concrete sidewalks shall be constructed along both sides of every arterial street, collector street or minor street shown on the plat in accordance with the engineering design manual of the city; provided, that concrete sidewalks shall be constructed only on the one side of frontage roads opposite the highway; provided further, that sidewalks shall not be required on the interior of industrial subdivisions, unless the planning commission and/or the city council determines that there is a need for such sidewalks for pedestrian movement to a residential subdivision or to a school site. After final acceptance by the city of the sidewalks, the

maintenance thereof shall become the responsibility of the abutting property owners.

RYAN MCCARTY-all the streets are private, therefore they are placed in one reserve, 30 ft. wide. There will be a Property Owners Association (POA), the POA will determine a pro-rata for the maintenance of the streets it is determined by how many acres you own. Much of the utility details are still being coordinated with Public Works.

(LANCE) ARE THERE ANY COMMENTS FROM PC?

LANCE WHISMAN-CHAIR, the houses back there are not going to be gated?

Marcae' that is correct, they are open to the trail.

Discussion about pond depth,

JOSH NAVE: are there usually this many comments?

Marcae'-yes this is common

RYAN MCCARTY-the bulk of comments are from TAC. It is unusual, I will be meeting with the franchise utility companies to further discuss the project and utility placement. The church building permit will be submitted in April, they are going in first. Plat it like a subdivision and then pull individual building permits. Public infrastructure: water, sewers, sidewalks, the final plat will include the entire project.

TOM HOLLAND-multi tenant structures will be built as one unit?

RYAN MCCARTY-yes

TOM HOLLAND-#6 if terminated who will take over? Is this something to be worked out later? YES

CHRIS CLOYDE-will the PUD be filed with the Plat? Yes, the PUD will be referenced (staff now believes the PUD will be filed with PUD...to be determined 4.12.18)

LANCE WHISMAN- will any PUD amendments come back to PC-YES!!! (Marcae' Hilton)

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? NO PUBLIC COMMENT

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.

DO WE HAVE A MOTION?

4. PRELIMINARY PLAT VILLAGE: Chris Cloyde		SECOND: Tom Holland
MOTION/NOTES:		
Planning Commission Members: 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

ADJOURNMENT TIME: 7:04 PM

**APPROVED AT THE REGULARLY SCHEDULED
PLANNING COMMISSION MEETING
OF APRIL 16, 2018
UNSIGNED**



CITY PLANNER