P+Z 3/17/03 @ 6:30 pm

Todd Tocco
Don Sededahl
Robert Scheerer
Russ Selemon
Ray Bacon
Sheryl Greiner

I. Called to order @ 6:30 pm

II. Approval of minutes
Ray & Sheryl seconded
6-0

III. A. Toone Values pulled

B. Tranquility Values

Staff - recommend approval as presented

Ray Bacon motion to approve
Sheryl seconded
6-0

C. Shadow Creek Ranch SF-14B
Richard see notes - Richard
recommend approval

Ray w/ motion
Robert second
6-0

D. SCR SF-15
~~[illegible]~~ 5 comments - see Richard's note

recommend approval

Ray Bacon motion to approve
Robert Schereer seconded
always a concern
Sheryl a PUD would be a concern.

PUD document for SCR ~~[illegible]~~

6-0

E. SCR-16A
recommend approval w/ 3 comments

Ray w/ corrections
Russ seconded
6-0

[redacted]

see tape 1

[redacted]

(F) SCR-16B

Richard staff recommend approval
w/ 4 comments

Robert w/ staff
Ray seconded

6-0

(G) Sunrise Kalu Village
we denied last meeting
recommend approval as presented
Ray to approve
Russ to second

Ray - is this on the west side sunrise

Todd - yes

Sheryl density elm looking @

Todd - GB

(A) dropped

6-0

(I) Pateder - Patel

3 comments for approval

recommend approval

Ray motion

Robert seconded 6-0

(J) McHard Plaza

recommend approval

w/ 3 comments

city limit

Contour + 10 ft Blds

Robert

Ray seconded

6-0

extention 6 months

(K) recommend approval

Nghrim - new long ago.

Richard more than six months

Nghrim - up to six months spec.

Ray - don't have to specify - 6 months

Don - motion
Robert seconded

6-0

One extention, prior to expiration

(L) Kevin Cole, old First Baptist Church site. current owner market to sale, heck of a time proposed to sell in pieces. leads to a problem is 0 lot lines, under seperate ownership would have problem getting Bldg. permit. Staff recommended a PUD. few thing to change.

create 0 rear yard set backs
instead of lots call tracts
0 yard set backs

Shared parking
weekend use, day by day w/ school
parking spread on different corners
create shared parking in PUD.
90% lot coverage -
32.6%
asking for PUD designation with
GB classifications
currently MF and calls for GB
w/ current comprehensive plan.
protecting area.

who is buying land w/ Bldg
will change facade on metal bldg.
asking for stucco

designate magnolia tree for historical mark!

is not a raw piece of land
PUD to fit w/ future use

seven Bldgs on site
limit # of spaces @ 160 spaces

drainage w/ not change - but would meet new ones.
still in draft form in next week or so

Todd - if wanted to build on lots would have to ammend PUD

Kevin - ~~we wrote it that this~~ would not have to come back

Russ - 90% lot coverage (D) objective

Kevin if you want to limit to lot 3 we can, Yes I would like that ~~Russ~~.

Russ - ~~don't see a reason~~ stay w/ 70% overall coverage.

Kevin redo (D) 90% lot 3 and 70% for remainder of PUD

average coverage be 70%

If you put an existing tract of land & covers up lot w/ parking.
How do they get around 70% coverage

Todd see tape!

Russ - would like to see 70%

Robert - helping to sale property

Kevin - not to help sale. I wouldn't buy tract 2 w/out help of future in case of fire. more inclined PUD facilitates sale of property

Robert using parking as shared assist, but if someone can purchase & build on them defeats purpose of parking lots.

Don - HeD low side for # of parking

Kevin - HeD for Church - have to go by Bldg. Can hold 800 people.

Don - Make sure parking is adequate,

Todd - who will maintain parking lot

Kevin - not brought up yet

Todd - put in common area for parking lot

Russ - See value for protecting existing business, if I new parking would never change.

Mona - typically on PUD they show any future Bldg. does have to be ammended.

Robert - multiple owners be committed as something or another.

Kevin - creates a problem, set # of spaces

Todd - would not go - parking should be common area amongst everyone, cannot be changed! dedicate to parking.

Russ - don't like moving target PUDS

Sheryl - currently owned by (1) individual

Kevin - Yes

Sheryl -

Mona - would have to have

see tape !

Russ - need to be trade offs.

our board tries to stay consetent.

Todd - ground rules are their
→ 3 acres are there.
how many people in Old Town have
3 acres

Rob - someone could say I don't
want to go through process and
want to make a PUD, what's
to stop them.

Don - Does not have to be approved
why can we say no to you
and yes to you!!

Nghein - PUD is zoning clarification

Theresa - have to meet codes by city

Theresa - all city codes would have to be met

Sheryl - there will be a lot of variances to be requested

Kevin, we have unique issues. should be on case by case issue.

Robert - only solution to this particular property. PUD governs future ownership.

Rust - you have to stipulate in PUD document

Robert - future owners know what

see tape about corrections ???

Sheryl -

Laundry list locked down in PUD

Don - were are they

Sheryl
~~Russ~~ = what is your comfort level on parking "200"

Mona - If add structure have to add parking

Russ 250 spaces

Todd - 350 "

325 right now!

Ray sounds like a good #

Rob - stuck w/ Bld & parking

Sheryl - need variance's to rebuild

~~need to find out what if~~

Todd - Should stay what it is?

See tape!!!

~~[illegible]~~

unique & distinct on vertical encroachment.

~~[illegible]~~

Kevin - coin flip down the road.
we don't want vacant beds.
Robert - good idea & needs some work!

adjourned @ 7:46 pm.