Pt 3 1/20/03 (1)

opened 8:24

Ray motion seconded to Don

Ruby.

Jan. 6th ✓

Ruby Sunders was not absent twice

8 of 10 (two may)

before I commissoner there are 2 many

Todd - last mine

page 9 of 10

under item J. what was the reason for this request?

page 3 of 18 — Last set.

3rd paragraph

see tape Todd said he was serving on Pt 3

not as much concern, not in the original

subdivision represented in light. review tape

6-0 approved

A. #1079

Motion to deny Ray
seconded by Russ

Russ - should be comm. not MI
Ray no light industrial on Roy would like to see
it stay on Garden Rd.

Last time turned down
3rd time $250 each time.
I don't know what to apply for, what can
I apply for & get.

Tobin - last time app. for Comm.
P&Z recommend app. Council did not
approve comm. we can't control what they
apply for.

Don Stick w/ what was previously.
commercial.

Todd - possible to change, Tobin

Tobin - in the past we have done that!
to something more restrictive

Nghiem, more comfortable w/ rezoning
can

Don - if someone applies for zoning.

Tobin - hard to explain but hard to understand big concern that comm. allows xyz, we are OK w/ your business, but not if you sale

Don - any advice

Tobin - recommend approval

Nghiem - GB w/ SU permit

Tobin - not sure what he wanted to do!

Russ - existing single family home.

owner - Yes, 1 acre home 4 acre comm.

Ruby - future selling of property.

motion to deny 1079 as M1

6-0

B. # SV #123

Motion to approve by Ray
Ruby seconded.

Ruby - all in favor of approval
6-0

C. #1080

Sheryl motion to approve
Ray seconded

all in favor of app. 6-0

D. #1081

Russ Motion to deny
seconded by Todd.

Discussion -

Russ - to close to railroad house

Sheryl - consistent to area

Ray - anything as NS -

Terry - not really, because of the nature were it is.

Ray - concerned about safety, and res. erecting up against railroads.

Todd - why do we need to change the northern most part.

Terry - the 8 lots because we have to bring into the dev. if we use the 8 lots to build on, not feasable help off set the cost. Been a bond issue for Old Towne development and bonds are not here.

~~[illegible] 7 lots~~

Don - those homes would be 60 ft from RR.

Don Long - 3 lots w/ be gazeboo.

Terry - just outside of 100 ft from Railroad

~~[illegible] only 30 AA~~

Terry - use as MF & have common prop. lines

Don - still have cost

Ruby - no water & sewer

Don - ~~[illegible]~~ not suff. w or sewer

Sheryl - showing MF - small single Families homes consistent w/ neighborhood

Todd - already MF, someone could come in and build apartments.

~~Don~~ motion to deny Ray + Russ

all in favor for denial 2-0
~~No~~ opposed denial 4-0
denial 4-2

Sheryl motion to approve 1081
Don seconded

approval 4-2 Russ + Ray

E. # 1082

Don motion to approve
Ruby seconded.

all in favor 6-0

F. # 1077 & SU 121

Don motion for approval
Todd seconded

Staff -
Ray rather see it as commercial.
don't need to be zoned residential

Todd - our comp. plan shows as res.

~~Ray show as res. and said~~

Russ - I can live w/ GB
if it is truly going to be a church
it should not

Todd motion to approve + second 2-0
oppossed 4-0
Ray, Sheryl, Russ + Ruby

G. 1078

Ruby made motion to approve
seconded by Ray
6-0 for approval

H. Staff. Canteburg

Richard - Comments have been reflected.
Very large sub. probably plat in
four section - one of the largest
463 lots, ~~[illegible]~~ 4 diff phases.
# of comments, all been addressed.
recommend approval by engineer

Ruby - concern of drainage -
that it doesn't flood.
detention ~~between~~ south of railroad track

Ruby opening in railroad tracks.

providing stormwater detetion.

Todd - new plans meet requirements.

Ruby accept

Ray seconded

tape → ~~Ray~~ Russ
Parkland dedication

Richard sheet 3 additional parkland
Reserve "B"

Sheryl R-2 PUD

Richard half R-2 PUD + R2

Sheryl - How close to these Railroad tracks
are they building

consistent w/ what was in the PUD

Todd Motion to approve
6-0

I. recommend approval

Ray - are they going to have sidewalks

Terry BROOKS sidewalks are not required

~~[illegible]~~

~~[illegible]~~. motion to approve
6-0

J. ~~[illegible]~~ couple concerns that have been corrected. Recommend approval.

Ruby motion to approve
Ray seconded

Russ- Questions on sidewalks
& tree disposition

~~[illegible]~~

Terry- agreement 22 acres of corner for Parkland dedication and there are sidewalks for this sidewalk

motion for approval

6-0

K. Final of Plat Center @ Dixie Farm
recommend ~~approval~~ denial
not an approved TIA Convince traffic
Ruby denial
Sheryl seconded

Russ - laundry list
rather large oak tree, please
save oak tree

motion to Deny
6-0

L. 8 liners & MH

Ray motion to approve
Russ seconded

~~Todd~~ - SD as having SU
as replacement, do have MH or
Manf. Homes the incentive to get
zoning & then get specific use
why can't they get zoning & specific use.
We never discussed SD for any zoning.

Ray - leave SD as staff has
recommended.

~~[illegible]~~ see tape !!!

Alan - if there home burns down
more than 51%. apply for SU
again.

Ray, - Could not be replaced with fire or flood.

Todd - SD - tornado comes through person who has home has to get zone change and

Nghiem - the intent

See tape

Sheryl - challenges for consistency.

Tobin proposed this way, (SD) where all the requests come from

Nghiem - can go away if a disaster

Tobin -

Don - if this man. home is destroyed. Is there a test for damage.

Alan - general test 51% or more in value. loses.

Don

See tape

motion to ~~approve~~ ammend motion to remove SD under MF Homes

Russ - per location

Alan - yes per each individual Business

motion to approve

5-0

-1-0

"Todd is totally confused"

M. ordinance requires stormwater built before anything els. Wnant to do utility construction first. Staff recommendation don't see any problem with

Eric Stephens, 7325 El Camino Real, West put in underground at the same time of detention. East side has regional detention we will not put in any streets or grading. Just get permission to get started. In middle of rice field

(14)

Don motion to approved
Ray seconded

5-1

Russ

~~table~~ ~~rec~~ tape

O. Ruby Terra Associates

Russ seconded

to table
til after ~~[illegible]~~
27th

P. Discussion Townehomes

~~Propo~~ ~~Tell~~ Alan, Theresa real good job
2 pending townehomes.
Sub. ord. can apply any cond.
as a zoning comm. -
we need your feed back

Russ- Lot size 2500 sf
width 25
Street ROW 50

Alan open space requirements

Russ- The more the marrier.
Alan- no specific - hard time living w/
anything less than that.

Ruby
See tape

Randy - relative to open space

Sheryl I would like to see some should have common area

what that # should be, equally levered. 15% percent as opposed to 10% sound small.

Randy Critical issue - Comm. it is in is Silverlake - other Comm. have open space such as Shad. C. Ranch. I Cant blend SF Townhome
See tape ~~open space~~
no reg for open space SFD. ~~is there for~~
if it is a stand alone project type. ~~every~~

Sheryl could piggy back on dev. w/ Communities surrounding. If it good enough for SFD then it should be OK for townehomes.

See tape.

Todd my thought want to build, just bring a PUD forward

Alan its in the ETJ.

Randy - prove that comm. far an excess to serve SF Residency. diff. ground when you have MF

Russ - I like your idea of coverage. 2500 SF, 25ft lot width, 100ft deep. your going to have a backyard, people prefer to see concrete will have open space

Ray - most Townehomes have enough room to have BBQ pit, the less the better. I don't want no green grass.

~~Sheryll~~ -

Ruby - if Silver Lake already has all these amentaties why have more open space if people are moving there to have less space.

see tape

won't be open area.

Sheryl - right the first time

Alan - criteria that is appropriate for area.

R4 Alan if in city follow what PUD

not requiring

~~DISCUSSION~~

Consideration + Possible Action -

Sheryl - 11 max

Todd - want to develop in city

Alan current regulations may change.

Ray we had 4 come to Towne + Council disapproved.

Ray - a little more on density.

Most people who

Todd - 11 unit per acre only 27,500 sf.
still have 10,000 sf of Raw rand.

Randy, here is the danger of density!
what happens they hit density 2.3 that
puts the group in front of you up
with a variance 10.8 or 11.3

Ruby - take density out.

Randy - setting up to punish
somewhere else

~~Todd - [illegible]~~

Alan - Silverlake as a whole
2.3 units per acre.
diffuelt to look at one footprint.
maximum of 11 units per acre
10 units one way or the other.
Todd - 2500 sf lot, why cant you Bld.
2300 SF house 15 units or less.

Cares Gilbert & Associates

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Randy - 10¼ to 10½

perfect piece of property.

non specific for density
open space - meet park requirements

2500 ft
25 ft
density nos specified
open space

all in agreement

pump detention

adjourned @ 10:11

Russ not Denver