

## **Draft Minutes for the May 2<sup>nd</sup>, 2017 Planning Commission Regular Meeting**

### **PZ-17-006: Public Hearing and recommendation to City Council regarding the proposed amendment to the “Town Creek” Planned Development Concept Plan and associated development standards, located at N. Academy Avenue and N. Walnut Avenue.**

(Applicant: David Wolters; Case Manager: H. Mullins)

Mrs. Mullins presented the Staff report and recommended approval with the following conditions:

1. Revise Section VI.F.8 to state one 64 square foot blade sign is allowed with frontage on Walnut Avenue and sign must be attached to the building façade facing Walnut Avenue.
2. Include in the definition of “Accessory or Ancillary Building” that an accessory dwelling may not be sold or rented as a separate unit unless additional parking is provided to meet the minimum off-street parking requirement and the maximum density is not exceeded.
3. Amend the Detail Plan and Master Plan to reflect changes approved to the Planned Development.
4. Guenther Avenue connection must be constructed to City standards including the required elevation above the floodplain and 25-year storm requirements.

Brief discussion regarding required sprinklers and the Guenther connection.

Chair Elrod asked if anyone wished to speak in favor.

Applicant David Wolters, 979 N. Academy, discussed the possible alternative emergency access at Paradise Alley.

Engineer, Steven Ham, 410 N. Seguin, discussed the estimated time line for bridge construction. Also discussed that the development will have a second access or would have to install sprinklers.

Discussion followed regarding the time line of bridge construction, and if anything prevented the developers from increasing density before, or without installing a secondary access point.

Chair Elrod asked if anyone wished to speak in opposition.

Haley Parsans, 619 Stadtbach, stated that the development had not provided what they said they would in regards to a connection to Downtown, and overall layout of development. Expressed concern regarding increased density before the existing residents were given a secondary access road, for traffic flow and emergency vehicles. Also stated that the parking for Dos Rios is overflowing to an unpaved field that could be utilized for green space.

Rick Reitz, 605 Springs Nursery, inquired who would be responsible for financing the bridge construction.

Discussion followed regarding the burden of paying for the bridge falls upon the developers, and that no request has been submitted asking the city to contribute to construction costs.

Mr. Reitz then expressed concern that the bridge will not be built once the amended concept plan is approved, believing that the developers will default to the smaller access through Paradise Alley Crossing.

Juan Martinez, 810 W. Mill St., expressed concerns regarding increased traffic on Mill, and requested protection for nearby trails if the Guenther bridge is constructed.

Brian Smith, 921 W. Bridge, inquired if an environmental study is required, due to concerns regarding negative environmental effects. Staff replied that no study is required.

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to close the public hearing. The motion carried (6-0-0).

Discussion followed regarding the need to provide for connections downtown and overall connectivity within the development. Citing the importance of having the bridge, it was then discussed what would hold the developers accountable for constructing the bridge. It was suggested that escrow be used, Engineering staff stated that they would need final plans and funds to approve escrow, which would take months.

Motion by Commissioner Tubb, seconded by Commissioner Sonier, to approve the proposed amendment to the "Town Creek" Planned Development Concept Plan and associated development standards, located at N. Academy Avenue and N. Walnut Ave. with the following condition and staff recommendations.

1. No building permits for Units 3 or 4 will be issued until the bridge at Guenther is accepted by City Engineer for public use.

The Motion carried (6-0-0).

DRAFT