



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, February 9, 2006 - 9:00 AM
City Council Chambers

I. CALL TO ORDER

Vice-Chairman Gardner called the meeting to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT:

Joe Gardner, Vice-Chairman
Tom Menser
Seymour Petrovsky
Dick Rosa
Len Scamardo
George Wiant

MEMBERS ABSENT:

Don Michelman, Chairman

OTHERS PRESENT:

George Worley, Assistant Community Development
Director
Mark Baker, Community Planner
Dick Mastin, Development Services Mgr.
Kathy Dudek, Recording Secretary
Jim Lamerson, Liaison Councilman
Bob Luzius, Councilman

III. REGULAR/ACTION ITEMS

(May be voted on contingent upon any related public hearing item below also being acted on unless otherwise noted).

1. **Approve the minutes** of the 01-26-06 meeting.

Mr. Petrovsky, **MOTION: to approve the minutes** of the January 26, 2006 meeting. Mr. Rosa, 2nd. **Vote: 5-0.**

IV. PUBLIC HEARING ITEMS

(May be voted on February 9, 2006 unless otherwise noted).

2. **RZ05-014, The Reserve at Willow Hills.** Located at the SE corner of Willow Lake Road and Lakeside Village Drive. APNs: 106-47-263A through -M, and totaling ± 17.03 acres. Request rezoning from Neighborhood Oriented Business (NOB) to Single Family 6 (SF-6) for 54 residential lots. Owner/Applicant is Redfoot Properties, LLC. Community Planner is Mark Baker. (**May be voted on today**).

Mr. Baker reviewed the staff report for RZ05-014 and LUP06-001 concurrently. Due to an error in the agenda, SP05-021 will not be able to be voted on today. The following points were reviewed and questioned:

- The Willow Lake South Area Plan (WLSAP) will need to be modified from residential to Commercial on the southernmost ± 11.77 acres for 17 commercial lots;
- The property will need to be rezoned from Neighborhood Oriented Business (NOB) to Single-Family 6 (SF-6) zoning which will include 54 residential lots;
- The project will abandon old lot lines and create new lot lines for the new Reserve at Willow Hills;
- SF-6 is compatible with Willow Lake Estates.

Commissioners queried and commented on:

- The 55,000 SF building area and the 264 parking spaces allocated;
- The lack of two entrances for the residential lots in this project and the Fire Department requirements; and,
- Sprinklers being a tradeoff for having only one access.

Mr. Baker stated that in the Development Review Committee (DRC) the dual-access issue was looked at. The Fire Department and applicant agreed upon constructing a driveway entrance that is larger than a normal entrance. The entrance is able to handle the two-way traffic with a landscape separation. The roundabout was included to allow large vehicle turnaround.

Mr. Rick Radavich, 325 W. Gurley, discussed the dual-accesses prior to DRC. At the entry to the north, the first 4 lots are flat; however, from there the lots are fairly steep and become walkouts. The steepness of the grade is approximately 12%, and a fire truck could maneuver. The entry shown on the plat is about 60-feet wide. The homes will be sprinkled. The remaining roads are 28-feet wide to code.

Mr. Rosa, **MOTION: to recommend approval of LUP06-001**, amending the Willow Lake South Area Plan land use designation of the southernmost 11.77 acres of the subject site from Commercial to Residential. Mr. Petrovsky, 2nd. **Vote: 6-0**.

Mr. Rosa, **MOTION: to recommend approval of RZ05-014**, to the southernmost 11.77 acres of the subject site from Neighborhood Oriented Business (NOB) to Single-Family 6 (SF-6). Mr. Petrovsky, 2nd. **Vote: 5-1** (Wiant).

3. **LUP06-001, The Reserve at Willow Hills.** Located at the SE corner of Willow Lake Road and Lakeside Village Drive. APNs: 106-47-263A through –M, and totaling ± 17.03 acres. Request amendment to the Willow Lake South Area Plan (WLSAP) to change land use from Neighborhood Oriented Business (NOB) to Single-Family 6 (SF-6). Owner/Applicant is Redfoot) Properties. Community Planner is Mark Baker. (**May be voted on today**).

(See above item for motion.)

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

The Unified Development Code Committee will meet next week to discuss amendments to the *Land Development Code (LDC)*. The committee will be looking at minor changes in content with regards to grammar, omissions, inaccurate section

references, etc. The first round of items presented at today's meeting are scheduled for voting on March 9, 2006.

A second round of *LDC* amendment changes will be presented following the February 23, 2006 meeting. The second round will contain more substantive changes.

VII. ADJOURNMENT

Chairman Gardner adjourned the meeting at 9:20AM.

Joseph Gardner, Chairman pro tempore