

## **MEETING RECORD**

**NAME OF GROUP:**

PLANNING COMMISSION

**DATE, TIME AND**

Wednesday, April 27, 2005, 1:00 p.m., City

**PLACE OF MEETING:**

Council Chambers, First Floor, County-City Building, 555

**Item No. 1.4, County Final Plat No. 05030, North Branched Oak Estates**, was removed from the Consent Agenda and scheduled for separate public hearing.

Carroll moved to approve the remaining Consent Agenda, seconded by Marvin and carried 9-0: Carlson, Carroll, Krieser, Larson, Marvin, Pearson, Bills-Strand, Sunderman and Taylor voting 'yes'.

**COUNTY FINAL PLAT NO. 05030,**  
**NORTH BRANCHED OAK ESTATES,**  
**ON PROPERTY GENERALLY LOCATED**  
**AT N.W. 84<sup>TH</sup> STREET AND**  
**WEST ROCK CREEK ROAD.**  
**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

(MARION ROAD.) Tj ET 72 513.5 5256 4 f402

April 27, 2005

Members present: Carroll, Pearson, Marvin,

## Meeting Minutes





**COMPREHENSIVE PLAN AMENDMENT NO. 04010**

**and**

**CHANGE OF ZONE NO. 05026,**

**APPLE'S WAY PLANNED UNIT DEVELOPMENT,**

**ON PROPERTY GENERALLY LOCATED**

**AT S. 66<sup>TH</sup> STREET AND HIGHWAY 2.**

**CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:**

April 71, 2005

Members present: Carroll, Pearson, Marvin, Krieser, Sunderman, Carlson, Taylor, Larson and

2. The traffic study

- < retain the existing topography and natural features of the site – retain and enhance the detention ponds; retain all of the existing trees.
- < access to a traffic signal. One of the big issues is how to give them that access. The neighborhood has a concern about exiting this area and going through the neighborhood. The developer mad0 Tc to

Show land use nodes in the B-2 designating ~~no more than 50,000 square feet of office commercial floor area between South 63<sup>rd</sup> Street and the R-1, and no more than 185,000 square feet of commercial floor area west of South 63<sup>rd</sup> Street, not exceeding a total of 235,000 square feet~~





## Meeting Minutes







Motion to deny failed 4-5: Carroll, Carls

~~Staff recommendation:~~ Conditional approval.

Ex Parte Communications: None.

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This project consists of 24 acres of common and green space. An overhead electric line bisects the site diagonally, with existing wetlands and flood corridor easement. There will be a 2.65-acre park as part of the project.

The developer has met with the neighbors on two occasions.

Carstens submitted proposed amendments to the conditions of approval on the community unit plan and the street vacation.

As part of original submittal, staff had requested ~~only ( ) T3.62028.5 TD -0. Tc4 0 TD mc9-k~~

~~only ( ) T3.62028.5 TD -0. Tc4 0 TD mc9-k~~



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a low density development, under four dwelling units per acre. The current Comprehensive Plan strategies talk more about 5-6 dwelling units per acre. While the lots are small, the overall density of the development is below where the





