Legislation Details (With Text)

File #:	2022-4684	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	1/21/2022	**In control:**	City Council - Regular Session
On agenda:	2/22/2022	**Final action:**	
Title:	Public Hearing: Application #PL2021-447 - Residential Preliminary Development Plan - Main Forest - 4 NW Forest Avenue & 400 NW Main Street; Engineering Solutions, LLC, applicant.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Planning Commission Minutes, 2. Preliminary Development Plan, 3. Staff Letter, 4. House Type Description, 5. Elevations, 6. Location Map, 7. Staff Presentation, 8. Applicant Presentation		

Date	Ver.	Action By	Action	Result
1/27/2022	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-447 - Residential Preliminary Development Plan - Main Forest - 4 NW Forest Avenue & 400 NW Main Street; Engineering Solutions, LLC, applicant.

Issue/Request:
The applicant is seeking approval of a preliminary development plan for a 3-lot single family residential development to construct three (3) new single-family homes. The applicant has provided a design guideline document that will govern the style and architecture of the new homes. Proposed architectural styles are provided and include one- and two-story Bungalow, Craftsman, and American Foursquare housing styles, detached/attached garages and front porches. The proposed building materials consist of lap siding, brick or stone veneer, and wood panels in a variety of color options.

Matt Schlicht, Applicant's Representative
Josh Johnson, AICP, Assistant Director of Plan Services

With the conditions of approval as outlined in the Staff Letter and below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

1. Development shall be in accordance with the preliminary development plan dated November 16, 2021 and revised January 26, 2022; the House Type Description dated November 17, 2021; and elevations dated November 17, 2021.

Committee Recommendation: On a motion by Mr. Touzinsky, seconded by Ms. Jana-Ford, the Planning Commission voted on January 27, 2022, to recommend approval of Application #PL2021-447 - Residential Preliminary Development Plan - Main Forest - 4 NW Forest Avenue & 400 NW Main Street; Engineering Solutions, LLC, applicant by a vote of 6 Ayes and 1 Abstention.