

## Legislation Details (With Text)

**File #:** 2021-3993 **Name:**

**Type:** Public Hearing - Sworn **Status:** Presented

**File created:** 2/19/2021 **In control:** City Council - Regular Session

**On agenda:** 3/23/2021 **Final action:** 3/23/2021

**Title:** Public Hearing: Application #PL2020-342 - Preliminary Development Plan - Westvale Addition, 612 NW Fieldcrest Drive; Engineering Solutions, LLC, applicant.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Minutes 02-25-2021, 2. Staff Letter, 3. Transportation Impact Analysis, 4. Preliminary Development Plan, 5. Architectural Elevations, 6. Landscape Plan, 7. Macro Stormwater Drainage Study, 8. Modification Request Letter, 9. Location Map, 10. Staff Presentation

Date	Ver.	Action By	Action	Result
3/23/2021	1	City Council - Regular Session	presented	
2/25/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2020-342 - Preliminary Development Plan - Westvale Addition, 612 NW Fieldcrest Drive; Engineering Solutions, LLC, applicant.

### Issue/Request:

The applicant seeks approval of a preliminary development plan for a 9-unit residential development comprised of eight (8) two-family attached dwelling units (4 duplexes) and one (1) single family home. Each individual dwelling unit will be approximately 1,300 sq. ft.

Josh Johnson, AICP, Assistant director of Plan Services

Matt Schlicht, PE, Applicant's Representative

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to the required 20' parking lot setback from a residential use or zoning district, to allow for a 7.93' along the west property line adjacent to the parking stall; 4.97' along the west property line adjacent to the firetruck turnaround; and 9.95' along the south property line.
2. No parking shall be allowed in the fire apparatus access roads adjacent to the detention pond. The developer shall be required to install "No Parking" signs, per City standards/specifications prior to occupancy of the structures.

A motion was made by Board Member Sanning, seconded by board Member Lovell, that this application be recommended for approval to the City Council - Regular Session. The motion carries unanimously.