

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 8, 2016

Case No. 16-172

A request by Crockett Engineer Consultants (agent) on behalf of Tompkins Homes & Development, Inc. (owner) to rezone 0.06 acres from R-1 (One-family Dwelling District) to PUD-2 (Planned Unit Development) with an associated Statement of Intent and for approval of a major amendment to the Barcus Ridge PUD development plan to accommodate a private street. The 7.36-acres is located on the north side of Old Plank Road, approximately 700 feet west of Abbotsbury Lane.

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends:

1. Approval of the requested rezoning from R-1 to PUD-2 with associated Statement of Intent.
2. Approval of the revised development plan.

MR. STRODTMAN: Thank you. Any questions of staff? I've got a quick one. So this little 0.06 acres was not part of the original site? It was another owner -- another -- owned by another individual and --

MR. SMITH: Correct.

MR. STRODTMAN: -- it was acquired to accommodate this?

MR. SMITH: Yeah. Conveniently, it's the same property owner that owns this site and one to the north -- the same developer. This is all part of a larger Barcus Ridge plat at some point, so I believe it is the exact same owner -- maybe a different LLC, but it is the same ownership group, so they will be required to replat this lot and the other lot to maintain the legal lots as all the lots evolve..

MR. STRODTMAN: Thank you. Anything -- any additional questions? With that, we'll go ahead and open this public hearing to the public.

PUBLIC HEARING OPENED

MR. STRODTMAN: And if anybody would like to come forward, we would welcome that.

MR. GREENE: Good evening, ladies and gentlemen of the Commission. My name is Andy Greene with Crockett Engineering, 2608 North Stadium Boulevard. I'm here representing Tompkins Homes & Development. Mr. Smith reviewed this request, very straightforward. During final design of this road, conflicts with the existing gas line, there were a couple of joints in the gas line, and the gas company wouldn't allow that, and so we had to shift our road to basically encroach onto the other property. We're asking for a rezoning of this and then, basically, combining this to a new revised PUD plan. And a pretty straightforward request, and here to happy -- or I'm happy to answer any questions you guys have.

MR. STRODTMAN: Are there questions of this speaker? So it wasn't as much as a topography

matter as it was a gas line?

MR. GREENE: Initially, the road, during the first site submittal, it was all actually on the 7.3-acre piece. We came back and initially we were thinking the gas company gave us some -- some forward thinking as we could put the road where we wanted to and we wouldn't have any conflicts, but upon further design and analysis of the gas line, there are a couple of joints there and, I guess, those were special precautions needed to take place and you can't put a road over them, so we had to shift in and get it out of their way, so --

MR. STRODTMAN: Thank you for that. Yes. I see maybe a question over here in the --

MR. SMITH: My apologies. I think I said grading was the issue. I think I did write in the report that it was the gas line issue.

MR. STRODTMAN: Okay.

MR. SMITH: I was thinking of the sidewalk when I said grading. I apologize.

MR. STRODTMAN: I appreciate the clarification. Any additional questions for this speaker?

Thank you, Mr. Greene.

MR. GREENE: Thank you.

MR. STRODTMAN: Any additional speakers or anybody else who would like to come forward? I see none. We'll close the public hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, any comments, questions, motions?

MS. LOE: This one seems very straightforward, as has been observed already, so I think we should just go ahead with a motion if no one has any comments.

MR. STRODTMAN: Looks good. Go.

MS. LOE: To move to approve Case 16-172, recommendation to approve the requested rezoning from R-1 to PUD-2 with the associated statement of intent and approve the revised development plan for the Barcus Ridge PUD.

MR. STRODTMAN: Thank you, Ms. Loe, for that motion. Do we have a second?

MR. STANTON: Second.

MS. BURNS: Second.

MR. STRODTMAN: Mr. Stanton, it sounds like he was a little closer, so I'll give you the motion -- the second. We've had a motion that has been placed on the floor and a second has been received. Do we have any questions on this motion? I see none. May we have a roll call, please, Ms. Loe?

MS. LOE: Yes. Case 16-172.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns. Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Mr. Toohey. Motion carries 8-0.

MS. LOE: We have eight votes for, zero against. Motion carries. Recommendation for approval will be forwarded to City Council.

MR. STRODTMAN: Thank you, Ms. Loe. Mr. Greene, appreciate you coming. We don't typically get to see other people besides Mr. Crockett, so we appreciate that.