

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 23, 2017

At this time, Commissioners, I would like to ask that if there has been any ex parte communications related to this case 17-63 prior to tonight's meeting, that you would bring that information forward at this time so that all Commissioners have the same information. And I see none.

Case No. 17-63

A request by Engineering Surveys and Services (agent) on behalf of Jeffrey E. Smith Investments, LC for approval of an O-P development plan to be known as "Sinclair Estates - O-P Development Plan". The approximate 5.81-acre subject site is located on the northeast corner of Southampton Drive and Sinclair Road.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the O-P development plan dated February 10, 2017.

MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, is there any questions for staff? I see none. We'll go ahead and open the public hearing portion of this case and if anybody would like to come forward, give us your name and address.

PUBLIC HEARING OPENED

MR. KRIETE: My name is Matthew Kriete. I am a civil engineer with offices at 1113 Fay Street. As usual, I think Mr. Zenner has given a great overview and summary of the project and I don't have a whole lot to add, but I will answer Pat's question in terms of the product that is there. And ultimately it is very similar to what you saw -- or what you see at Gentry Estates and Bethel Ridge, with the exception this is a very long, narrow property. So rather than seeing an L-shaped building as those, you're seeing more of an elongated building in this case. But otherwise, it's going to be a very similar -- similar building. Otherwise, if you have any questions, I would be happy to answer them.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: I caught the number of units. How many beds will this facility have?

MR. KRIETE: Oh, I wish I knew off the top of my head. There are -- it is a mix of one- and two-bedroom units.

MR. MACMANN: That I can -- all right. That's what I thought.

MR. KRIETE: Yeah.

MR. MACMANN: I just wanted to make sure --

MR. KRIETE: I can't remember the exact mix off the top of my head.

MR. MACMANN: Pardon me. I have new eyeglasses and I've -- my eyes have not yet adjusted, so I haven't been as detailed on that. So if I ask questions that are printed in the material, please apologize.

MR. KRIETE: No, you're all right.

MR. STRODTMAN: Commissioners, any additional questions? I see none. Thank you, sir.

MR. KRIETE: Thank you.

MR. STRODTMAN: Anyone else in the audience would like to speak on this matter, please come forward. I see none. We'll go ahead and close the public hearing portion.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commisioners, some discussion? Comments? Motions? Mr. Stanton?

MR. STANTON: In Case 17-63, I move the approval of Sinclair Estates O-P Development Plan.

MR. TOOHEY: Second.

MR. STRODTMAN: We thank you, Mr. Stanton and Mr. Toohey. We have a -- a motion has been made for approval on Case 17-63. That motion was -- received its second by Mr. Toohey. Is there any discussion on this motion?

MR. MACMANN: Just real briefly, Mr. Zenner, we do not need something for the right-of-way also? That's part and parcel?

MR. ZENNER: That will actually -- it's a -- the additional upgrade is identified on the site plan --

MR. MACMANN: So we're good?

MR. ZENNER: -- on the O-P plan. You won't need anything there. And there is a concurrent final plat that is being reviewed at this point and will be processed to Council which also provides that dedication.

MR. MACMANN: Thank you.

MR. STRODTMAN: Good question. Thank you, Mr. MacMann. Any additional discussion on the motion? If not, then we'll go ahead and ask for roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 9-0.

MS. BURNS: Motion carries nine to zero.

MR. STRODTMAN: Thank you, Ms. Burns. That -- our recommendation for approval of Case 17-63 will be forwarded to City Council for their review and approval. Moving on.