

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

OCTOBER 20, 2016

VI) SUBDIVISIONS

Case No. 16-202

A request by Engineering Surveys and Services (agent) on behalf of Greg and Kelly Deline (owners) for approval of an eight-lot preliminary plat to be known as "Christiansen Deline Subdivision", which is a revision to the existing preliminary plat of "Christiansen Deline Subdivision" approved on May 2, 2016. The 70.6-acre subject site is located at the southwest corner of Highway 763 and Brown School Road.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the preliminary plat for "Christiansen Deline Subdivision," subject to City Council approval of a development agreement.

MR. STRODTMAN: Thank you. Commissioners, do we have any questions for staff? I've got a quick question. The road, would that be connected to the west since it's not a public road?

MR. ZENNER: This roadway -- so yes. This roadway will be built through the property. The development agreement does deal with the timing of White Tiger, when White Tiger would need to be built. However, the road will be constructed from the current terminus of the existing return --

MR. STRODTMAN: Uh-huh.

MR. ZENNER: -- all the back to the future right-of-way line of the extension of White Tiger, and then when White Tiger is constructed, the roadway will provide connection. It will be a private driveway, in essence, or a private street that'll service Lot 8 and Lot 7.

MR. STRODTMAN: So my question is, it's not going to go in the other west side of the White --

MR. ZENNER: No.

MR. STRODTMAN: Okay.

MR. ZENNER: It does not. Based on the overall plan which is here, it will --

MR. STRODTMAN: Okay. I see now.

MR. ZENNER: -- come in somewhere up here. This is a residentially zoned tract of land that would then be serviced basically off of the extension of White Tiger and have the ability to get back out to 763 without having to go up to Brown School.

MR. STRODTMAN: And to the -- the road to the east, does it dead end?

MR. ZENNER: Oh, you're talking -- Boone Industrial?

MR. STRODTMAN: Yes. I'm sorry.

MR. ZENNER: No. Boone -- well, it does, but it loops back around within Boone Industrial Park.

MR. STRODTMAN: But it's not a -- it's not going anywhere?

MR. ZENNER: It's not a through street, no. Not at this point.

MR. STRODTMAN: Right. Okay. Thank you. Any other questions? Since it is a subdivision, but our practice is if someone is here that would like to come forward and give us any relevant information that would help us make our decision, you know, you're welcome to do that.

MR. KRIEDE: Good evening. My name is Matthew Kriede; I'm with Engineering Surveys and Services, offices at 1113 Fay Street, and representing the property owner. I'm the civil engineer on the project. And it's kind of a long night, so I'm just offering myself to answer some questions if we want to talk about any sort of storage units next to commercial properties with residence on it, this is the one to talk about.

MR. STRODTMAN: But we don't want to.

MS. BURNS: We don't want to talk about it.

MR. STRODTMAN: Is there any questions for this speaker? I see none, so thank you.

MR. KRIEDE: Thank you.

MR. STRODTMAN: Yes. Commissioners, any discussion, questions for staff? Yes, Mr. Stanton? A motion?

MR. STANTON: I move to approve -- I move to approve the preliminary plat for Case 16-202, Christiansen Deline Subdivision revised preliminary plat.

MS. RUSSELL: Subject to --

MS. LOE: Subject to DA approval?

MR. STANTON: Oh. Oh. Subject to DA approval.

MR. STRODTMAN: Thank you, Mr. Stanton. Do we have a second?

MS. RUSSELL: Second.

MR. STRODTMAN: Ms. Russell, thank you for that second. Any discussion on this motion, Commissioners? None. May we have a roll call, Ms. Burns?

MS. BURNS: Yes.

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

MS. BURNS: There's nine approving the motion.

MR. STRODTMAN: Thank you for that.