

CITY PLANNING COMMISSION MINUTES
July 11, 2018



TYPE: Regular Meeting
PLACE: City Building, City Council Chambers
TIME: 6:00 P.M.

MEMBERS PRESENT: Mike Friedman Gary Gross John Langhorne
Joanne Mejias Todd Moore David McCauley-Myers
STAFF PRESENT: Mayor Larry Mulligan, Jr. (City Council Representative)

OTHERS PRESENT: Greg Russell David Long

Ms. Mejias called the meeting to order at 6:00 pm and the roll was called by Ms. Combs. Mr. Friedman led the Planning Commission in the Pledge of Alliance.

APPROVAL OF PREVIOUS MEETING MINUTES

Ms. Mejias introduced the acceptance of the June 13, 2018 meeting minutes and asked if there were any needed amendments. Seeing none, Ms. Mejias asked for a motion. A motion was made and seconded to approve the June 13, 2018 meeting minutes. The commission unanimously approved the minutes through roll call.

PUBLIC HEARING: MAP AMENDMENT CASE:
WAYNESDALE MEADOWS SUBDIVISION SECTION 5

Ms. Mejias introduced the map amendment case and asked for staff report.

Ashley Combs (City Planner) presented the map amendment case.

Ms. Combs presented the staff report using a PowerPoint presentation.

Ms. Combs explained that the request was for zone changes by applicant Josh Liles, on behalf of the developer Alum Cliff Industries, for a piece of property located near the intersection of Jackson Lane and Johnathan Way to be rezoned from I-1 Industrial to R-4 Attached Residential Zoning District. She noted that the property is a total of 0.1299 acres and the property would be included in the Waynesdale Meadows Section 5 Residential Subdivision development.

Ms. Combs explained that originally the Preliminary Development Plan for Waynesdale Meadows Section 5, that included the subject property, was approved by the Planning Commission in 2002 for the construction of 23 residential lots on a total of 4.60 acres. The Final Development Plan for Waynesdale Meadows Subdivision Section 5 was approved by Planning Commission on March 14, 2018 with the condition that all Engineering Department requirements be met. The next step is to approve the rezoning of the “stub” property.

Ms. Combs noted that currently the applicant is working with the City of Middletown and if the map amendment is approved, the applicant will move forward with purchasing the piece of City property and building the proposed homes. She pointed out that the City Council has agreed to sell the property to Alum Cliff Industries for the Waynesdale Subdivision Development contingent upon the zone change being approved.

Ms. Combs said that the property is currently zoned I-1 Industrial Park District and that per the Middletown Development Code residential uses are not permitted in the I-1 Industrial Park District. The applicant is proposing R-4 Attached Residential Zoning District to start construction of the homes located in Waynesdale Meadows Subdivision Section 5.

Ms. Combs concluded the staff report.

Chairman Joanne Mejias asked the commission if there were any questions for staff. With there being no questions for staff, Mejias opened the public hearing and asked for anyone to come forward that wanted to speak in favor of the project. Seeing none, she asked if there was anyone wanting to come forward to speak against the project. Seeing none, Ms. Mejias closed the public hearing.

Chairman Mejias asked if there were any final questions for staff. Seeing none, Ms. Mejias asked for staff recommendation.

Waynesdale Map Amendment Map Amendment Case Staff Recommendation:

Ms. Combs stated that based on the staff report provided, planning staff recommends approval of the map amendment case for the property totaling 0.1299 acres to be rezoned from I-1 Industrial to R-4 Attached Residential Zoning District due to the property will be included in the Waynesdale Meadows Section 5 Residential Subdivision development. She added that the request will be heard by City Council on August 21, 2018.

Ms. Mejias asked for a motion following staff's recommendation. A motion was made and seconded to accept staff's recommendation of approval for map amendment case for the rezoning of the property as submitted. The motion was passed unanimously through roll call.

**PUBLIC HEARING: MAP AMENDMENT CASE:
RENAISSANCE I PHASE 8 FINAL DEVELOPMENT PLAN**

Ms. Mejias introduced the case and asked for staff report.

Ashley Combs (City Planner) presented the case.

Ms. Combs presented the staff report using a PowerPoint presentation.

Ms. Combs explained that the case is a request for Final Development Plan approval for the Renaissance Subdivision I Phase 8 by applicant McGill Smith Punshon, on behalf of Fischer Development Company. This section of the Renaissance subdivision is a total of 18 single family homes and two open space areas on a total of 14.467 acres. This section is a part of a previously approved Preliminary Development Plan of the Renaissance subdivision.

Ms. Combs explained that the Renaissance I proposes 283 single family lots and is zoned

R-2, Low Density Dwelling Residential Zoning District. The Renaissance I & II propose 545 single family homes combined. The most recent amendment for the Renaissance I Preliminary Development Plans was approved by Planning Commission in June 2015. The Preliminary Development Plans for Renaissance Subdivision were approved for changes in street

alignments, reduction of lot sizes and widths, increases in open spaces. The Final Development Plan for Renaissance I Phase 8 contains the same number of building lots as well as planned open space as the originally approved proposed Preliminary Development Plans. This section will feature Fischer's Patio Home Collection.

Ms. Combs pointed out that the Final Development Plan for Renaissance I Phase 8 appears to meet the most recently approved Preliminary Development Plan and that it will require final approval by City Council.

Ms. Combs noted that the Engineering Department has reviewed and approved the construction drawings subject to comments. She said that there have not been any other comments from other city departments.

Ms. Combs concluded the staff report.

Chairman Joanne Mejias asked the commission if there were any questions for staff. With there being no questions for staff, Mejias opened the public hearing and asked for anyone to come forward that wanted to speak in favor of the project.

Seeing none, she asked if there was anyone wanting to come forward to speak against the project. Seeing none, Ms. Mejias closed the public hearing.

Chairman Mejias asked for staff's recommendation.

Renaissance I Phase 8 Final Development Plan Staff Recommendation:

Ms. Combs stated that based on the staff report provided, Planning staff recommends approval for the Renaissance Subdivision I Phase for 18 single family homes and two open space areas on a total of 14.467 acres.

Ms. Mejias asked for a motion following staff's recommendation. A motion was made and seconded to accept staff's recommendation of approval for Renaissance I Phase 8. The motion was passed unanimously through roll call.

PUBLIC HEARING: MAP AMENDMENT CASE:
RENAISSANCE I I SECTION 13 FINAL DEVELOPMENT PLAN

Ms. Mejias introduced the case and asked for staff report.

Ashley Combs (City Planner) presented the case.

Ms. Combs presented the staff report using a PowerPoint presentation.

Ms. Combs explained the case is a request for Final Development Plan approval for the

Renaissance II Section 13 by applicant McGill Smith Punshon, on behalf of Fischer Development Company. This section of the Renaissance subdivision is a total of 18 single family homes on a total of 5.401 acres. This section is a part of a previously approved Preliminary Development Plan of the Renaissance subdivision.

Ms. Combs explained that the Renaissance II proposes 262 single family lots and is zoned R-1, Low Density Dwelling Residential Zoning District. The Renaissance I & II propose 545 single family homes combined. The most recent amendment for the Renaissance II Preliminary Development Plans was approved by Planning Commission in June 2015. The Preliminary Development Plan for Renaissance II was approved for changes in street alignments, reduction of lot sizes and widths, increases in open space. The homes to be built in Renaissance II were also approved for variances from the minimum housing and architectural standards. The Development Plan for Renaissance II Section 13 contains the same number of building lots as the originally approved proposed Preliminary Development Plans. This section will feature Fischer's Designer Collection Homes. She noted that the Renaissance II extends Renaissance Boulevard to Hendrickson Road.

Ms. Combs said that the Final Development Plan for Renaissance II Section 13 appears to meet the most recently approved Preliminary Development Plan. The Final Development Plan will require City Council approval. She added that the Engineering Department has reviewed and approved the construction drawings subject to comments. There have not been any other comments received from other city departments.

Ms. Combs concluded the staff report.

Chairman Joanne Mejias asked the commission if there were any questions for staff. The Commission asked if Renaissance Boulevard had been extended yet to Hendrickson Road. Ms. Combs said that her understanding was that the work was complete or soon to be completed.

With there being no other questions for staff, Mejias opened the public hearing and asked for anyone to come forward that wanted to speak in favor of the project.

Seeing none, she asked if there was anyone wanting to come forward to speak against the project. Seeing none, Ms. Mejias closed the public hearing.

Chairman Mejias asked for staff's recommendation.

Renaissance II Section 13 Final Development Plan Staff Recommendation:

Ms. Combs stated that based on the staff report provided, Planning staff recommends approval for the Final Development Plan for the Renaissance II Section 13 for a total of 18 single family homes on a total of 5.401 acres.

Ms. Mejias asked for a motion following staff's recommendation. A motion was made and seconded to accept staff's recommendation of approval for Renaissance II Section 13. The motion was passed unanimously through roll call.

The commission discussed the Renaissance development and what extensions are left for the development. Ms. Combs said that she would look into the Fischer development and

inform the commission of the sections that are still yet to be developed.

ADJOURNMENT

With there being no further business for Planning Commission to discuss, a motion was made and seconded to adjourn at 6:45PM. The motion passed unanimously.

Joanne Mejias, Chair

Ashley N. Combs, City Planner