



Planning Commission

Meeting Minutes

September 18, 2017

7:00 p.m.

New Albany Planning Commission met in regular session in the Council Chambers of Village Hall, 99 W Main Street and was called to order by Planning Commission Chair Neil Kirby by at 7:01 p.m.

Neil Kirby	Present
Brad Shockey	Present
David Wallace	Absent
Kasey Kist	Present
Hans Schell	Present
Sloan Spalding (council liaison)	Present

Staff members present: Stephen Mayer, Planner; Adrienne Joly, Director of Administrative Services; Ed Ferris, City Engineer; Mitch Banchevsky, City Attorney and Pam Hickok, Clerk.

Moved by Mr. Schell, seconded by Mr. Kirby to approve July 17th minutes. Upon roll call vote: Mr. Kirby, yea; Mr. Kist, abstain; Mr. Shockey, yea; Mr. Schell, yea. Yea, 3; Nay, 0; Abstain, 1. Motion passed by a 3-0

Mr. Kirby asked for any changes or corrections to the agenda.

Mr. Mayer stated none.

Mr. Kirby swore to truth those wishing to speak before the Commission.

Mr. Kirby's invited the public to speak on non-agenda related items.

Moved by Mr. Shockey, seconded by Mr. Kist to accept into the record the staff reports and related documents. Upon roll call vote: Mr. Kirby, yea; Mr. Kist, yea; Mr. Shockey, yea; Mr. Schell, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

FDM-48-2017 Final Development Plan Modification

Final Development Plan modification to the exterior material and design of the Home 2 Suites at 9940 Johnstown Road within the Canini Trust Corp subarea 8a (PID: 222-000347)

Applicant: J. Carter Bean Architect, LLC.

Mr. Mayer presented the staff report.

Mr. Ed Ferris stated no engineering.

Mr. Carter Bean, J Carter Bean Architects, stated that he is happy to be back with this design. We agree with all the conditions. The windows are the same product as the Hampton Inn and we will provide staff with the details.

Mr. Schell asked what the intent of the tower.

Mr. Bean stated that the tower with a beacon is prototypical of the brand. The original design had a tower but not a beacon. Typically the Home2 brand has the frosted glass paneling that is lit as a beacon. The current design has the tower that is keeping with the traditional design of New Albany.

Mr. Kirby stated that the brick color on the base in the presentation doesn't look the same as the packets.

Mr. Bean provided the exterior materials board.

Mr. Schell asked if the brick color is the similar to the other hotels.

Mr. Bean stated that the red brick is the same as the Hampton but I don't think the lighter brick is used anywhere. The lighting of the model doesn't allow the contrast to show.

Mr. Spalding asked if anything is changing with the signage.

Mr. Bean stated that no changes to the signage.

Mr. Kist asked if they are externally applied muntins.

Mr. Bean stated yes, aluminum.

Mr. Kirby asked staff if the same as the other hotel is sufficient.

Mr. Mayer stated yes.

Mr. Kirby asked for public comment. Hearing no response.

Mr. Kist moved to approve FDM-48-2017 subject to the following conditions:

1. The conditions of approval placed on the approval of the original final development plan application FDP-60-2016 as approved by the Planning Commission on October 17, 2016 still apply.
2. Windows are simulated divided light windows with exterior muntins per code requirements, subject to staff approval, seconded by Mr. Kirby. Upon roll call vote: Mr. Kirby, yea; Mr. Kist, yea; Mr. Shockey, yea; Mr. Schell, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

FP-49-2017 Final Plat

Final plat for Section 1 of the subdivision known as Nottingham Trace which includes 48.787 total acres and contains 57 single-family residential lots and one commercial lot generally located west of State Route 605/New Albany-Condit Road, south of Walnut Street, and east and west of Schleppi Road (PID: 222-004443, 222-004445, 222-004444, and 222-004446)

Applicant: Pulte Homes of Ohio, LLC.

Mr. Mayer presented the staff report.

Mr. Ed Ferris presented the engineering report.

Mr. Aaron Underhill, attorney for the applicant, stated that they are excited to start the next phase next spring. We would like to move on to engineering. Everything shown on the plat is consistent with the final development plan.

Mr. Kirby asked if any conflict with the staff conditions.

Mr. Underhill stated no.

Mr. Kirby asked for public comment, hearing no response.

Mr. Schell moved to approve FPL-49-2017 subject to the following conditions:

1. Address the comments of the City Engineer.
2. Note "I" is revised to identify Reserve "B" as private community clubhouse and amenity space.
3. Note "A" is revised to allow park amenities, trails, etc. as listed in the zoning text and these improvements are subject to staff approval.
4. Open space markers are installed on site prior to infrastructure acceptance and the final plat is updated to have a note requiring the signs. The note and locations are subject to staff approval, seconded by Mr. Kist. Upon roll call vote: Mr. Kirby, yea; Mr. Kist, yea; Mr. Shockey, yea; Mr. Schell, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Rose Run Park Presentation

Ms. Adrienne Joly provided an informational presentation for Rose Run Park.

Mr. Kist asked if the library is going to remodel to make a rear entrance.

Ms. Joly stated that they were excited about this project but need to work with their capital planning and budget cycles. We hope that where they have a few windows now could become doors.

Mr. Shockey stated that the school is letting the property grow up on the north side of Dublin Granville Road.

Ms. Joly stated that it will be a natural area but it won't be the invasive species. Right now it is all invasive species.

Mr. Shockey stated that the pictures are showing a cleaned up and maintained park or glen. Will the school also do anything or will they leave it all grown up.

Ms. Joly asked which area on the school campus.

Mr. Shockey stated the pond area and the lawn area around some of the other features.

Ms. Joly stated that the plan is native grasses that will be bush hogged once or twice a year. The key to changing the character of that area is to get the grape vine, dead limbs out of there and open it up. Once we get light into the area the invasive species won't thrive.

Mr. Shockey stated that this would be a very nice area to spend time in. Is that what the school wants to do with their property? You showed the some of the school area as being integrated into this area.

Ms. Joly stated that the pond near Fodor was part of a grant from the Ohio Department of Natural Resources to naturalize that.

Mr. Shockey stated that the detention pond was changed to a wetland and appears to have been extended to the east.

Ms. Joly stated that there were two feeder ponds that were also a part of the grant to naturalize those two small areas. (showed on the map the pond area in relation to this project).

Mr. Kirby asked if all of the improvements in the right of way including the seating terraces.

Ms. Joly showed on the plan where the school property starts. We have been working closely with the school regarding what the future of that loop will be. The schools master plan in 2010 redesigned the access and design to the campus and one of the recommendations in that plan was to close this loop for pick-up and drop-off. The superintendent stated that he supported this plan because the loop is dangerous and they went ahead and closed the loop this year. Future will probably include some wooden gates at the loop entrance to close except for special event access.

Mr. Kirby asked about the span of the bridge. Can we bike/walk under it?

Ms. Joly stated that didn't remember to the span maybe 90' in length and 34' in width.

Mr. Kirby stated that the bridge upstream will have problems before this bridge would with 100 year flood.

Ms. Joly stated that the most grading will take place in this central area, the rest of the glen will remain as existing. We will still need to work through any environmental permitting for the bridge.

Mr. Kirby asked about the impact on the Rusty Bucket side of the parking lot since the connection will be gone to Village Hall Road.

Ms. Joly showed on the map the realignment of the parking lot / roadway. The library has verified that the only need space for a van for deliveries.

Mr. Schell stated that it looks incredible.

Ms. Joly stated that we have tried to do within the context of something that New Albany should look like but make sure that its usable and a reason for people to use the spaces.

Mr. Shockey asked if we would consider extending the park east if the properties were to become available.

Ms. Joly stated that the First & Main project is where Rose Run starts and as part of the ARB approval they are working on a stream improvement plan and will have a path along the back of their project.

Mr. Kist stated that if this becomes reality this could become the center of New Albany. To touch on the traffic part, twice a day we are encouraging the kids to walk in an area that the traffic is heavy. Need to make sure to explore other options to calm traffic.

Ms. Joly stated that we explored a speed table but with that it is so long that people can gain speed on it. I am watching school traffic and the 9am drop off is busy for about three minutes and it appears that the backup is in the loop. I have not been able to see the 8am drop off. The afternoons don't seem to be a problem. The staggered starts have helps but this is the tricky part of the design.

Mr. Kist stated that we shouldn't rely on the staggered starts because its fluid with the schools.

Mr. Kirby stated that they are one of the main beneficiaries of the staggered start.

Ms. Joly stated that we can't design something to the peak that 20 minutes a day. I think we are putting the pedestrians and bicyclist on an even footing which

will hopefully increase students walking / biking to school. We are trying to strike the balance. We need to have a functional road that works 95% of the day.

Mr. Kirby stated that this will clearly define the village center. He asked what the distance is up the promenade.

Ms. Joly stated that she is not sure.

Mr. Kirby stated that it is within the 900 foot number.

Ms. Joly stated that it may change if we are able to extend to the east, I think that it will all knit together as one village center.

Mr. Kirby this would not be possible without Market Street being developed.

Mr. Shockey asked when this would start.

Ms. Joly stated spring of next year and take at least 18 months to complete.

With no further business, Mr. Kirby polled members for comment and hearing none, adjourned the meeting at 8:08 p.m.

Submitted by Pam Hickok

APPENDIX



Planning Commission Staff Report September 18, 2017 Meeting

HOME2SUITES FINAL DEVELOPMENT PLAN MODIFICATION

LOCATION: 5095 Forest Drive generally northeast of the Smith's Mill Road
(PID: 222-004860)
APPLICANT: J. Carter Bean Architect
REQUEST: Final Development Plan Modification
ZONING: Infill Planned Unit Development (I-PUD) Canini Trust Corp
subarea 8A
STRATEGIC PLAN: Neighborhood Retail District
APPLICATION: FDM-48-2017

Review based on: Application materials received August 17, 2017.

Staff Report completed by Jackie Russell, Community Development Clerk.

I. REQUEST AND BACKGROUND

The applicant requests review of a modification to the final development plan for Home2 Suites by Hilton located within the Canini Trust Corp. The modification proposes to change the exterior appearance of the building. No changes to the building footprint/ configuration, number of rooms, or size of staff are being proposed. Three fire hydrants are being relocated per fire departments request; no other site plan modifications are being proposed.

The original design was taken to the Planning Commission in August 2016, the architecture was done as a traditional building including cast-stone and brick veneer. The application was tabled by the board until the next meeting. The applicant requested in the September 2016 meeting to be tabled. The application was heard and

approved at the October 2016 meeting. The approved architecture is nontraditional and included brick veneer and metal panels. The applicant proposes to modify the architecture and it appears to be more similar to the original design proposed to the commission from August 2016.

The original final development plan for this business was approved in October 2016. In addition, prior variances have been approved for this site. These variances includes the required minimum parking lot landscaping area, maximum height of the structure, sign location and to allow up-lighting, and to the New Albany Design Guideline to allow the structure not have operable and active front doors along all public and private roads.

II. SITE DESCRIPTION & USE

The site is located within the Canini Trust Corp subarea 8A. The site encompasses approximately 2.49 acres located south of the New Albany Ballet Company, west of Forest Drive, and generally east of Turkey Hill. The Canini Trust Corp currently is home to the COTA park-n-ride facility, Hampton Inn and Suites, Marriott Hotel, and Tutor Time.

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*
- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
- i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*

- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi-phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

A. New Albany Strategic Plan

1. This site is located in the Neighborhood Retail district of the 2014 New Albany Strategic Plan. The development standards for this type of use include (but are not limited to):
 - Retail users should have footprints no larger than 80,000 square feet, individual users should be no greater than 60,000 square feet.
 - Landscaping should be high quality, enhance the site and contribute to the natural, pastoral setting of New Albany. Heavy, but appropriate landscaping is necessary to buffer these uses from any adjacent residential uses.

- Parking should be located to the rear of the building.
- Sidewalks or leisure trails should be included along primary roadways as well as internal to the developments.
- Structures must use high quality building materials and incorporate detailed, four sided architecture.

B. Use, Site and Layout

1. The modification proposes to change the exterior appearance of the building. No changes to the building footprint/ configuration, number of rooms, or size of staff are being proposed.
2. The final development plan modification proposes the relocation of three private fire hydrants, no other modifications are being made to the site.
3. The total lot coverage will not be changed.
4. The use remains the same.
5. The number of rooms remains the same.
6. The building footprint will remain the same

C. Access, Loading, Parking

1. The parking area and number of spaces will remain the same. The applicant has submitted in writing there are no proposed to number of rooms and staff on the main shift. Therefore the number of required parking spaces has not changed from this development's original approval.
2. The City Engineer made no comments to the changes besides an acknowledgment that three private fire hydrants were moving.

D. Architectural Standards

1. The overall proposed building elevations appear to match the approved building massing. The overall design of the building appears to be complementary in design to other buildings in the Canini Trust Corps, giving a unified appearance for this area. The building uses a variety of techniques to break up the overall mass of the building and provide visual interest to the façade.
2. The tower is redesigned with banding and a glass cupola. The front elevation has fiber cement gray siding to break-up the large, blank façade.
3. The windows appear to be in the same location as the approved plans. Exterior alterations include the addition of fiber cement siding and trim between windows to group them and an addition of a cast stone accent band on top of the first floor. Cast stone headers have also been added above all of the windows.
4. Zoning Text 8c.03(3)(c) requires true divided light or simulated divided light windows with exterior muntins where appropriate to the building style. The windows appear to have grids on the building elevation plans, and staff recommends a condition of approval requiring simulated divided light windows with exterior muntins to ensure the code section is met.

5. The doors appear to be in the same location as the already approved plans. Existing approved canopies have maintained their design. A new, strong cornice line has been added to the elevation made from EIFS.
6. The City Architect reviewed the plans and made the following comments, “The massing is well thought-out and material articulation appears to blend nicely. Detailing is compatible with other buildings in the area.”
7. The applicant states that “...the appearance of this proposed hotel has been custom designed for this location. The massing, material allocation and detailing of the structure represent that which is compatible to the Canini Trust Corp property and greater New Albany.
8. The approved materials are currently Belcrest brick in color numbers 310A and 700A , and proposes to change it to BR2 glen gery Hometown Series brick in Albany and Covington color. These will be used in the main massing of the building.

E. Parkland, Buffering, Landscaping, Open Space, Screening

1. No proposed changes.

F. Lighting & Signage

1. The submitted plans show no changes in lighting or signage are proposed.

G. Other Considerations

1. None.

IV. RECOMMENDATION

Staff recommends approval should the Planning Commission find that the application has sufficient basis for approval. Staff is supportive of the proposed changes to the exterior. The changes are being made to the exterior material and architectural design. The proposed massing, material and detailing matches existing buildings in the Canini Trust Corp and other buildings within the city. Staff is supportive of the new design of the building appears since it is complementary in design to other buildings in the Canini Trust Corps, giving a unified appearance for this area. .

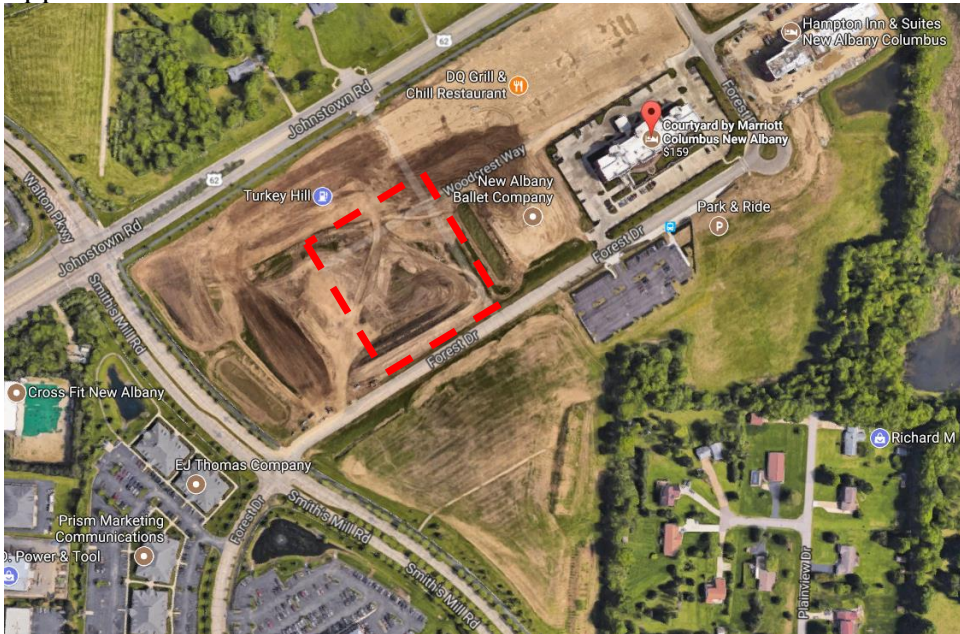
V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve final development plan modification application FDM-48-2017 based on the findings in the staff report with the following conditions of approval:

- 1) The conditions of approval placed on the approval of the original final development plan application FDP-60-2016 as approved by the Planning Commission on October 17, 2016 still apply.
- 2) Windows are simulated divided light windows with exterior muntins per code requirements, subject to staff approval.

Approximate Site Location:



Source: Google Maps



**Planning Commission Staff Report
September 18, 2017 Meeting**

**NOTTINGHAM TRACE- AGE RESTRICTED COMMUNITY
PHASE 1 FINAL PLAT**

LOCATION: Generally west of State Route 605/ New Albany-Condit Road, south of Walnut Street, east and west of Schleppli Road, and east of the Upper Albany subdivisions (PID: 222-004443, 222-004445, 222-004444 and 222-004446)

APPLICANT: Pulte Homes
REQUEST: Final Plat
ZONING: I-PUD (Nottingham Trace)
STRATEGIC PLAN: Office District
APPLICATION: FPL-49-2017

Review based on: Application materials received August 17 and September 5, 2017 .

Staff report completed by Jackie Russell, Community Development Clerk.

III. REQUEST AND BACKGROUND

The applicant requests review of a final plat for the Nottingham Trace subdivision generally located west of State Route 605, south of the Walnut Street, east and west of Schleppe Road, and east of the Upper Albany subdivisions. The plat includes 57 residential lots and one commercial as well as five reserves. One of these reserves is the entire large parkland that encompasses 23.694 acres.

This site was rezoned on April 17, 2017. A final development plan was approved to allow 240 age-restricted residential housing on June 19, 2017 by the Planning Commission (ZC-94-16/FDP-31-17). The rezoning was approved by City Council on May 5, 2017 (Ordinance O-01-2017).

IV. SITE DESCRIPTION & USE

The site is located Generally west of State Route 605/ New Albany-Condit Road, south of Walnut Street, east and west of Schleppe Road, and east of the Upper Albany subdivisions. The subdivision is in Franklin County. The site has been committed to be an age-restricted neighborhood. This means that at least 80 percent of the units within the development must have at least one occupant who is 55 years of age or older. The site was rezoned to allow for a maximum of 240 lots. The current plat being reviewed is for 57 residential lots, and known as phase one of the neighborhood. One lot being platted will be used as a commercial lot.

V. EVALUATION

Planning Commission's review authority of the final plat is found under C.O. Section 1187. Upon review of the final plat the Commission is to make recommendation to City Council. Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

- The final plat is generally in compliance with the Nottingham Trace final development plan. The plat shows 57 residential lots, which is a phase of the 240 lots allowed per the zoning text.
- This phase of the plat contains five (5) reserve areas:
 - Reserves "A," "D" and "E" are a total of 4.174 acres for the purpose of open space. These areas will be owned by the City of New Albany and maintained by the HOA in perpetuity.
 - Per note "I" on the plat, reserve "B" is to be used as open space. The areas total 1.975 acres. The zoning text allows for this space to be used

as amenity area with a private clubhouse. Staff recommends a condition of approval that Note “I” is revised to identify Reserve “B” as private community clubhouse and amenity space.

- Reserve C is a total of 23.694 acres for the purpose of storm water management and open space. The reserve is to be owned by the City. For 20 years, the whole reserve will be maintained by the HOA. After 20 years the HOA will maintain the storm water ponds and the city will maintain the remaining features of the Reserve. This meets the Planning Commission condition of approval from the subdivision’s final development plan approval.
- The plat illustrates several sections of Schleppe Road that are currently within ODOT’s jurisdiction and must be dedicated to the city of New Albany. Once the right-of-way is dedicated to the city, portions of it will be vacated to the developer in order for the lot and street network to be established as approved as part of the rezoning and final development plan. City council will review the illustrated right-of-way dedications and vacations.
- The plat will create six (6) new roads: Schleppe Road, Nottingham Loop, Nottingham Boulevard, Callaway Square West, Callaway Square East, and Eastcross Drive.
 - Schleppe Road gets realigned and then terminates and provides access to two interior roads, which provides access to New Albany Condit Rd.
 - Schleppe Road, Nottingham Loop, Callaway Square West, Nottingham Boulevard, Callaway Square East, and Eastcross Drive all have at least 50 feet of right-of-way as required by the zoning text.
- Per the zoning text’s requirements, an additional 20 feet of right-of-way is being dedicated to the city along State Route 605 and Walnut Street.
- The plat establishes a stream/wetland preservation zone along the southern boundary of the phase one plat of the subdivision. The zoning text allows for certain improvements such as leisure paths, benches, pedestrian trash receptacles, and signage to occur in the open spaces. Staff supports the stream/wetland preservation zone but recommends a condition of approval that note “A” is revised to allow park amenities, trails, etc. as listed in the zoning text and these improvements are subject to staff approval.
- As part of the final plat, staff recommends that open space markers be installed where lots back onto the open spaces and parkland as approved with the final development plan sited in locations subject to staff approval. These markers will help to delineate the edge of public space and avoid additional encroachment into these areas. The design of the markers will be provided by the applicant and must be approved by the city. Staff recommends a condition of approval requiring these markers be installed prior to any infrastructure acceptance by the city and final plat is revised to have a note requiring such signs.

IV. ENGINEER’S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1187 and provided the following comment(s):

1. In accordance with 1187.06 (a) (10), show and label within Reserve C1 100 year flood routing, flood hazard areas and other water courses (including wetlands, buffers and stream corridor protection zones) contained within or contiguous to the plat boundaries.
2. Label the corporation boundary as it crosses SR 605 north of Nottingham Blvd.
3. In accordance with 1187.06 (a) (13), add an index map on the cover sheet at a smaller scale that shows all lots.
4. Refer to Note F. Modify the last sentence to say “if otherwise permitted by the City of New Albany,”
5. Refer to Note I. Modify the third line by deleting “and maintained”.
6. Refer to Exhibit A (see attached). Add a Flood Protection Elevation (FPE) to the plat. The FPE is 2’ above the water surface elevation of the 100 year storm event.
7. Once detailed engineered construction drawings become available, it may be determined that additional drainage easements are required.

Staff recommends all the City Engineer’s comments are complied with and subject to staff approval. The engineering comments can also under separate cover from the consulting City Engineer, E.P. Ferris & Associates.

V. RECOMMENDATION

Basis for Approval: The final plats are generally consistent with the final development plan and meets code requirements.

VI. ACTION

Should the Planning Commission find that the applications have sufficient basis for approval, the following motions would be appropriate:

Move to recommend approval to council of FPL-49-2017 with the following conditions, all subject to staff approval:

1. Address the comments of the City Engineer.
2. Note “I” is revised to identify Reserve “B” as private community clubhouse and amenity space.
3. Note “A” is revised to allow park amenities, trails, etc. as listed in the zoning text and these improvements are subject to staff approval.
- 4.
5. Open space markers are installed on site prior to infrastructure acceptance and the final plat is updated to have a note requiring the signs. The note and locations are subject to staff approval.

Approximate site location:



Source: Franklin County Auditor