

★ **Roll Call Number**

Agenda Item Number

11

Date May 8, 2006


COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held April 20, 2006, the members voted 11-0 in support of a motion to **APPROVE** the application from Savannah Homes, Inc. (developer) represented by Ted Grob (officer) for approval of a preliminary subdivision plat for "Sawyer's Landing" on property located east of the 3000 block of Bel Aire Road to allow division of the property into 103 single-family parcels subject to the following:

- meet all comments outlined in the attached letter from the Permit and Development Administrator;
- staff and applicant discuss the renaming of 29th Street;
- a reference to trees not being removed from designated conservation easements be added to the plat.

The subject property is owned by Tai Village, Inc.

MOVED by _____ to receive and file.

FORM APPROVED:


 Roger K. Brown
 Assistant City Attorney

NOTE: The final subdivision plat will be submitted for City Council approval at a later date.

(13-2006-1.58)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
KIERNAN				
HENSLEY				
MAHAFFEY				
VLASSIS				
TOTAL				
MOTION CARRIED	APPROVED			

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

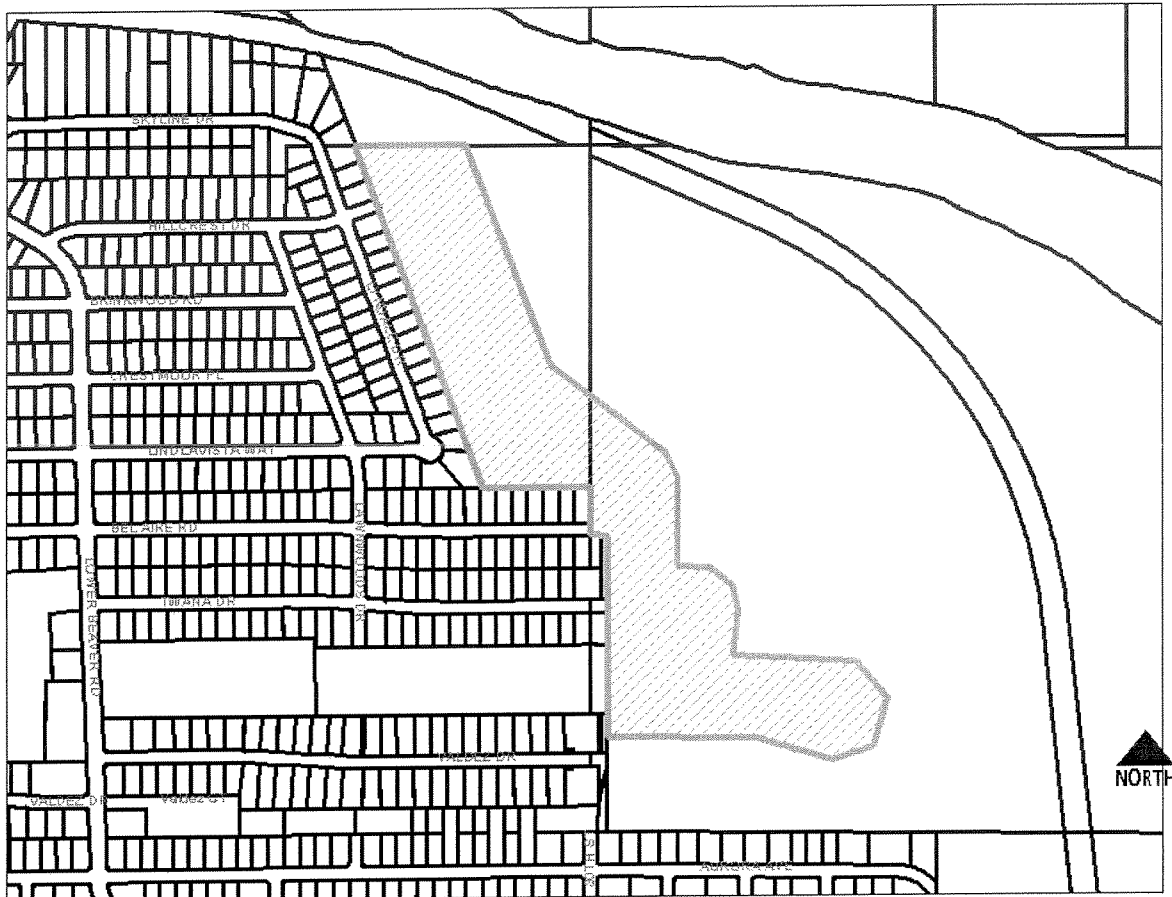
 Mayor

 City Clerk

Request from Savannah Homes, Inc. (developer) represented by Ted Grob (officer) for review and approval of a preliminary subdivision plat for "Sawyer's Landing" on property located east of the 3000 block of Bel Aire Road. The subject property is owned by Tai Village, Inc.				File # 13-2006-1.58	
Description of Action	Review and approval of a preliminary subdivision plat for "Sawyer's Landing", a preliminary subdivision plat to allow division of the property into 103 single-family parcels.				
2020 Community Character Plan	Low-Density Residential.				
Horizon 2025 Transportation Plan	No Planned Improvements.				
Current Zoning District	"PUD" Planned Unit Development.				
Proposed Zoning District	NA.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area	0	0	0	N/A	
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	N/A

Sawyer's Landing Preliminary Plat

13-2006-1.58



Date _____

Agenda Item 11

Roll Call # _____

April 14th, 2006

Brent Culp
Snyder & Associates
3501 104th Street
Ankeny, IA 50023

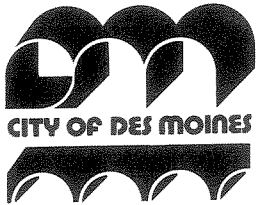
RE: Sawyer's Landing Preliminary Plat
13-06-7.58

Dear Brent:

We have reviewed the second (2nd) submittal of the Preliminary Plat for the Sawyer's Landing PUD and have determined that the following conditions must be satisfied before final site plan approval can be granted.

Engineering.

1. Both the P.E. and L.S. certification statements need to be signed and dated.
2. Sheet 3 still shows a 30' "drainage" easement instead of a surface water flowage easement.
3. The "storm water detention" easement shown will actually be a surface water flowage easement.
4. The storm sewer easement shown between Lots 88 and 89 needs to also include the word "access" in the easement title, as this location will be the primary access to the storm water detention basin.
5. The storm sewer outlet proposed in Lot 51 needs to approximate the existing sheet flow condition, perhaps with a level spreader.
6. The proposed street curve radii still need to be shown.
7. A preliminary soils report has been submitted to staff for review, but a more current soils report will be required.
8. The hammerhead at the west end of Merced Drive needs to meet the criteria for fire apparatus access. The westerly extension needs to be narrowed to 20 feet wide and must go the minimum 70 feet south of the north curb line of Merced Drive. In an effort to reduce the impact of excessive grading on Park property, and to accommodate pedestrian access to Woodlawn Park with ease,



PERMIT AND
DEVELOPMENT CENTER
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4200

ALL-AMERICA CITY
1949, 1976, 1981
2003

staff is requiring a culvert under the hammerhead with provisions to allow 100-year storm runoff flows over the top of the driving surface, if necessary.

9. Before any grading can commence at the site, a Grading Permit must be obtained from the Permit and Development Center. An application along with the appropriate fee and a detailed grading plan are required. A copy of the SWPPP submitted to IDNR for the required storm water discharge permit will be required. The detailed grading plan must show proposed before and after elevation contours where siltation basins are planned as well as standpipe details.

Planning

10. All trees 6 inches and larger have been identified on the plat, but identify all such trees that are proposed to be removed on Sheets 4 & 6 of the preliminary plat.
11. Remove from the street name the apostrophe shown in "Sawyer's Drive."
12. Staff has determined that no properties will be addressed off of Hill Crest Drive. Several other address changes have been proposed since the first plat review as well. See the enclosed addressing matrix for updates.
13. Show on the plat the R.O.W. dedication west of Lot 66, south of Merced Drive as 30th Street.

Please submit two (2) copies of the revised plat satisfying the above listed items. Failure to resubmit such amended plat within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions contact Ryan Moffatt @ **283-4975** or email him @ **rlmoffatt@dmgov.org**.

Sincerely,

A handwritten signature in black ink, enclosed in a hand-drawn oval. The signature is cursive and appears to read "Phillip Delafield". To the right of the signature, the initials "RLM" are written in a smaller, simpler font.

Phillip Delafield
Permit and Development Administrator

May 8, 2006

11

Honorable Mayor and City Council
City of Des Moines, Iowa

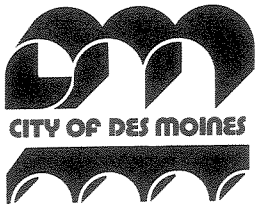
Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held April 20, 2006, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp	X			
Shirley Daniels				X
Dann Flaherty	X			
Bruce Heilman	X			
Jeffrey Johannsen	X			
Greg Jones				X
Frances Koontz	X			
Kaye Lozier	X			
Brian Meyer	X			
Brian Millard	X			
Brook Rosenberg	X			
Mike Simonson	X			
Kent Sovern				X
Tim Urban	X			
Marc Wallace				X



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309 -1881
 (515) 283-4182

ALL-AMERICA CITY
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 2003

APPROVAL of the application from Savannah Homes, Inc. (developer) represented by Ted Grob (officer) for approval of a preliminary subdivision plat for "Sawyer's Landing" on property located east of the 3000 block of Bel Aire Road to allow division of the property into 103 single-family parcels. The subject property is owned by Tai Village, Inc., subject to the following: (13-2006-1.58)

- meet all comments outlined in the attached letter from the Permit and Development Administrator;
- staff and applicant discuss the renaming of 29th Street;
- a reference to trees not being removed from designated conservation easements be added to the plat.

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends finds that the submitted preliminary subdivision plat is consistent with the approved PUD Conceptual Plan and therefore recommends approval of the plat subject to meeting all comments outlined in the attached letter from the Permit and Development Administrator.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant proposes to develop a subdivision of 103 single-family residential lots.
2. **Size of Site:** 29.9 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development under the "Sawyer's Landing" Conceptual Plan.
4. **Existing Land Use (site):** Vacant undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North* – "AG" (Polk County), Use is undeveloped land and the Des Moines River valley.
 - South* – "R1-60", Use is single-family residential.
 - East* - "AG" (Polk County) & "U-1" Des Moines, Use is undeveloped land and the Des Moines River valley.
 - West* – "R1-60", Uses are single-family residential neighborhood and Woodlawn City Park.
6. **General Neighborhood/Area Land Uses:** The subject property is on the eastern edge of a primarily single-family residential neighborhood where it meets the river bluff and then extends down a steep slope over to the Des Moines River Valley to the east and north.
7. **Applicable Recognized Neighborhood(s):** The Lower Beaver Neighborhood Association area adjoins the subject property to the west and south.
8. **Relevant Zoning History:** On January 9, 2005, the subject property was rezoned to "PUD" Planned Unit Development and the Sawyers Landing Conceptual Plan was approved by the City Council subject to annexation and subject to the following conditions:
 - A) Upon due consideration of the facts, statements of interested persons and arguments of counsel, the objections to said proposed rezoning and "PUD" Conceptual Plan are hereby overruled and the hearing is closed.
 - B) The Agreement between the City and Tai Village, Inc., and Savannah Homes, Inc., which is on file and available for public inspection in the office of the City Clerk, and which provides for Savannah Homes to contribute \$150,000 to the City for the construction of public storm sewer improvements on the Property, and for the dedication of the necessary easements for the construction of such improvements, is hereby approved. The Mayor is hereby authorized and directed to sign the Agreement on behalf of the City of Des Moines, and the City Clerk is hereby authorized and directed to attest to the Mayor's signature on such document. The City Clerk is further authorized and directed to cause the Agreement to be recorded in the land records of the Polk County Recorder.
 - C) The City Council hereby finds that the development of the Property provides an opportunity to address an existing stormwater problem in the adjoining neighborhood. The City Manager is hereby authorized and directed to include funding for the proposed

new relief storm sewer system in the Capital Improvements Program for construction in FY2006/07.

- D) The City Council hereby finds that the development of the Property will generate additional traffic on streets in the neighborhood to the west, and that 4-way stop signs should be placed at the following intersections:
- a. The intersection of Lower Beaver Avenue and Bel Aire Road.
 - b. The intersection of Lawnwoods Drive and Twana Drive.
 - c. The intersection of Hillcrest Drive and Lyndale Drive.
- E) The Legal Department is hereby authorized and directed to prepare the appropriate legislation for consideration by the City Council to place 4-way stop signs at these intersections. The City Traffic Engineer shall study the effectiveness of such stop signs and report back to the City Council regarding their effect after the Property is substantially developed.
- F) The City Manager, City Traffic Engineer and Police Chief are directed to work on increased signage and enforcement of the speed limit on Lower Beaver Avenue north of Douglas Avenue to the City limits.
- G) The proposed rezoning and "PUD" Conceptual Plan titled "Sawyer's Landing" are hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified herein.
- H) The "PUD" Conceptual Plan titled "Sawyer's Landing", which is on file in the Community Development Department, is hereby approved, subject to the Plan being first amended to satisfy the following conditions, and subject to the Community Development Director approving the Plan as so amended:
- 1) Identify the dedication of the necessary easements for the construction of the planned public storm sewer improvements upon the Property.
 - 2) Eliminate the "traffic chokers" in the street entrances to the Property; provide street connections from the Property to Twana Drive, Bel Aire Road, and Hillcrest Drive; and, identify the dedication of right-of-way for the possible future extension of 30th Street.
 - 3) Eliminate the proposed "bioswales".
 - 4) Remove any reference to tax abatement or limitations on tax abatement.
 - 5) Provide for trail access to Woodlawn Park.
 - 6) Addition of a statement that there will not be any removal of trees over 6" in caliper from the Property until a preliminary plat/development plan is approved by City with acceptable tree protection and soil erosion measures.
 - 7) Addition of a statement that no grading will occur on the Property until a grading plan is approved by City as part of a preliminary plat/development plan.
 - 8) Addition of a statement that no development should occur beyond the Phase 1 area without formal amendment to the Conceptual Plan and an approved preliminary plat or development plan.
 - 9) Addition of a statement agreeing to all stormwater management policies of the City with any plat or development plan.
 - 10) Addition of a requirement to obtain a certificate of compliance to demonstrate compliance with the subdivision and stormwater management requirements.
 - 11) Dedication of all necessary easements and right-of-way without fee at the time the property is preliminary and final platted.

9. 2020 Community Character Land Use Plan Designation: Low Density Residential.

10. Applicable Regulations: The Commission shall determine if such preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City

Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Natural Site Features:** The slopes of the bluff of the eastern and southern portions of the preliminary plat area are timbered areas. The area of the proposed preliminary subdivision plat is a meadow plateau above the bluff overlooking the Des Moines River valley to the east and north. This property general slopes less steeply to the west and southwest.

Based on the tree inventory of all trees 6" and greater in caliper, the applicant has identified 30' wide conservation easement areas along the rear and/or side yards of 45 of the proposed lots (Lots 1-5, 25-29, 36-40, 44-69, and 73-76). The inventory indicates that the preliminary plat area contains approximately 10 acres (33%) of tree-covered area. After development, the net result of the proposed conservation easements is the retention and protection of approximately 7.5 acres (25%) of the tree-covered area within the proposed subdivision plat, with approximately 2.5 acres (8%) of timbered area to be removed.

The inventory identified approximately 189 trees for removal over the 2.5 acres representing 2,407 caliper inches. The amount of these that are "desirable" species (oak, maple, linden, etc.) is approximately 992 caliper inches. The remainder could be considered undesirable species (mulberry, thorny locusts, etc.). To mitigate tree removal, the approved Conceptual Plan required that one 2" caliper street tree shall be planted in the public right-of-way per lot. Also one 2"-caliper tree and one 3"-caliper tree shall be planted in the front yard of each lot. A fourth tree of 2" inch caliper will be required but can be planted at the individual lot owner/builder's discretion. A total of 927 caliper inches would be planted with the completion of 103 single-family homes.

The Conceptual Plan required that a tree protection plan and procedure for construction shall be part of any preliminary plat submitted for review with no tree removal on the subject property until a grading plan is approved as part of the preliminary plat. At this time specific provisions have not been provided regarding the measures to be taken during construction for tree protection. Prior to final approval staff recommends requiring identification of surveyed trees that would be removed as part of construction and incorporation of notes on the preliminary plat grading sheet that would identify fencing of driplines and other precautions to be implemented during grading to protect trees to be saved near grading areas.

- 2. Archeological Features:** The applicant, in conjunction with the state archeologist, identified known pre-historic Native American burial sites near the subject property of the preliminary plat. Under state law the owner/developer of the property is obligated not to disturb these areas. The area to be disturbed by the preliminary subdivision plat has avoided these burial site buffer areas. In order to protect these sites, staff is recommending that the proposed trail easement on the northeastern portion of the submitted preliminary plat be shifted further south along Sawyer's Landing Drive away from the protected area.

In addition, there are also documented prehistoric Native American campsites that are within the area of preliminary subdivision plat. The State and Federal acts do not place any limitation or requirements on development of this land unless federal funding is involved. The City has no jurisdiction to enforce any of the State or Federal laws regarding these identified campsites

areas. The developer has voluntarily agreed to a condition on the approved PUD Conceptual Plan that any artifacts found during construction will be forwarded to the State Historic Preservation Office.

- 3. Drainage/Grading:** The subject property of the preliminary subdivision plat drains primarily west and south with the eastern and northern fringes draining north and east toward the lowlands, following the terrain. The applicant has demonstrated compliance with storm water management requirements and soil erosion protection and grading review.

The PUD Conceptual Plan approved by the City Council ultimately designated areas on private property with storm water easements to serve a the system for handling the storm water management for the development. In addition the City has programmed a bypass storm sewer with \$150,000 in financial contribution from the developer to relieve conditions on the existing developed residential neighborhood to the west.

The developer is responsible for a design that handles all storm water generated by new development in accordance with the Statewide Urban Design and Specifications (SUDAS). The SUDAS manual indicates that after development, the release rate of runoff for rainfall events having an expected return frequency of two years and five years shall not exceed the existing, pre-developed peak runoff rate from those same storm frequencies (the current runoff condition). The submitted preliminary subdivision plat indicates compliance with these provisions. All grading and storm water is further subject to review and approval of a Storm Water Pollution Protection Plan (SWPPP) approved by the Iowa DNR.

Also, City Public Works staff has evaluated the proposed design in relation to the design for City bypass relief storm sewer to ensure that the preliminary subdivision plat development will not conflict or have a negative impact on the storm water system for the existing neighborhood to the west. The bid letting is scheduled in May of 2006 for this project with a 90-120-day construction time frame anticipated to begin in June of 2006.

- 4. Utilities:** The preliminary subdivision plat has demonstrated provision by the developer for the extension of all necessary utilities such as water, gas, communications, and electrical service necessary to serve the development. The installation of these utilities is subject to approval by the responsible entity in addition to City approval. All new homes within the proposed subdivision are to be served by public sanitary sewer connected to the east through the Tai Village property and constructed by the developer.
- 5. Traffic/Street System:** The submitted preliminary plat plan indicates a loop street system with three cul-de-sacs. Connections would be made to the existing neighborhood at Twana Drive, Hillcrest Drive, and Bel-Aire Road. "Choker" street designs would be located at entrances to the development where connections are made with the existing neighborhood were eliminated during the City Council review of the PUD Conceptual Plan.

The Council did want the developer to extend a street to the west (proposed as Merced) and dedicate land for future right-of-way in order to preserve the ability for a future north/south street connection to Valdez Drive to the south of the Preliminary Plat on the east edge. The developer has made this provision on the preliminary subdivision plat by extending a hammerhead turnaround further west into the Woodlawn Park property and dedicating 25' adjoining west of Lot 66 for future north/south street development. Any street improvements and grading to occur in the Park is subject to approval by the Parks Board, which may modify the specific configuration to ensure proper pedestrian and/or vehicular access to the park in the future.

- 6. PUD Requirements:** The approved Conceptual Plan contains the following limitations with regard to single-family dwelling design for the proposed development:

- A) The same house plan shall not be built on any two adjoining lots.
- B) The front elevation of each home constructed must contain one of the following
 - 1) A front porch of not less than 60 square feet; or
 - 2) 1/3 to 1/2 stone or brick masonry.
- C) The front elevation of each home constructed must contain one of the following:
 - 1) Shutters on each side of each window: or
 - 2) Window trim not less than 4" in width.
- D) The roof on any home constructed shall be of asphalt type shingles or cedar shakes.
- E) All ranch style homes shall contain a minimum of 1,200 square feet, excluding basements.
- F) All two-story style homes shall be constructed with a minimum of 1,400 square feet, excluding basements.
- G) The exterior of homes must be of masonry (brick or stone) and/or vinyl, cedar, Masonite, or Hardi-Plank siding. If siding is selected, it must be greater than 40 mills thick.
- H) The homeowner shall install one 2-inch caliper deciduous, overstory street tree in the parking area between the street and curb for their lot. The location and species of all street trees must be approved by the Municipal Arborist.
- I) The homeowner shall install and maintain one 3-inch caliper deciduous, overstory street tree and one 2-inch caliper deciduous, overstory tree in the front yard (between the sidewalk and the house). The species of tree shall be selected from the list contained in the City's Landscape Standards.
- J) The homeowner shall install and maintain one 2-inch caliper deciduous, overstory street tree in the rear yard. The species of tree shall be selected from the list contained in the City's Landscape Standards.
- K) Detached accessory structures are permitted in the rear yard subject to the following:
 - (1) No structures are permitted within easements.
 - (2) Maximum Height - 17-feet.
 - (3) Maximum Stories – 1.
 - (4) Maximum Area – Accessory structures shall in the aggregate occupy no more than 20 percent of the rear yard, and shall in the aggregate be no larger than 1,000 square feet in area.
 - (5) Setbacks – Accessory structures shall be setback at least 2-feet from lot lines of adjoining lots and on a corner lot they shall conform to the setback regulations on both streets.
 - (6) Accessory building materials, colors and architecture shall be compatible with the principal structure.
- L) Fencing shall be permitted subject to the following:
 - (1) Black vinyl-clad chain link is the only fencing material permitted.
 - (2) The maximum height of fencing allowed in a side or rear yard is five-feet (5').
 - (3) Fencing is prohibited within any front yard and within access easements to detention basins or trails.
 - (4) If fencing is placed in an easement that prohibits access, the city will remove the fence to gain access. Replacement of the fence is the responsibility of the homeowner.

- (5) Wood privacy screens up to six-feet (6') in height are permitted when located outside of the required setbacks for a principal structure, outside of surface water flowage easements and when adjoining private patios or decks outside the required front yard.
- (6) All other fencing or screening is subject to the review and approval of the Planning Director.

M) The builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards.

N) Any artifacts found during construction shall be submitted to the State Historic Preservation Office.

Also, in order to encourage home designs with less garage dominance, all homes shall be built to a 20' setback from the front lot line, but all garages must be set back at least 25' from the front property line. Side yard setbacks are to be a minimum of seven (7') feet on one side, with a minimum of 14' total. Rear yard setbacks are to be 35' exclusive of any easements that are in effect.

SUMMARY OF DISCUSSION

Mike Ludwig: Presented staff report and recommendation. Noted that bio-swales were removed from the project and a relief storm sewer system will be constructed with completion estimated by September of 2006. The final concept plan approved by the Council required all streets that stub to the property be extended into the property. There is a possibility that 30th Street will be extended, however a suggested extension to the east was not required by Council.

David Cupp: Asked how many of the streets will service the addition.

Mike Ludwig: Noted Hillcrest Drive, BelAire and Twana currently extend to the property line and will be extended into the property.

Larry Hulse: Explained a lot of work and passion has gone into the project and noted the project impacts the park and staff will be meeting with the Parks Board. There may need to be small adjustments, but the revised plan matches with the approved conceptual plan. If the request is approved, there may be further adjustments to the project. The final plat goes to Council and bypasses the Commission and staff will attempt to present it to the Commission for their information.

Mike Ludwig: Noted notices were mailed out to the neighborhood residents. Noted the City Council approved the PUD Conceptual Plan. A neighborhood committee was formed, along with a City committee and a neighborhood meeting was held that staff attended and explained the findings of storm water analysis and traffic study. The Concept Plan was approved by City Council following that meeting. Noted no other CIP projects are being displaced from funding to fund the sewer project. Noted the right-of-way is being dedicated to for a potential future connection to 30th Street but there is no money in the budget for that extension. Currently the proposal is to extend the public street to the Woodland Park.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny: Stated they were able to apply some additional design, additional information, an extensive hydraulic study of the overall site and how it's tying into the storm bypass sewer. Established an alignment down through the property to the east tying into the existing sewer. There are 103 lots at 60' minimum widths.

Tim Urban: Asked about soil studies.

Brent Culp: Explained there are 30' depth soils. The cuts and fills are minimal; very conscious with the drainage patterns and kept with that to maintain consistency.

Ted Grob, Savannah Homes: Requested to discuss the street naming on the cul-de-sac. 11

Mike Ludwig: Suggested staff could work with the applicant to review alternate street naming for 29th Street.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak on this item.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Bruce Heilman: Moved staff recommendation, which includes discussion of the street naming between staff and the applicant for 29th Street.

Larry Hulse: Asked that the Commissioners recognize that the request is preliminary and it will be the Parks Board decision regarding the street improvements and grading of the Park.

Brian Millard: Expressed appreciation of the diligence of staff and the time they spent.

Jeffrey Johannsen: Explained staff was very organized and kept him informed. Also thanked Mr. Grob for working with staff and the neighborhood association.

Fran Koontz: Commended the developer, the City and the neighborhood for working together.

Lee McQuiston, 5101 Lyndale: Noted their driveway is 20' from where the new concrete will start and expressed concern for being able to get in and out of the driveway; asked that the lines of communication be kept open and asked who to call.

Larry Hulse: Noted the project engineer to be Ross Stafford, who manages the timing of streets going in. Staff would ensure the neighborhood association has the phone number for Mr. Stafford.

Dann Flaherty: Commended all involved.

Larry Hulse: Commended the developer and the neighborhood association.

Tim Urban: Asked to include a specific reference to trees not being removed from designated conservation easements.

Bruce Heilman: Accepted the friendly amendment.

Motion passed 11-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment