

ITEM NO. 2 PRELIMINARY PLAT FOR BOARDWALK ADDITION; FRONTIER ROAD & FIRESIDE DRIVE (SLD)

PP-07-08-08: Preliminary Plat for Boardwalk Addition, a 3 lot multi-family residential plat containing 1.07 acres, located at the intersection of Frontier Road & Fireside Drive. Submitted by Paul Werner Architects, for Boardwalk Apartments, LC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

Commissioner Harris asked about the relationship between how the lots are divided and how the Site Plan is done.

Ms. Day said the relationship has to do with where buildings get located, so establishing that envelope within the context of the individual lot line is required. This Preliminary Plat is difficult to read because there is a lot of other information. She said in this particular case there are existing buildings as well as a vacant lot so it involves establishing what the setbacks, easements, and space within each lot to build.

Commissioner Blaser inquired about the height of the buildings. He suggested that they be built as only 2 stories so that they would not be as high in comparison to the area.

Commissioner Finkeldei asked staff if they were discussing height.

Mr. McCullough said the discussion was about the Preliminary Plat.

Commissioner Finkeldei said the height would be administratively approved and could be appealed to the City Commission.

Mr. McCullough said that was correct.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, said they will go before City Commission to show them the final product. He said that they do have letters from the neighbors and he met with a few of them on Friday. He said that he did not see the Site Plan going anywhere for 4-6 weeks so there is still time to work with it.

COMMISSION DISCUSSION

Commissioner Harris inquired about the density of the project.

Ms. Day said the density is set by the zoning district. She said the number of units was comparable to what was originally there.

Mr. Werner said there are 231 units now and the concept plan showed 240 units, so it is not a huge expansion in density.

ACTION TAKEN

Motioned by Commissioner Carter, seconded by Commissioner Blaser, to approve the Preliminary Plat of Boardwalk Addition and forwarding it to the City Commission for consideration of the requested vacation of right-of-way and dedication of easements, subject to the following condition:

1. Provision of a revised preliminary plat to include dimensions of the existing buildings from the new property lines.

Unanimously approved 9-0.