

ITEM NO. 2A FINAL PLAT; BAUER FARM; 4.9 ACRES; 4700 W 6TH ST (MKM)

PF-4-3-10: Consider a Final Plat for Bauer Farm, a one lot residential subdivision containing approximately 4.9 acres, located at 4700 W 6th St. Submitted by Landplan Engineering, for Free State Group, LLC, Free State Holdings, Inc, and Bauer Farms Residential, LLC, property owner of record.

ITEM NO. 2B FINAL DEVELOPMENT PLAN; BAUER FARM PHASE 4; 5.39 ACRES; 4700 W 6TH ST (MKM)

FDP-4-6-10: Consider a Final Development Plan for Bauer Farm Phase 4, approximately 5.39 acres, located at 4700 W 6th St. The Development Plan proposes the construction of a 124 unit retirement residence, an assisted living use, and associated parking area. Submitted by Landplan Engineering, for Free State Group, LLC, Free State Holdings, Inc, and Bauer Farms Residential, LLC, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented items 2A and 2B together.

Commissioner Burger asked if the zoning requires the same landscaping on the east side of the property as Briarwood across the street on Folks Road.

Ms. Miller said street trees are the required landscaping and it does not have to match the other surrounding developments.

Mr. McCullough said this did receive some variances for setbacks along Folks Road.

Commissioner Harris asked how many stories tall the buildings would be.

Ms. Miller said three stories.

APPLICANT PRESENTATION

Mr. Tim Herndon, Landplan Engineering, was present for questioning.

ACTION TAKEN on ITEM 2A

Motioned by Commissioner Singleton, seconded by Commissioner Carter, to approve the Final Plat (PF-4-3-10) for Bauer Farm 4th Plat Subdivision and forwarding it to the City Commission for acceptance of easements and rights-of-way, subject to the following conditions:

1. Recordation of revised maintenance agreement prior to the recording of the Final Plat with the Register of Deeds Office.
2. Provision of a revised Master Street Tree Plan and graphic which includes street trees for the street right-of-way being shown along the west property line on the Preliminary Development Plan. A note may be added to the street tree plan clarifying the status of the street to the west.
3. Provision of a revised final plat with the following changes:
 - a. Planning Commission chairperson signature blank updated to 'Charles Blaser'.
 - b. Dimensions of the access break on Overland Drive included on the plat.
4. Provision of the following fees and documentation:
 - a. Recording fees made payable to the Douglas County Register of Deeds.
 - b. Street sign fees as determined by the City Traffic Engineer.
5. Pinning of lots in accordance with Section 20-811(g)(8) of the Subdivision Regulations.
6. Submission of public improvement plans prior to the recording of the Final Plat with the Register of Deeds Office.

Unanimously approved 8-0.

ACTION TAKEN on ITEM 2B

Motioned by Commissioner Carter, seconded by Commissioner Singleton, to approve the Final Development Plan (FDP-4-6-10) for Bauer Farm Phase 4, based upon the findings of fact presented in the body of the Staff Report subject to the following conditions:

1. A Final Plat must be recorded with the Register of Deeds prior to the issuance of building permits.
2. Provision of a revised Final Development Plan with the following changes:
 - a. Revision of phasing lines on all plan sheets to reflect those shown on Sheet 1.
 - b. Delineate the walkway connections through the parking area on the plan and on site with pavement treatment or markings.
 - c. Note 43 shall be revised with the new Book and Page Number of the revised Maintenance Agreement.
 - d. Identify 'Tract A, Block Five' as a drainage easement rather than as a 'tract' to maintain consistency with the final plat.
3. Provision of a photometric plan for all exterior lighting, for planning approval prior to recording of the Final Development Plan.
4. Provision of an updated Common Open Space exhibit which shows the common open space being provided along with the calculations of the area (sq ft) and percentage of common open space being provided with this phase of the development.

Commissioner Harris said she would vote in favor of the item because it substantially conforms to the approved Preliminary Development Plan.

Unanimously approved 8-0.