

ITEM NO. 2A PID TO IG; 46 ACRES; E 25TH ST & FRANKLIN PARK CIR (MKM)

Z-13-00145: Consider a request to rezone approximately 46 acres located south of the intersection of E 25th Street & Franklin Park Circle from PID (Planned Industrial Development) District to IG (General Industrial) District. Submitted by Bartlett & West, for Douglas County Board of Commissioners, property owner of record.

ITEM NO. 2B PRELIMINARY PLAT FOR DOUGLAS COUNTY PUBLIC WORKS ADDITION; E 25TH ST & FRANKLIN PARK CIR (MKM)

PP-13-00144: Consider a Preliminary Plat for Douglas County Public Works Addition, a 1 lot subdivision of approximately 46 acres, located south of E 25th Street & Franklin Park Circle. Submitted by Bartlett & West, for Douglas County Board of Commissioners, property owner of record.

STAFF PRESENTATION

Commissioner Lamer said he would abstain from this item because his wife was a former employee of Bartlett & West and had funds in their retirement account that had not been dispersed yet.

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

APPLICANT PRESENTATION

Mr. Darron Ammann, Bartlett & West, was present for questioning.

PUBLIC HEARING

No public comment.

ACTION TAKEN on Item 2A

Motioned by Commissioner Liese, seconded by Commissioner Josserand, to approve the rezoning request of approximately 46 acres from PID-Franklin Park (Planned Industrial Development) District to IG (General Industrial) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.

Commissioner Rasmussen said the building layout could totally change when a site plan was actually submitted.

Mr. McCullough said in this particular case it was a pretty high level idea because they were also trying to do the utility easement work in conjunction with the plat so at this stage it was pretty close. He said it had the potential to change though.

Motion carried 7-0-1, with Commissioner Lamer abstaining.

ACTION TAKEN on Item 2B

Motioned by Commissioner Liese, seconded by Commissioner Josserand, to approve the Douglas County Public Works Addition Preliminary Plat subject to the following conditions:

1. Provision of a revised plat with the following changes:
 - a. Note that Franklin Park Circle is proposed to be renamed 'Franklin Park Court'.
 - b. Identify the drainage easements as detention basins and add the following notes to the plat:
 - "The detention basins will remain free of any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls."
 - "The detention basins will be privately-owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance. No fences or structures other than necessary retaining walls and/or

guardrails will be allowed within the drainage easements.”

c. Revise utilities and easements per City Utilities Department approval.

d. Note the minimum finished floor elevation for structures on lots.

2. Provision of a revised Downstream Sanitary Sewer Analysis per Utility Engineer approval.

Motion carried 7-0-1, with Commissioner Lamer abstaining.