

Applicant: Varena Landing, L.L.C.

Project Location: North side of East Lindsey Street approximately ¼ mile east of 24th Avenue S.E.

Case Number: PD19-05

Time: 6:00 p.m.

Applicant/Representative: Chris Anderson, SMC Consulting Engineers, applicant's engineer
Evan Nixon, Developer

Attendees: Virginia Cameron, Jayne Crumpley, Diane Harderson, Barbara Barb, Zack Lawrence, James Bednar, Erik Baker, Michael Gentry and Orville and Beverly Todd.

City Staff: Ken Danner, Subdivision Development Manager
Beth Muckala, Assistant City Attorney

Application Summary

The applicant's request is to develop 87 single-family lots within a Planned Unit Development on 18.46 acres. The property contains Water Quality Protection Zone (WQPZ). The engineer for the developer is proposing engineering solutions in order to develop the property in an orderly manner. The WQPZ area will be left undisturbed and connected to the developments proposed detention facilities conveying runoff at the predevelopment figures. The street system will provide stub-outs to the west and east and connect to Summit Lakes located to the north. Lindsey Street will be constructed to City standards. Sidewalks will be installed. The developer proposes a perimeter fence around the development.

Neighbor's Comments/Concerns/Responses

Questions asked of the neighbors: What is the difference in the 1984 plan submitted by others and the current plan? There is an additional street connection to the north tying into Summit Lakes; the west street stub has been moved to the north because if the street in the future were constructed it would go through an existing pond located on property to the west. There are 4 lots fewer in this proposal.

How will the drainage leaving the property to the west be handled? It would be picked up with a field inlet and be conveyed in an underground drainage system to the detention ponds.

What are the sizes of the residential structures? In the vicinity of 1600 to 1800. The development will be comparable to Village at Brookhaven and Brookhaven Place. Why are the lots so small? There are buyers that are not interested in a large lot to maintain. What happened with Summit Villas? That

project was designed after Brookhaven Square and did not work on this side of the City. They were too large of a structure and cost.

Will any of the structures be two story? That is possible especially with a custom home.

Patio homes? Yes, all will be free standing except for four connected structures as proposed in 1984.

Why is HOA required? City's response; covenants are required with final plats and are required for the maintenance and upkeep of the open space areas, fencing and detention ponds. Why won't the City maintain the open spaces and use as a park? The City does not take drainage areas for parks.

Will Lindsey Street be improved? Yes; when is the City going to improve the rest of Lindsey Street?

How many phases? Three or four phases depends on how the product sales.

Concern about home values.

Concern about drainage.