

Applicant: Shaz Investment Group

Project Location: Approximately 300' south of Prairie Dunes Ct. and 12th Avenue S.E.

Case Number: PD19-08

Time: 6:00p.m.

Applicant/Representative

Chris Anderson, Applicant's Civil Engineer

Attendees

David Seamens

Rebecca Rosendahl

City Staff

Janay Greenlee, Planner II

Ken Danner, Subdivision Manager

Beth Muckala, Assistant City Attorney II

Application Summary

The applicant's request is to rezone from A-1, General Agricultural District to R-1, Single Family Dwelling District; a Preliminary Plat and Land Use Amendment is part of this rezoning request. The Preliminary Plat is for 36 single-family lots that meet the R-1, Single-Family Zoning Regulations and the Land Use Amendment request is from Future Urban Service Area to Current Urban Service Area for property designated as Future Low Density Residential.

Neighbor's Comments/Concerns/Responses

The neighbor's main concern was the street stub shown on the western portion of the Preliminary Plat that leads to undeveloped land. The applicant's civil engineer and city staff explained that the street stub is a requirement on the Preliminary Plat, and it's part of the subdivision regulations because of possible future road connections. The other concern was the detention pond that is part of the Cobblestone West Section 2 development and it is overgrown. Staff explained that the Cobblestone detention pond condition has to be addressed through the Cobblestone HOA.