

Applicant: Home Creations/Hossein Farzaneh

Project Location: South of E Lindsey Street approx. ¼ mile east of 24th Avenue SE

Case Number: PD20-02

Time: 6:00 p.m.

Applicant/Representative

Gunner Joyce
Sean Rieger
Mo Sharifi
Joel Harrison

Attendees

Cinda Sullivan
James Bednar

City Staff

Lora Hoggatt, Planner II
Ken Danner, Subdivision Development Manager
Beth Muckala, Assistant City Attorney

Application Summary

The applicant, Home Creations/Hossein Farzaneh, is requesting a preliminary plat and rezoning for a Planned Unit Development for a single-family residential development.

Neighbor's Comments/Concerns/Responses

Q: Is this being platted for homes?

A: Yes, no apartments or multi-family, just single-family homes.

Q: What do the covenants require?

A: We need to rezone the property first and then covenants will be discussed when we are ready for final platting.

Q: Did Home Creations develop Stone Lake to the east of this property?

A: No, Home Creations developed Bellatona and Eagle Cliff. These will be smaller patio homes compared to previous developments.

Q: How far will homes be from the electric easement on the east of the property?

A: There is no set distance; homes can be built up to the easement. No structures will be allowed within the 100' easement.

Q: We are concerned with the creek and fertilizers from the yards running to Thunderbird.

A: The WQPZ will protect the quality of the water. The detention pond on the west side of the development will collect water and filter into the creek. You can look

at Chapter 19 of the City Ordinances for more information on WQPZ and water ordinances. No bioswales are planned for this development because the scale is too small. The City also has an ordinance pertaining to what is allowed for fertilizers.

Q: What kind of fences will be used?

A: We will decide that around building permit time.

Q: Is it possible to do 25 nicer, larger homes instead?

A: We are already downzoning this property from multifamily zoning to single-family zoning. We have already invested a lot in plans and design.

Q: Will garages be in the front of the homes?

A: We are not to the design phases for the actual homes yet.

Q: What size homes?

A: We have not decided yet.

Q: When will you break ground on this project?

A: As soon as possible after the final plat is approved.

Q: How much was the land?

A: The applicant rep was not sure because they were not part of that process. The county assessor would know.

Q: How many acres is this property?

A: The property has 29 acres total but only 11 are being developed.