

**PLANNING COMMISSION MINUTES**  
**September 16, 2003**  
**7:00 P.M.**

Present: Chairman Mark Green, Vice Chairman Larry Rigby, Duane Gardner, Tom Smith, Michael Allen, City Attorney Rusty Mahan City Engineer Paul Rowland, Planning Director Blaine Gehring and Recording Secretary Connie Feil.

Absent: City Council Representative Barbara Holt and Clark Jenkins.

Mark Green welcomed all those present and introduced the Planning Commission Members.

Duane Gardner made a motion to approve the minutes for September 2, 2003 as written. Larry Rigby seconded the motion and voting was unanimous.

**Site Plans**

1. Consider preliminary and final site plan approval for Hearthstone Design at 94 N. 100 W., Mike Crouch, owner.

Mike and Kristal Crouch, owners, were present. Blaine Gehring explained that Mr. Mike Crouch was successful in having his property at 94 N. 100 W. rezoned to Professional Office recently. He is seeking site plan approval to begin the conversion of the home to his office, Hearthstone Design. Mr. Crouch's ultimate goal is to have the overall site look as much like a residential use as possible. The ordinance actually requires such uses to have a minimum 15 foot driveways. However, by trying to maintain the residential character, which would only require a 12 foot driveway, the plan is to put a small, concrete driveway 12 feet wide along the east portion of the property leading to six stalls (three in the existing garage). Staff feels this would not be a problem because there will be limited traffic in and out of this parking area.

The landscaping plan incorporates some existing trees and grass with new flower beds, trees and shrub hedges. There are a couple of issues, however, that needs to be addressed. There should be one additional tree planted in the area between the office and the garage. Also, the ordinance calls for a solid masonry wall along a property line which abuts a residential zone. There is a new solid wood fence along the south property line installed by the adjacent owner. Again, to maintain the residential feel desired with this remodel, the fence should be allowed to remain and no requirement made for a solid wall. However, the fence should be extended between the two houses and the front setback line.

Because there is only a small amount of additional driveway surface being added, the driveway and parking area will be allowed to drain across the existing lawn area to the street on the north side of the house. This will provide a small amount of detention and allow some of the water to percolate into the ground, thus reducing the overall amount of runoff. Staff recommends that the Planning Commission recommend final site plan approval with the

following conditions.

1. Any remodel work in the house or garage will be done with proper permit and meet the requirements of the IAC 2000.
2. Pay the required Storm Drain Impact Fee of \$892.16.
3. Provide one more tree on the southeast corner of the existing house between the building and the garage.
4. The monument sign is not part of this site plan approval and will require a separate permit.
5. Extend the existing wood between the two houses to the front setback line.

Tom Smith mentioned that this project looks great and leaving the driveway at 12 feet is nice and keeps the residential feeling.

Duane Gardner feels that this will be a great addition to the residential area.

Tom Smith made a motion to recommend to the City Council preliminary and final site plan approval for Hearthstone Design subject to the conditions outlined by Staff. Duane Gardner seconded the motion and voting was unanimous.

2. Consider preliminary and final site plan approval for conversion of existing retail at 40 West and 200 North to multiple family residential, Brian Knowlton, developer.

Brian Knowlton, developer, Steve McMurry, attorney, were present. Blaine Gehring explained that Mr. Knowlton has now remedied the problems with the property overlapping on the survey, with exception of the overlap of the Russon Brothers Mortuary. That area has been taken out of any density calculations as unusable space. The site plan meets the requirements for area and density without it.

Mr. Knowlton has taken the front 20 feet off the existing building and is placing a new section on the rear of it. The uncovered section up front will now be in landscaping. Landscaping for the site now represents 40% of the site which meets the required 40%.

The plan for the storm drain line proposed is to empty into Barton Creek was submitted and reviewed and provides required drainage. No further problems are seen with the drainage plan except for minor revisions to the grading.

Parking for the site is calculated at 2 stalls per each 2 bedroom unit and 2.5 stalls per each 3 bedroom unit plus 1/4 stall per unit for visitor parking. That calculates out to 51 stalls required with one covered stall per unit. He has provided 51 stalls with 30 open, 8 under carports, and 13 in garages. Back-up spacing now meets requirements as well. However, while the parking

meets the ordinance specified minimum requirements for the number of stalls, both covered and open, there are seven stalls which are in question. The Planning Commission has previously approved parking stalls in driveways directly in front of garages. This plan shows seven such stalls, but rather than being in dedicated driveways, there are no driveways, the garages are accessed directly from the parking area. As a result, these seven stalls are located in long lines of parking stalls, looking just like the ones on either side. 14-18-105 (G.) of the Zoning Ordinance allows this type of parking only with the approval of the Planning Commission. This will need to be reviewed to see if you feel that this situation warrants the same exception granted in the past.

Staff recommends that after review of the site plan, the Planning Commission recommend final site plan approval with the following conditions.

1. Prepare and Record a proper Condominium Plat within the required time limit.
2. Pay the following fees:

a.	2 - 1" water impact and connection fees	=	\$5,226.00
b.	1 - 2" lateral set fee	=	2,190.00
c.	1 - 6" fire hydrant	=	4,460.00
d.	Checking fee for 21 units	=	2,100.00
e.	Storm Drain Impact Fee	=	3,012.70
f.	Sanitary Sewer Impact and connection fee	=	32,676.00
3. Post a proper subdivision development bond
4. Sign a Development Agreement with the City
5. Make very minor revisions to the grading portion of the site plan.
6. Provide a construction site storm water runoff plan.

There was a lengthy discussion about how the layout meet codes, no windows on the main floor living area, exit from the basement units and concerns with the small units being created in the old structure. The Planning Commission members feel that the plans should be carefully reviewed by the building inspector's to make sure they meet all codes and exit requirements.

Mark Green made a motion to recommend to the City Council preliminary and final site plan approval for conversion of existing retail at 40 West 200 North to multiple family residential subject to the conditions outlined by Staff and the addition of the following:

7. Grade the site so that all water is contained in onsite drainage.
8. All off-site concrete improvements along 200 North be replaced and asphalt mitigation in 200 North where utility cuts are made.

9. Meet all building code requirements, particularly egress from the basement.

Duane seconded the motion and voting was unanimous.

Meeting adjourned at 7:45 P.M.