

Mr. Schick opened up the public hearing.

Per Ms. Malone, the applicant has submitted a final major subdivision plat, known as Water Valley South 27th Filing. The proposal is the replat of Tract F of the Water Valley South Subdivision. The site is located directly northeast of the intersection of New Liberty Road and 7th Street. The approved master plan for Water Valley South included up to 226 dwelling units on 19.68 acres and identified this area for multifamily condominiums.

The subject subdivision encompasses approximately 17.33 acres and is zoned Residential Mixed Use (RMU), which allows for a variety of residential and commercial uses. The proposal is for 70 patio home lots, one clubhouse lot, and associated open space and access. The platting will allow for individual ownership of the patio home lots. The remaining property will be managed by a metro district.

Final Plat characteristics:

- 17.33 acres
- Residential Mixed Use Zone (RMU)
- 70 patio home lots (covering 6.64 acres)
- 7.84 acres of open space/drainage/access and utility easement
- Clubhouse lot

The applicant held a neighborhood meeting on March 27, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were three neighbors in attendance, all with general questions about the development.

The application is consistent with various goals of the Comprehensive Plan as well as the Strategic Plan.

Notifications for this meeting were completed in accordance with the municipal code.

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed and the development agreement being executed.

Staff requests the following be entered into the record:

- Application and supplemental material
- Staff memorandum and supporting documents
- Recommendation
- All testimony presented during the public hearing.

Brian Williamson with TST Consulting addressed the Planning Commission and provided a brief presentation of the proposed subdivision plat, which has a marketing name of Pelican Shores.

Mr. Tallon moved to close the public hearing; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman, Reddick; Nays – None; Motion carried.

2. Recommendation to Town Board –Final Major Subdivision – Water Valley South Subdivision 27th Filing – Brian Williamson, TST, applicants representative.

Ms. Malone had nothing further to add.


Mr. Tallon moved to forward to the Town Board a recommendation of approval of the Final Major Subdivision subject to Planning Commission and staff comments and the development agreement being executed; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman, Reddick; Nays – None; Motion carried.

D. COMMUNICATIONS

1. Communications from the Planning Commission
 - None
2. Communications from the Town Board liaison
 - Absent; none.
3. Communications from the staff
 - None

ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:14 p.m.



Krystal Eucker, Town Clerk