

RECORD OF PROCEEDINGS – excerpt

November 20, 2003

Application Review

2. 6124 & 6230 Harlem Road (202-109/203-118 revised Z04-053)

Review & Action of Columbus rezoning application to expand a previously approved plan by developing 5.0 acres (18.1 total) located on the east side of Harlem Road, 700 feet north of SR-161

Zoning Request: To rezone from R, Rural to PUD-6, Planned Unit Development

Proposed Use: Single-family & Condominium dwellings – 75 du's in 23 bldg's @ 4.2 du/ac for entire project

Applicant: M.H.Murphy Dev. Co. & Linda Chandler; c/o Steve Fulkert

Applicant Presentation: An affirmative motion removed application off the table. Mr. Fulkert revised his plan and presented two alternatives; one with a lesser density on the expanded parcel and the other maintaining the same density in an overall manner. The focus was on the latter plan with the more formal open space arrangements. Applicant addressed issues of the evaluation checklist. He also agreed not to expand this project further north on Harlem Road.

Staff Inquiry: Mr. Klare relayed a concern that the east-west road between the units should be centered. He queried whether buffering/mounding along the freeway was provided per previous approval. According to the applicant, landscaping along the expressway was already approved as part of the stormwater drainage plan. On the north side, landscaping w/o mounding will be grouped to screen between buildings.

Panel Discussion: When Mr. McKinney asked if concerns regarding trees were addressed, the applicant affirmed they would be. Mr. Geiger seconded the idea for a little more landscaping on the north. Mr. Olmstead requested more native tree species. Responding to Mr. Carleton's question, Mr. Wheeler said this property would most likely be eligible for any TIF program for the metro park.

Public Comment: None.

MOTION: To approve subject to: 1) the developer agreeing to no roadway activity off-site (no drive or private road connectivity to the north); 2) that landscaping carry-out the site, especially along the north property line to be modified or included to the satisfaction of staff; 3) that the 3.2.2 & 3.2.3 dealing with landscaping be resolved to the satisfaction of staff; 4) that developer work with the city as needed to include this land in potential Tax Increment Financing and if the city desires this to be part of the proposed TIF that the developer comply with any document request at all and that the developer be encouraged to participate with any and all funding mechanisms that benefit the area, including any potential community authority and TIF legislation; and 5) that developer work with staff on lighting issues 3.3.4-6 resolving issues to satisfaction of staff.

MOTION BY: Olmstead / seconded by Pewitt

RESULT: Approved. (6-0)

Recently, the applicant and I reviewed his plans and I found them to be in compliance with the Panel's objectives.

Ken Klare

6/11/04