

Cold Spring Planning & Zoning
March 8, 2006

The regular meeting of Cold Spring Planning & Zoning was called to order by Chairperson Sam Smith. Pledge to the flag was recited. Roll call showed the following present – Roger Bay, Jim Drye, Joe Feinauer, Ken Sharp and Ken Warden; excused – Steve Taylor. Also present were Carole Huber, Mike Schwartz and Brandon Voelker.

The minutes of the February 8 meeting were reviewed by all. Roger Bay made a motion to approve these minutes. Motion was seconded by Jim Drye. All were in favor. Motion carried.

Condominium Regime Plats for Granite Spring, Buildings 4 & 8 and Granite Spring Revised Conservation Easement Plat for lots 45 through 48 have been signed during the past month. **Motion was made by Ken Warden to approve these signings.** Roger Bay seconded the motion. All were in favor. Motion carried.

A public hearing was called to order to review the Stage II Development Plan from PSW Limited Partnership. The site being reviewed is approximately 1.8 acres located at the northeast corner of the intersection of Downing Street with Alexandria Pike. The site is currently zoned SDA. Mike Schwartz discussed the past history of this site and his recommendation to approve this Stage II Plan with five conditions.

Jim Drye questioned the Alexandria Pike curb cut. Mike Schwartz explained that this should be considered a “temporary curb cut” and could be abandoned at some time in the future, since it does not comply with our zoning regulations. It has, however, been approved by the Highway Department.

Joe Feinauer questioned the location of parking spaces in the front of the building. Mike Schwartz explained that the ones in question are in compliance, in that they are not in the front yard, but in the side yard. He also stated that action is final with this Board’s decision tonight.

Ken Perry, property owner, was present. He asked if it is necessary for him to line up this building with the Fire Department building. He will do so, if necessary, but needs to know to proceed. It was agreed that this would not be necessary. He stated that he is OK with the five conditions and will comply with all

Ken Warden made a **motion to approve the Stage II Development Plan for PSW Partnership, subject to the five conditions presented by NKAPC.** This is based on the supporting information and bases for recommendation also from NKAPC. Jim Drye seconded the motion. Roll call vote showed five yeses, one abstention – Joe Feinauer. Motion carried.

A public hearing was called to order to review a Stage II Development Plan from National Amusements. This site is approximately 9.2 acres located along the southwest side of Alexandria Pike, between Buning Lane and Murnan Road, approximately 400 feet southeast of Buning Lane. The site is currently zoned R-2. Mike Schwartz discussed his review and recommendation to approve the project with nine conditions. He also suggests that a sidewalk be provided along the portion of the proposed access drive from the sidewalk on Alexandria Pike to the sidewalk on Boulder View, to provide for pedestrian connectivity.

Ken Warden would like to see this development lined up to use the same traffic light as E. Alexandria Pike, but this is not possible.

Sam Smith requested that NKAPC look at the possibility of requiring that the basal requirements be in place as sections of the development are completed. Mike Schwartz will look into this.

The status of the internal streets was discussed. The access to these apartments is a driveway and cannot be held to public street standards. Sidewalks are not required, but may be requested. Mr. Warden asked if this may be converted to condos in the future. The developer responded that this is not planned, as far as he knows. Sam Smith stated that the Fire Department is satisfied with the t-turnaround for access to their trucks.

Marv Blumquist, Civil Engineer, and Tony Bayus, Architect, were present to discuss this project. Mr. Blumquist discussed the conditions. 1. 20 ft. setback is correct; 2. They will comply, but 10 sq. ft. is listed in one place and 15 ft. on another in our regulations; 3. & 4. Is ok, they will comply; 5. Off street parking will comply; 6. Their concern is that the sidewalk, if installed, would be on a temporary curb cut, and could be required to be removed. They would like to discuss this further; 7. They will comply; 8. & 9. Cardinal is working with them on this and they will comply: He has talked to Fire Department and everything will be per their requirements. Fire hydrant connections could be made one of the conditions.

The 24 ft. wide driveway was discussed. Sam Smith would like to see a sidewalk along this driveway to allow for pedestrian safety. The developer has talked about this possibility and will continue to do so.

Tony Bayus, Architect, stated that construction of the buildings will be wood frame with some brick and siding. When asked if these would at some time in the future be changed to condos, he responded that the intent is for the owners to maintain ownership and manage as apartments. Rents would be \$600 to \$700 per month for two bedroom units, approximately 600 to 700 sq. ft.

Joe Feinauer stated that the sidewalk would be very useful even if the driveway access to US 27 was no longer useable. This would allow people to get to US 27 or to other future developments in the general area.

Mr. Feinauer then made a **motion to approve the National Amusements Stage II Development Plan, based on staff recommendation and their nine conditions**. This is also based on NKAPC supporting information and bases for recommendation. An additional condition is that Fire Department hydrant connections be per their regulations. Roger Bay seconded the motion. Roll call vote showed five yeses and one no-Ken Warden. Motion carried.

Mr. Warden explained that his no vote is due to the traffic situation in that area, until we can figure a way to get in and out. He requested that City Council take a closer look at this area. Brandon Voelker stated that the city is looking at resolving this problem. The cost of the properties is so high that a developer will have to be involved to make the project work. Joe Feinauer stated that the county and state highway departments should be involved. They would see that this would be a much better situation for all. Ken Warden then suggested that there is probably grant money available with the participation of all of the above entities and should be pursued.

A third **public hearing was called to order to review a Stage II Development Plan for Grand Communities**. This is for a site approximately 7.8 acres located along the south side of Buning Lane across from Founders Court. The site is currently zoned R-1D (PUD). Mike Schwartz explained the past history and recommendation to approve this proposed Stage II Plan.

Joe Kramer, Cardinal Engineering, was present to discuss the project. He stated that, in reference to the Nation Amusements road connection, Fischer would pave to the property line and the other party will complete the connection. Jim Drye questioned the emergency exit to Dry Creek, since it is not paved. Mr. Kramer responded that there are no plans to pave this, since it is not required.

Joe Feinauer made a **motion to approve the Granite Spring Stage II Development Plan**, as presented, based on the staff recommendation and the supporting information and bases for recommendation. The motion was seconded by Ken Sharp. Roll call vote showed six yeses and no noes. Motion carried.

Ken Sharp was required to have four hours of training by February 24, 2006. He has reviewed tapes and will present a summary of these tapes at the April meeting. Roger Bay made a **motion to approve these four hours continuing education**. Jim Drye seconded the motion. All were in favor. Motion carried.

NKAPC will host an audio conference training session on April 12. It will be for 1 ½ hour credit. No reservations are needed if you would like to attend.

Ken Warden questioned the fact that there is no street sign at Plaza Drive. Carole Huber stated that the owner has been contacted and will be installing the sign soon.

Jim Drye reported that the committee met to discuss requirements for subdivision regulations regarding condo streets and the city taking them over for maintenance. This was reviewed and a resolution has already been passed by City Council placing a moratorium on future acceptance. Some options were discussed, but the committee saw no need to change the regulations, only that City Council enforce the current zoning regulations.

Mr. Drye then discussed the fact that Founders Court resident, Allen Rizzo, had some complaints here at last month's P&Z meeting. He has looked at the site since then and it appears that Fischer is doing a better job of street cleaning, etc.

Roger Bay made a motion to adjourn. Ken Warden seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

NEXT MEETING – APRIL 12

Carole Huber

