

CITY COUNCIL



Meeting Date: October 17, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Bellissima Estates
 4-PP-2016

Request to consider the following:

Approval of a final plat for a 6-lot subdivision on a +/- 6.5-acre site with Single-family Residential (R1-35) zoning located at 9830 East Jenan Drive.

Key Items for Consideration

- Equestrian trails to be provided along E. Jenan Drive and N. 98th Street
- Development Review Board heard this case on May 18, 2017 and approved the preliminary plat with a unanimous vote of 6-0

OWNER

Deacetis-Francis Custom Homes
 480-695-4404

APPLICANT CONTACT

Wayne Rosendahl or Elaine Rosendahl
 Rosendahl Engineering
 480-599-1263

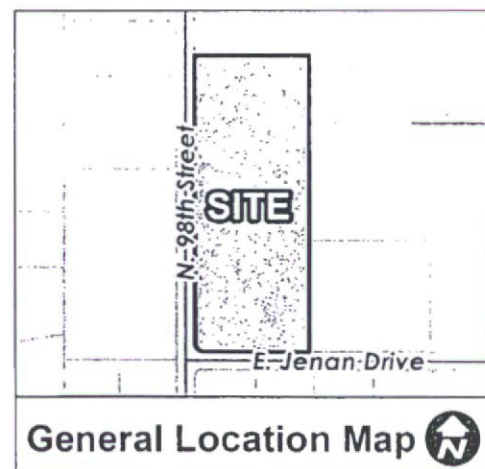
LOCATION

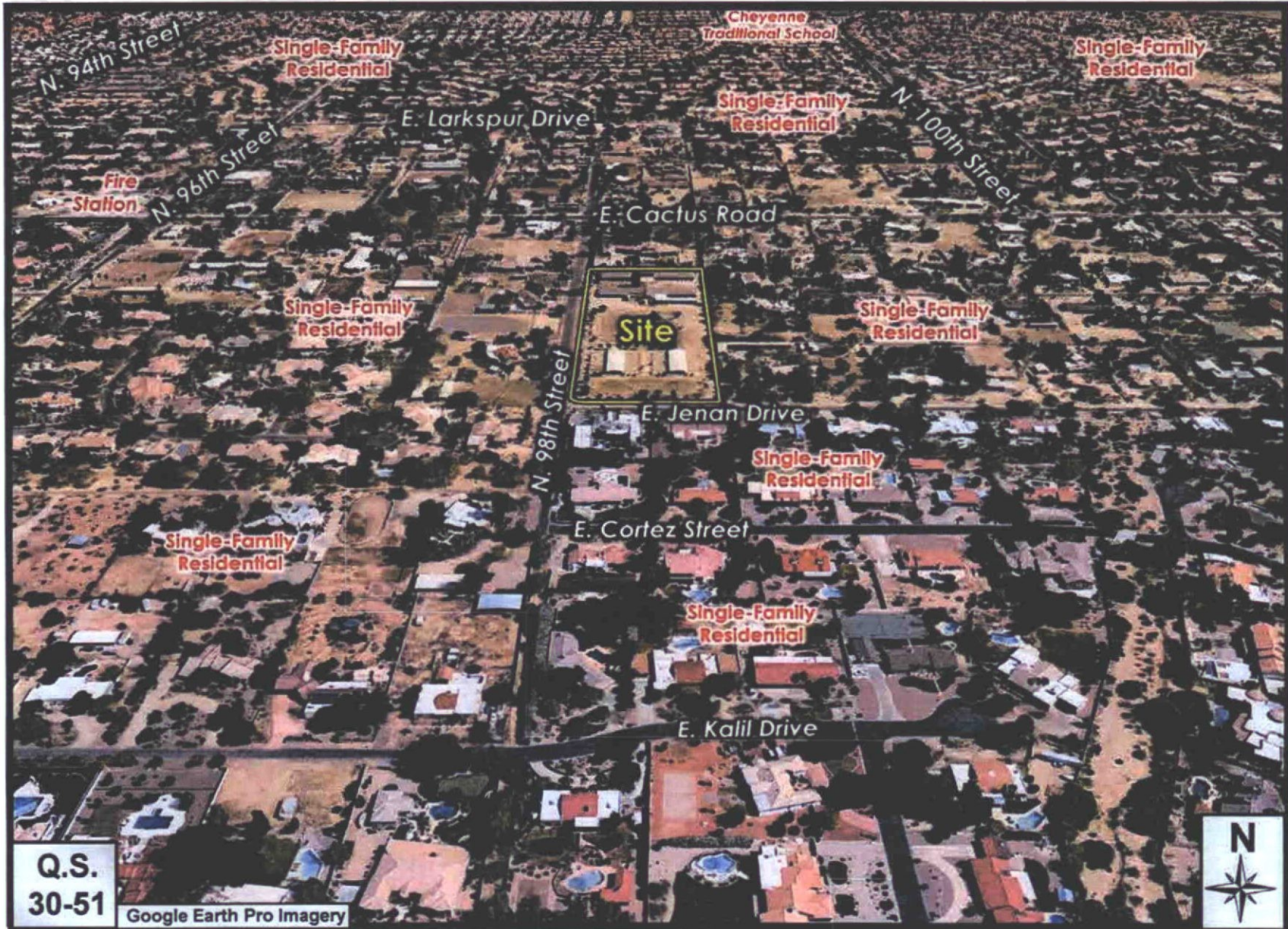
9830 E Jenan Drive

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium to small-lot single-family neighborhoods or subdivisions.





Bellissima Estates

4-PP-2016



E. Cactus Road

Single-Family Residential

Single-Family Residential

N. 98th Street

Site

Single-Family Residential

Single-Family Residential

E. Jenan Drive

Single-Family Residential



Q.S.
30-51

Google Earth Pro Imagery

Bellissima Estates

ATTACHMENT 1A

4-PP-2016



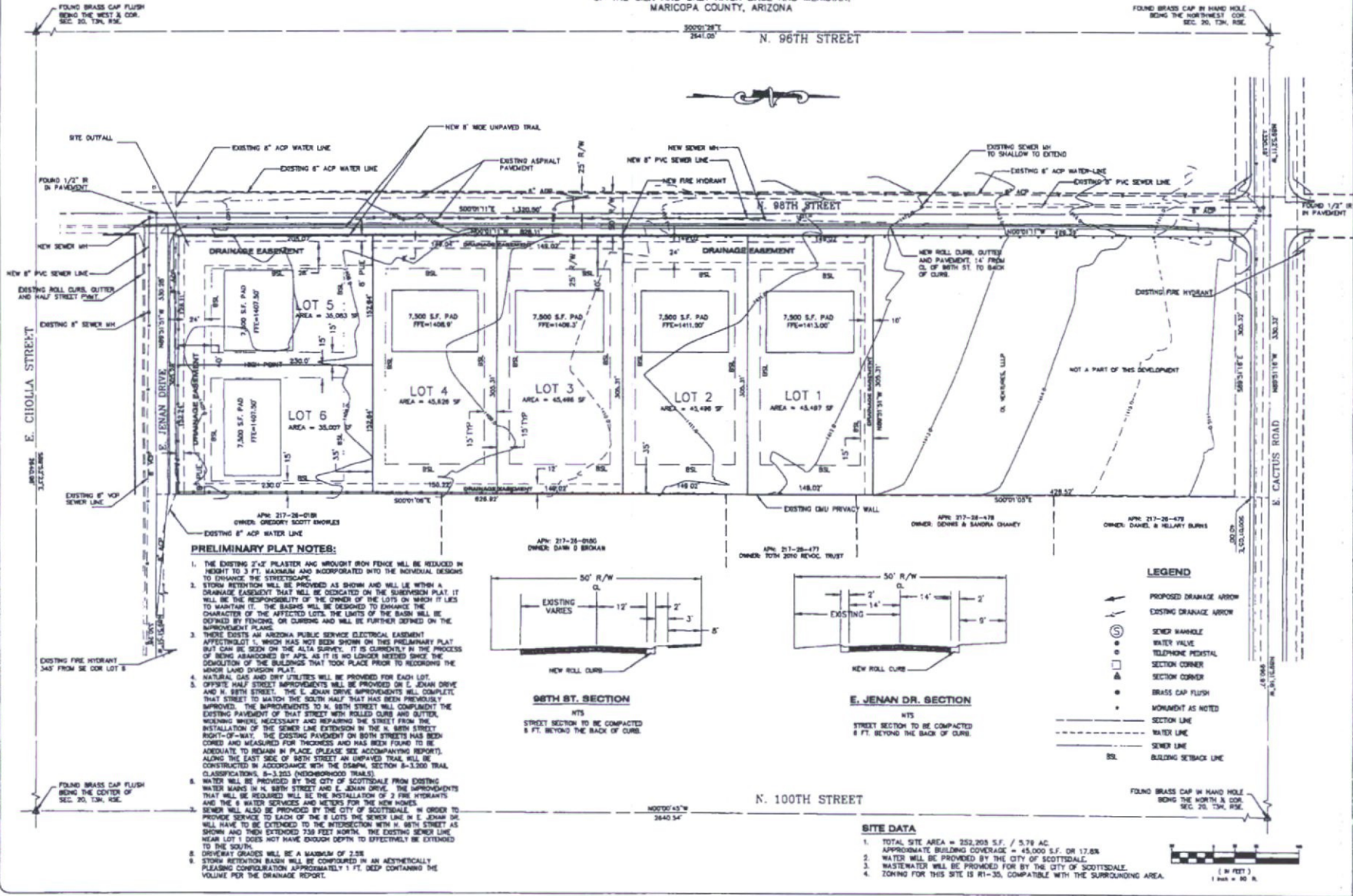
Bellissima Estates

Attachment 2

4-PP-2016

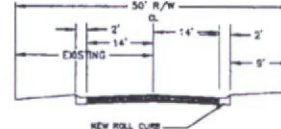
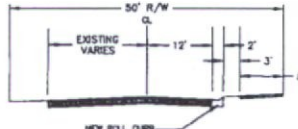
**PRELIMINARY PLAT SITE PLAN
BELLISSIMA ESTATES**

BEING A PORTION OF THE NORTHWEST QUARTER
SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



PRELIMINARY PLAT NOTES:

1. THE EXISTING 2" OF PLASTER AND WROUGHT IRON FENCE WILL BE REDUCED IN HEIGHT TO 3 FT. MAXIMUM AND INCORPORATED INTO THE INDIVIDUAL DESIGNS TO ENHANCE THE STREETSCAPE.
2. STORM RETENTION WILL BE PROVIDED AS SHOWN AND WILL BE DEDICATED ON THE SUBDIVISION PLAT IT WILL BE THE RESPONSIBILITY OF THE OWNER OF THE LOTS ON WHICH IT LIES TO MAINTAIN IT. THE BASINS WILL BE DESIGNED TO ENHANCE THE CHARACTER OF THE AFFECTED LOTS. THE LIMITS OF THE BASIN WILL BE DEFINED BY FENCING OR CURBING AND WILL BE FURTHER DEFINED ON THE IMPROVEMENT PLANS.
3. THERE EXISTS AN ARIZONA PUBLIC SERVICE ELECTRICAL EASEMENT AFFECTING LOT 1, WHICH HAS NOT BEEN SHOWN ON THIS PRELIMINARY PLAT BUT CAN BE SEEN ON THE ALTA SURVEY. IT IS CURRENTLY IN THE PROCESS OF BEING ABANDONED BY APS, AS IT IS NO LONGER NEEDED SINCE THE DEMOLITION OF THE BUILDINGS THAT TOOK PLACE PRIOR TO RECORDING THE MAJOR LAND DIVISION PLAT.
4. NATURAL GAS AND DRY UTILITIES WILL BE PROVIDED FOR EACH LOT. OPPOSITE HALF STREET IMPROVEMENTS WILL BE PROVIDED ON E. JANAN DRIVE AND N. 96TH STREET. THE E. JANAN DRIVE IMPROVEMENTS WILL COMPLETE THAT STREET TO MATCH THE SOUTH HALF THAT HAS BEEN PREVIOUSLY IMPROVED. THE IMPROVEMENTS TO N. 96TH STREET WILL COMPLEMENT THE EXISTING PAVEMENT OF THAT STREET WITH ROLLED CURBS AND GUTTER, INCLUDING WHERE NECESSARY AND IMPROVING THE STREET FROM THE INSTALLATION OF THE SEWER LINE EXTENSION IN THE N. 96TH STREET NORTH-OF-WAY. THE EXISTING PAVEMENT ON BOTH STREETS HAS BEEN CORNER AND MEASURED FOR THICKNESS AND HAS BEEN FOUND TO BE ADEQUATE TO REMAIN IN PLACE. (PLEASE SEE ACCOMPANYING REPORT). ALONG THE EAST SIDE OF 96TH STREET AN UNPAVED TRAIL WILL BE CONSTRUCTED IN ACCORDANCE WITH THE OSAPM, SECTION 8-3.500 TRAIL CLASSIFICATIONS, 8-3.503 (NEIGHBORHOOD TRAILS).
5. WATER WILL BE PROVIDED BY THE CITY OF SCOTTSDALE FROM EXISTING WATER MAINS IN N. 96TH STREET AND E. JANAN DRIVE. THE IMPROVEMENTS THAT WILL BE REQUIRED WILL BE THE INSTALLATION OF 2 FIRE HYDRANTS AND THE 8" WATER SERVICES AND METERS FOR THE NEW HOMES.
6. SEWER WILL ALSO BE PROVIDED BY THE CITY OF SCOTTSDALE. IN ORDER TO PROVIDE SERVICE TO EACH OF THE 6 LOTS, THE SEWER LINE IN E. JANAN DR. WILL HAVE TO BE EXTENDED TO THE INTERSECTION WITH N. 96TH STREET AS SHOWN AND THEN EXTENDED 738 FEET NORTH. THE EXISTING SEWER LINE NEAR LOT 1 DOES NOT HAVE ENOUGH DEPTH TO EFFECTIVELY BE EXTENDED TO THE SOUTH.
7. DRYWELL GRADES WILL BE A MAXIMUM OF 2.5%.
8. STORM RETENTION BASIN WILL BE CONSTRUCTED IN AN ASYMMETRICALLY PLACING CONFIGURATION APPROXIMATELY 1 FT. DEEP CONTAINING THE VOLUME FOR THE DRAINAGE REPORT.

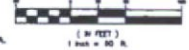


LEGEND

- ➔ PROPOSED DRAINAGE ARROW
- ➔ EXISTING DRAINAGE ARROW
- ⊙ SENER MANHOLE
- ⊙ WATER VALVE
- ⊙ TELEPHONE PEDIestal
- ⊙ SECTION CORNER
- ⊙ SECTION CORNER
- ⊙ BRASS CAP FLUSH
- ⊙ MONUMENT AS NOTED
- SECTION LINE
- WATER LINE
- SEWER LINE
- BSL BUILDING SETBACK LINE

SITE DATA

1. TOTAL SITE AREA = 252,205 S.F. / 5.78 AC.
2. APPROXIMATE BUILDING COVERAGE = 45,000 S.F. OR 17.8%.
3. WATER WILL BE PROVIDED FOR BY THE CITY OF SCOTTSDALE.
4. ZONING FOR THIS SITE IS R1-30, COMPATIBLE WITH THE SURROUNDING AREA.



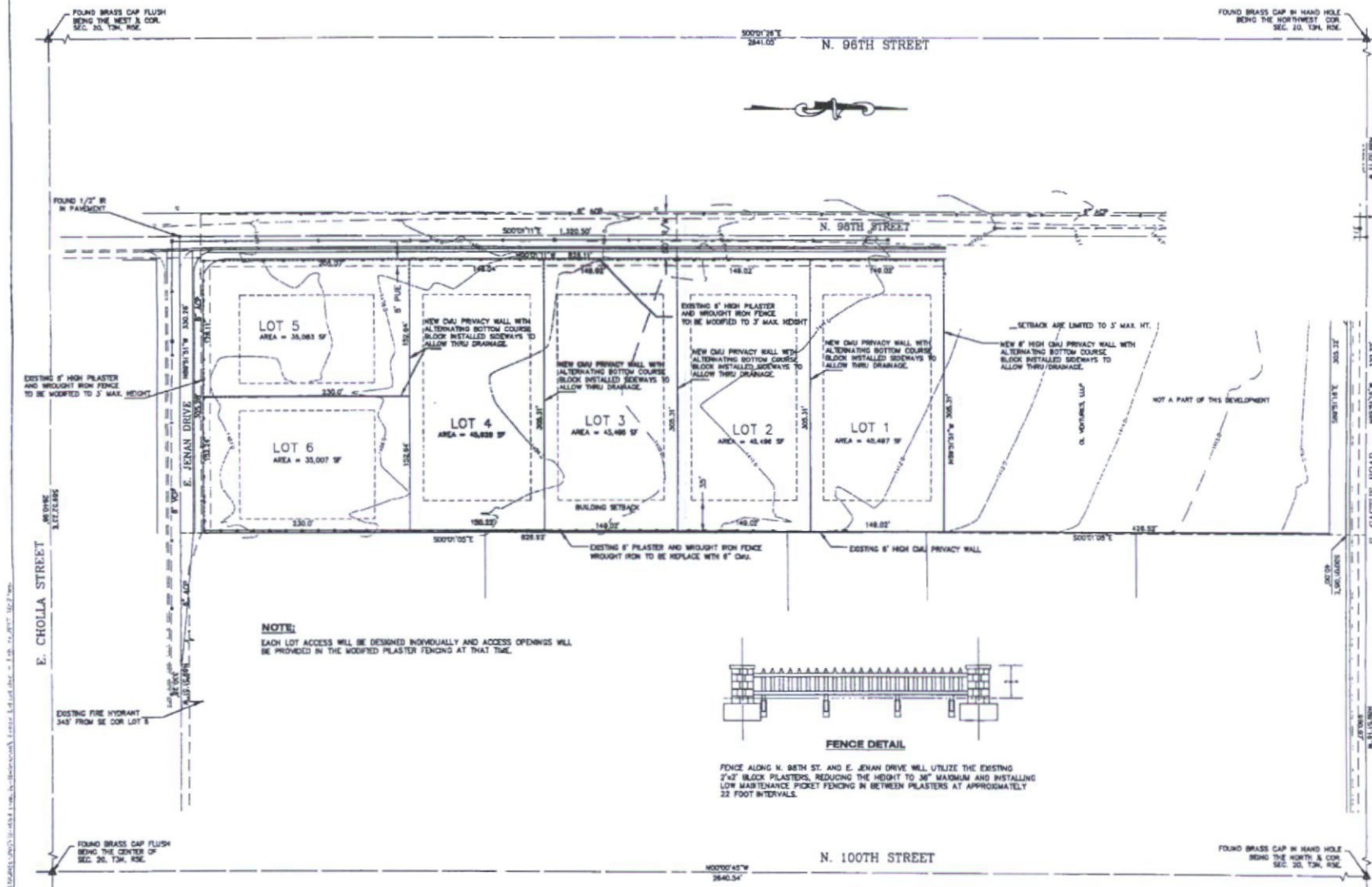
ROSENDAHL ENGINEERING
 PRELIMINARY PLAT SITE PLAN
 9830 E. JANAN DRIVE
 BELLISSIMA FARMS MINOR LAND DIVISION

OWNER: James & Susan Howell, Inc.
 1-800-574-1111
 Scottsdale, AZ 85268

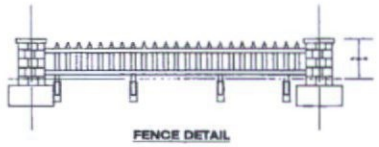
DESIGN: PAB
 DRAWN: MD
 DATE: 1/24/17

1 OF 1

**FUTURE WALLS EXHIBIT
BELLISSIMA ESTATES**



NOTE:
EACH LOT ACCESS WILL BE DESIGNED INDIVIDUALLY AND ACCESS OPENINGS WILL BE PROVIDED IN THE MODIFIED PLASTER FENCING AT THAT TIME.



FENCE ALONG N. 86TH ST. AND E. JENNAH DRIVE WILL UTILIZE THE EXISTING 2"x3" BLOCK PLASTER, REDUCING THE HEIGHT TO 5' MAXIMUM AND INSTALLING LOW MAINTENANCE PICKET FENCING IN BETWEEN PLASTERS AT APPROXIMATELY 22 FOOT INTERVALS.

REV. NO. DESCRIPTION

**ROSENDAHL
ENGINEERING**
1 - CIVIL ENGINEER
1 - SURVEYOR
1 - ENGINEERING / RESIDENTIAL
1 - CONSTRUCTION / RESIDENTIAL
1 - SURVEYING
8716 BARBERRY ST.
DALLAS, TEXAS 75248
WWW.ROSENDAHLENGINEERING.COM

**BELLISSIMA ESTATES
FUTURE FENCE EXHIBIT**
9830 E. JENNAH DRIVE
LOT 2,
BELLISSIMA FARMS MINOR LAND DIVISION

OWNER
DANIEL & JENNAH ROSENDAHL
20128 N. 131st Way
Scottsdale, AZ 85255

DESIGN: PHD
DRAWING: MD

1074
PLANS &
1/24/17
1-BLOCK-STAKE-IT

1274
PLANS &
1/24/17
1-BLOCK-STAKE-IT

DATE: 1/24/17
5-CEET

1 OF 1

4-PP-2016
3/02/2017

C:\WORKSPACE\PROJECTS\17-0001\17-0001.dwg
 AutoCAD 2017
 1/24/2017 10:00:00 AM
 User: dschultz

1/18/17 8:04 AM
MAPS
PLANNING
SURVEY

BELLISSIMA ESTATES

BEING A PORTION OF THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: DANIEL M. FRANCIS AND DINA A. DEACETIS-FRANCIS
TRUSTEES FOR THE DANIEL AND DINA FRANCIS LIVING TRUST, U/T/A



LOCATION MAP
NW 1/4 SEC. 20, T. 3N, R. 5E
(NOT TO SCALE)

OWNER

DANIEL AND DINA FRANCIS LIVING TRUST
12644 BURDOLSK AVENUE
SCOTTSDALE, AZ 85259
CONTACT: DAN FRANCIS
PH: (480)451-8890
dfr@bellevuehomes.com

SURVEYOR

ROSENDAL ENGINEERING, PLLC
867 N. BARKLEY ST.
MESA, AZ 85205
PH: 480-589-1263
CONTACT: WYNNE ROSENDAL
EMAIL: wro@resengr.com

SITE DATA

APN#: 217-78-985
ACREAGE: 252,205 S.F. / 5.78 AC.
JURISDICTION: SCOTTSDALE
ZONING: R1-35

BASIS OF BEARINGS

BEING THE NORTH LINE OF THE NW QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST, HAVING A BEARING OF 895°16'W

PLAT NOTES:

1. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. THIS SUBDIVISION WAS FORMERLY AN EQUESTRIAN PROPERTY AND THERE ARE EQUESTRIAN PROPERTIES ADJACENT TO THE EAST AND OTHER VARIOUS LOCATIONS IN THE AREA. THERE ARE EXISTING EQUESTRIAN USES DIRECTLY ADJACENT TO LOTS WITHIN THIS SUBDIVISION, INCLUDING TRAILS ALONG THE NORTH-500 OF E. JENAH DR. AND THE EAST-500 OF N. 108TH ST.
3. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ADJUTING PROPERTY OWNER.

FLOOD INSURANCE RATE MAP INFORMATION

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S

KNOW ALL MEN BY THESE PRESENTS

THAT DANIEL M. FRANCIS AND DINA A. DEACETIS-FRANCIS, AS TRUSTEES OF THE DANIEL AND DINA FRANCIS LIVING TRUST, U/T/A DATED APRIL 7, 1981, HAVE SUBMITTED UNDER THE NAME OF BELLISSIMA ESTATES, LOT 2 OF AN UNPLANNED PLAT BELLISSIMA FARMS ACCORDING TO BOOK 1282 OF MAPS ON PAGE 17 OF THE RECORDS OF THE MARICOPA COUNTY RECORDER, AS SHOWN ON THIS PLAT, THE PLAT BEING PROPERTY OF THE MARICOPA COUNTY RECORDER, TO THE PUBLIC TRAIL, ERECT AND PUBLIC UTILITY EASEMENTS DESCRIBED ON THE DIMENSIONS OF THE TRACT, ERECT LAND PUBLIC UTILITY EASEMENT SHALL BE IN ACCORD WITH THE DIMENSIONS, LETTER, USAGE OF DESIGNATION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES AND SUBJECT TO THE CONDITIONS STATED

DANIEL M. FRANCIS AND DINA A. DEACETIS-FRANCIS, AS TRUSTEES OF THE DANIEL AND DINA FRANCIS LIVING TRUST, U/T/A DATED APRIL 7, 1981, OWNER, DONATED TO THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, THE EASEMENTS DESCRIBED BELOW AND TO WHOM HEREIN SUBJECT TO THE CONDITIONS STATED

DRAINAGE AND FLOOD CONTROL:
PERTINENT, NON-EXCLUSIVE EASEMENTS BEING HEREBY GRANTED, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL, AND ALL RELATED PURPOSES INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LINES, DRAIN, FITTINGS, DEVICES, BARRIERS, STORM DRAINS, CHANNELS, IMPROVEMENTS, INLET, WATER COURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES COLLECTIVELY, "DRAINAGE FACILITIES," SUBJECT TO THE FOLLOWING:

1. OWNER IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PLAT.
2. OWNER SHALL NOT CONSTRUCT, OBJECT OR IN ANY WAY OBSTRUCT FACILITIES ON THE PROPERTY WITHOUT DRAINAGE FROM WRITTEN DESIGN.
3. DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBTAINABLE, LACK OF AVAILABILITY OF DRAINAGE FACILITIES DOES NOT EXEMPT FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
4. AT OWNERS EXPENSE, OWNER SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION, REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THE AS FLOODED CAPACITY OR STORAGE CAPACITY, PREVENT OVERTOWNS, AND PREVENT ANY REFUSE, LITTER, DEBRIS, VEGETATION OR OTHER OBSTRUCTION FROM ACCUMULATING ON DRAINAGE FACILITIES. OWNER IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
5. IN OWNER'S OPINION, OWNER IS NOT TO BE RESPONSIBLE FOR OVERTOWNS OR THE WORK AT OWNERS EXPENSE. IN ADDITION TO OWNERS OBLIGATION TO MAINTAIN THE COST OF THE WORK SHALL BE BURDENED UPON THE GRANTEE OR GRANTEE'S SUCCESSORS TO THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF (EIGHT PERCENT) 8%.
6. OWNER SHALL MAINTAIN, DESIGN AND HOLD INWARRANTED HAZARDOUS ADJACENT GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

RIGHT-OF-WAY:
PERTINENT, NON-EXCLUSIVE EASEMENTS BEING HEREBY GRANTED, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PREVENT AND AVOID ANY OBSTRUCTIONS TO ENJOY TRAFFIC SAFETY, VISIBILITY, IN THE EASEMENT, OWNER SHALL NOT PLACE OR ALLOW ANY OBSTRUCTION, WALL, TREE, STRUCTURE, SIGN OR OTHER OBSTRUCTION THERE TO BE IN PLACE NOR ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW WALLS OR FENCES PROVIDED THAT GRANTEE'S DESIGN DOES NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

GRANTEE HEREBY WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND AGENCIES THAT GRANTEE BELIEVINGLY BELIEVED AND POSSESSED BY THE PROPERTY. THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE BEING MADE HEREIN, AND THAT GRANTEE SHALL HAVE TITLE AND EASEMENT AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSONS SUDJECTING THIS DOCUMENT OR ANY OF ITS COVENANTS, TRUST OR OTHER INSTRUMENT ON ANY PART OF THE PROPERTY TO BE MADE AND THAT ALL PERSONS NECESSARY TO MAKE GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RELAYS WITH THE LAND IN FAVOR AND GRANTEE'S SUCCESSORS AND AGENCIES.

DATED THIS _____ DAY OF _____ 2017.

OWNERS
DANIEL M. FRANCIS TRUSTEE
DINA A. DEACETIS TRUSTEE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S

THIS DOCUMENT WAS ACKNOWLEDGED BY US ON THIS _____ DAY OF _____ 2017.

BY DANIEL M. FRANCIS AND DINA A. DEACETIS-FRANCIS, FOR AND ON BEHALF OF THE DANIEL AND DINA FRANCIS LIVING TRUST.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

PERTINENT DOCUMENTS

1. TITLE REPORT OF LAWYERS TITLE OF ARIZONA, INC REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY DATED APRIL 26, 2017.
2. ANIMOR LAND DIVISION PLAT BELLISSIMA FARMS, ACCORDING TO BOOK 1282 OF MAPS ON PAGE 17 OF THE RECORDS OF MARICOPA COUNTY RECORDER CASE # B 111 2013

PARCEL LEGAL DESCRIPTION

REMOVAL 1 UNCOR. LAND DIVISION PLAT BELLISSIMA FARMS ACCORDING TO BOOK 1282 OF MAPS PAGE 17 OF THE RECORDS OF THE MARICOPA COUNTY RECORDER.

CITY OF SCOTTSDALE FINAL PLAT APPROVAL

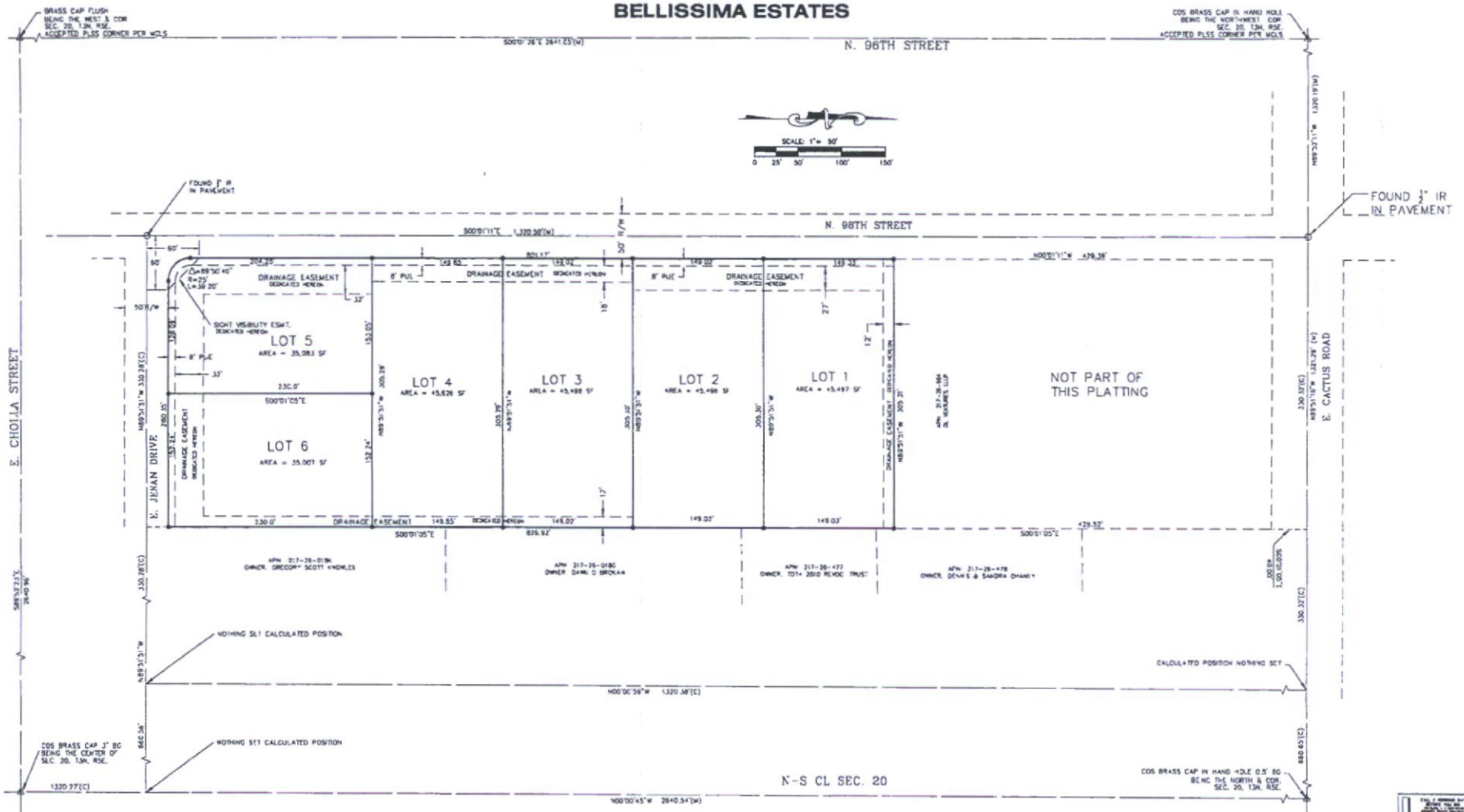
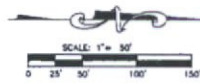
APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____ 2017

BY: _____ MAYOR
ATTEST BY: _____ CITY CLERK
THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.
BY: _____ CHIEF DEVELOPMENT OFFICER _____ DATE _____
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 4-19-2016 AND ALL CASE RELATED REGULATIONS.
BY: _____ PLAT COORDINATOR _____ DATE _____

LAND SURVEYOR'S CERTIFICATION

1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
 2. THIS PLAT WAS MADE UNDER MY DIRECTION.
 3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
 4. THE SURVEY AND DIMENSIONS OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MAY 2017.
 5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
 6. MONUMENTS ARE SHOWN ACTUALLY EXIST.
 7. THESE POSITIONS ARE CORRECTLY SHOWN, AND
 8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.
- BY: PHILIP W. ROSENDAL
2632
REGISTERED LAND SURVEYOR # _____

FINAL PLAT BELLISSIMA ESTATES



LOT AREA TABLE:

LOT #	AREA OF LOT
1	45,497 S.F.
2	45,496 S.F.
3	45,496 S.F.
4	45,626 S.F.
5	35,083 S.F.
6	35,007 S.F.

- LEGEND:**
- △ BRASS CAP IN HANDHOLE
 - BRASS CAP FLUSH
 - WORKMENT AS NOTED
 - SET 3/4" REBAR WITH CAP STAMPED R/S# 74557
 - - - SECTION LINE
 - - - EASEMENT LINE
 - — — PROPERTY BOUNDARY

FINAL PLAT		
BELLISSIMA ESTATES		
ROSENDAHL ENGINEERING		DESIGN: PWR DRAWN: DR PROJECT NO: 160489 DATE: 3/20/17 SHEET: FP 2 OF 2
ENGINEERING SURVEYING 857 N. BARKLEY ST. MESA, ARIZONA 85204	CIVIL DESIGN COMMERCIAL / RESIDENTIAL (480) 599-1263 TEL (480) 834-2163 FAX	

ELECTRONIC FILED: 2017 APR 11 AM 10:00 BY: JESSICA L. HARRIS, COUNTY CLERK OF MARICOPA COUNTY, ARIZONA

4-PP-2016 3492-17-1



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

May 18, 2017

*** SUMMARIZED MEETING MINUTES***

PRESENT:

Kathy Littlefield, Councilmember/Chair
Joe Young, Vice Chair
Kevin Bollinger, Design Member
Tammy Caputi, Development Member
Shakir Gushgari, Design Member
Larry Kush, Planning Commissioner, substituting for David Brantner

ABSENT:

Matthew Mason, Development Member

STAFF:

Steve Venker
Joe Padilla
Bryan Cluff
Jeff Barnes

CALL TO ORDER

Councilwoman Littlefield called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to May 4, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the April 20, 2017 Development Review Board Meeting Minutes

VICE CHAIR YOUNG MOVED TO APPROVE THE May 4, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 4-PP-2016 Bellissima Estates

Request approval of the preliminary plat for a residential subdivision with 6 lots, including the future walls exhibit, the drainage report and plan, and the water and waste water reports, all on a 5.79-acre site.

MOVED TO REGULAR. COMMISSIONER KUSH MOVED TO APPROVE 4-PP-2016 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH ADDITIONAL STIPULATION.

Susan Wheeler, Mariette Kort, and Dawn Brokaw (with time donated from Barry Westhoff) spoke of concerns pertaining to equestrian trails, and the existing equestrian community with Carole Maclean submitting concerns in writing about construction noise, and community input on home design.

4. 19-DR-2016#2 Aeries

Request approval of the revised site plan and revised building elevations for a previously approved three-story residential development, comprised of four buildings with 16 dwelling units in approximately 34,500 square feet of building area, all on an approximately 1-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 19-DR-2016#2 SECONDED BY
COMMISSIONER KUSH THE MOTION CARRIED WITH A VOTE OF SIX (6)
TO ZERO (0)

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:30 P.M.