

PUD-94, Lynn Jansen, Roselyn Estates II

Application for Planned Unit Development (PUD) Development Plan approval for a seven-lot single-family residential development located on an approximately 3.7-acre property generally located north of the present terminus of Calico Lane and east of the present terminus of Lynn Drive. Zoning for the property is PUD-MDR (Planned Unit Development - Medium Density Residential) District.

Jenny Soo presented the staff report and described the background, scope, and key elements of the application.

THE PUBLIC HEARING WAS OPENED.

Lynn Jansen, Applicant, thanked the Commissioners for their time and staff for their effort. He indicated that they have been working on this Phase II of Roselyn Estates for almost two years and that while the project plan has not really changed much from when it was originally proposed, it has been tweaked and perfected and has gone through a very thorough analysis by staff.

Mr. Jansen stated that this project is essentially a second phase of the very successful first phase of 12 homes: 11 new homes, with the 12th being the relocated original house on the site. He noted that as shown in the many letters of support received regarding the project, the neighborhood is very happy with the homes, the builder, and the developer, and he is looking forward to advocating that next phase to complete the neighborhood.

Mr. Jansen stated that these seven homes will become part of the Roselyn Estates Homeowners Association (HOA) which is integral to some things with respect to the creek side ownership and maintenance. He noted that the Roselyn Estates HOA has unanimously voted for this, as confirmed in its letter included in the project packet.

Mr. Jansen stated that the house plans for this project are essentially those of the most successful ones from the prior subdivision, with some adjustments and improvements. He noted that these homes have been very well received, and they will stay with all the same exteriors, colors and materials, and widths and lot sizes.

Chair Blank stated that this is a fun project for him because he has seen it and has heard discussions about the creek. He inquired what the new houses would sell for.

Mr. Jansen replied that the project has changed since the homes in the first phase came off the line, the last single-story home of which sold for about \$1.1 million, and the last two-story home sold for about \$100,000 or so more than that. He noted that the market has gone up a little since then.

Mike Derbish stated that he lives in the area that that this whole development is kind of his front yard. He indicated that they have a problem on Cindy Way where people drive down Rose Avenue without looking in either direction or following the signs, go all the way down to the end of Rose Lane, down through Cindy Way which terminates in a dead end

on either side; then turn around and come back up. He noted that a number of people who live down there complain about the cars coming back and forth.

Mr. Derbish stated that he likes this new plan because it solves this problem. He indicated that there will always be people who will not read signs and will come down the street, and this project allows an outlet where these drivers will not have to turn around and come back down the street. He added that it also gives a better connectivity to the entire neighborhood and gives the residents a walking route to go around for exercising. He stated that all of the people he has talked to like this design and this idea. He added that the lot there has been neglected for years, with junk cars, trailers, and trucks on it right now, and this development will get this all cleaned up. He stated that he thinks the people who live on this end with a two-story house would love to see the area cleaned up.

Mr. Derbish stated that the HOA is a very small one, so any addition to it will be beneficial to all the homeowners because the HOA takes care of the lawn maintenance and everything else. He noted that he just loves the design of the houses with their huge front and rear porches, really cute houses, really great materials, little details like crown molding under the gutters, and things like HardieBoard® sidings that do not need a lot of maintenance.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Narum commented that she happened to be in the neighborhood over the weekend, and she has always been very impressed with this development, tucked back in there and the look and feel of it. She noted that it looks like a real neighborhood and that she is partly jealous of the big front porches because she used to have one in the Midwest.

Commissioner Narum moved to find that the proposed PUD Development Plan is consistent with the Negative Declaration previously prepared for the rezoning of the subject site, PRZ-59, and that none of the conditions in CEQA guidelines Section 15162 calling for preparation of a supplemental Negative Declaration have occurred; and that the proposed PUD Development Plan is consistent with the General Plan and the purposes of the PUD Ordinance; to make the appropriate PUD Development Plan findings as stated in the staff report; and to recommend approval to the City Council of Case PUD-94 subject to the Conditions of Approval listed in Exhibit A of the staff report, with the modification of Condition No. 33 as stated in the staff memo, dated April 24, 2013. Commissioner O'Connor seconded the motion.

Commissioner Olson noted that it is great and really refreshing to see a project where the neighborhood comes in and says it is a terrific project and we love it.

ROLL CALL VOTE:

AYES: Commissioners Blank, Narum, O'Connor, Olson, and Posson.

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: Commissioner Pearce.

Resolution No. PC-2013-20 recommending approval to the City Council of Case PUD-94 was entered and adopted as motioned.