



What challenges will the natural spring cause to the project? *Typically the spring would need to be taken into consideration when analyzing the storm water characteristics and runoff from the site. The spring may also need to be considered before installing foundations or structures that may be undermined by saturated soils.*

What is the setback from the sidewalk? *The front setback will be 25 feet from the right-of-way, which will be from back of sidewalk.*

Can they redesign so parking is in the middle of the project with only one drive-way in? *Staff believes they can with potentially a second drive location creating a loop which may be desired for fire access. Staff has brought this up with the applicant more than once to be more in line with the PUD component of the zoning, however they have resisted the idea.*

Can the City Engineers weigh in on the detention basin and the sewer issues? *For the sewer, the significant challenges with this area is the inflow and infiltration into the existing aging pipe structures. The applicants engineer would need to verify maximum loads from all the units to verify they don't exceed the systems limits. As discussed in the comment letter they will be asked to find and abandon all existing service laterals to minimize the infiltration into the system. Detention design would be completed by the applicant's civil engineer in adherence to the City's code. The design can take on various options from a dry bottom basin to a wet detention pond. A combination of best management practices (bio swales, infiltration areas etc.) can also be built into the development to minimize not only the new runoff but help with existing flows. Final sizing and location would be based on calculated runoff and topography.*

Will there be a property manager? *We need to ask the applicant. There will need to be one if the owner owns multiple properties or at least in the short term until the properties are sold off. The applicant has been vague and contradictory on issues of ownership and tenancy.*

How will the 65 and older (and the upkeep of maintenance) be enforced? *These items must be written into the covenants and restrictions. A development agreement with the City would also need to be approved with the project. It would, for example, need to outline selling to buyers 65 years or older.*

Can the applicant enforce only selling to those 65 and older (not just marketing to 65 and older)? *This is a question for the applicant and his attorney.*

Why did staff recommend approval of the previous application and not this application? *Staff did not recommend approval in 2019.*

Staff Comments:

In the pre-development meeting the applicant did not discuss senior housing. A specific question was asked to the applicant about how the properties would be sold and the response was that they hoped to sell them individually but may rent some based on the market.

The comment letter from staff asked for amenities(s), plural, while referring to the pre-development meeting in which staff expressed the use of an internal trail systems to a public space with amenities that could connect the community.

A property being pre-zoned does not exclude an applicant from meeting all components of that zoning.

Duplexes have never been discussed by staff as a non-compliant structure, the nature of unique architecture and amenities not typical of other developments has been discussed as elements needed to meet the PUD component of the current zoning.

The Comprehensive Plan envisions a mix of housing types and densities that is built with the existing neighborhood character in mind. This development propose a standard duplex development built within this existing single-family neighborhood.