



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
Date: 12/17/2015  
Re: **Nottingham Woods (City File #15-004)**  
**Planning Commission Conditions Review #1**

At its August 18, 2015 meeting, the Planning Commission recommended that the City Council approve a Preliminary Site Condo Plan for the above referenced project subject to a number of findings and conditions. Staff has reviewed the submitted plans for consistency with the approval and will forward the plans to the next available City Council meeting. As discussed, please provide electronically the updated plans, letters to the neighbors, and updated summary memo before December 23, 2015 to make the January 11, 2016 City Council meeting.

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
2. Provide landscape bond in the amount of \$68,629.00 plus inspection fees, prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
3. Provide an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
4. Payment of \$3,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
5. Approval of all required permits and approvals from outside agencies. *Must be provided before LIP.*
6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval. *Must be provided before Final Site Condo Plan Approval.*
7. Compliance with Building Department memo dated July 21, 2015, prior to Building Permit Approval. *Must be provided before Building Permit Approval.*
8. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans. *Must be provided before LIP.*
9. That tree protective fencing is shown on the drawings, prior to City Council review. *In compliance, tree protective fencing is indicated on the tree preservation plan.*
10. That the applicants work with adjacent property owners to work out a solution to keep the fences on the west, north and east property lines, prior to City Council review. *In compliance, letters to the neighboring property owners were sent on October 27, 2015 indicating that existing fences will remain. However, staff did not see letters to 615 Parkland or any of the property owners on Crestline. The applicant shall document communication with these properties as well.*
11. That additional screening is shown for the north boundary west of the detention pond and the east boundary along the road, as approved by Staff, prior to City Council review. *In compliance, substantial landscaping consisting primarily of evergreen trees has been added along the northern and eastern property lines.*