

3. *The applicant is proposing to provide 160 replacement credits.*

Conditions:

1. *All tree protective fencing must be installed, inspected and approved by City Staff, prior to issuance of a Land Improvement Permit.*
2. *That the applicant makes every effort to move viable trees to the golf course.*
3. *That the applicant is entitled to future credits for trees planted on the golf course.*

A motion was made by Kaltsounis, seconded by Yukon, that this matter be Granted. The motion carried by the following vote:

Aye 9 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Kaltsounis, Reece, Schroeder and Yukon

Chairperson Boswell stated for the record that the motion had passed.

2014-0179

Request for Recommendation of a Wetland Use Permit - City File No. 13-009 - Villas at Shadow Pines, for impacts to approximately .47 acres for a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard between Adams and Crooks, zoned R-4, One Family Residential, Parcel No. 15-31-400-018, Shadow Pines, LLC, Applicant

MOTION by Kaltsounis, seconded by Yukon, in the matter of City File No. 13-009 (Villas at Shadow Pines PUD), the Planning Commission **recommends** City Council **approve a Wetland Use Permit** to impact approximately .476 acre for the construction of several units, the detention pond and a portion of the roadway and its utilities, based on plans dated received by the Planning Department on April 8, 2014, with the following three (3) findings and subject to the following four (4) conditions.

Findings:

1. *Of the approximately 2.4 acres of City-regulated wetlands on site, the applicant is proposing to impact approximately .476 acres.*
2. *The impacted areas consist of two narrow fingers which extend off the main body of the wetland, and areas at the perimeter of the wetland. Wetland Fill Area 2 is proposed to accommodate a forebay, which is part of the stormwater management system.*

3. *The applicant has minimized potential wetland impact by incorporating a retaining wall to the north of units 9-11A and along the east side of Trace View Drive.*

Conditions:

1. *That the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.*
2. *That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.*
3. *Investigate the possibility with Staff regarding further reduction of wetland impact by means of constructing a permanent barrier at the limits of the impacts, such as a fieldstone/boulder wall or other decorative and highly visible barrier, prior to Final Approval by Staff.*
4. *Verification by ASTI that conditions from the April 21, 2014 letter are addressed on revised site plans prior to final approval by Staff.*

A motion was made by Kaltsounis, seconded by Yukon, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:

Aye 9 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Kaltsounis, Reece, Schroeder and Yukon

2014-0210 Request for Final Site Plan Approval Recommendation - City File No. 13-009 - Villas at Shadow Pines

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 13-009 (Villas at Shadow Pines PUD), the Planning Commission **recommends** that City Council **approve the Site Plans**, dated received April 8, 2014 by the Planning and Development Department, with the following five (5) findings and subject to the following four (4) conditions.

Findings:

1. *The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.*