

City Council Agenda Summary Sheet (Non Purchases)

Agenda No: **2004-0644: Request for Preliminary Plan Approval for Bloomer Park Estates** - a four-unit site condominium development on 1.82 acres located on the north side of Bloomer Road, east of John R, and south of Bloomer Park, zoned R-4 (One Family Residential) and known as Parcel Number 15-13-151-019; P.E.G. Construction, Applicant.

Date: September 2, 2004

Prepared By: Deborah Millhouse, AICP, Planning and Development, x2574

City File No: 04-007

Meeting Date: September 15, 2004

PURPOSE:

To discuss the request for approval of the Preliminary Plan for Bloomer Park Estates, a proposed four-unit site condominium development on 1.82 acres located on the north side of Bloomer Road, east of John R, and south of Bloomer Park. All of the proposed units front on an existing roadway.

DISCUSSION:

The four units are 10,400 square feet in area, exceeding the minimum requirement of 9,600 square feet for the R-4 zoning district. A 0.73-acre natural preservation area is being created and will be owned by the condominium association. This natural preservation area will be limited in its use to passive recreation activities, with signs placed selectively around its edge.

At its August 17, 2004 meeting, the Planning Commission recommended approval of the preliminary plan with five findings and two conditions. One of the conditions was that the applicant apply for a sidewalk waiver from City Council, which is included as a separate item for your consideration.

It should be noted that the Planning Commission also granted a Tree Removal Permit for this development, with a condition that the developer work closely with City Staff to save as many trees in front yards as possible and to adjust tree replacements to move some to the front.

FISCAL INFORMATION:

None.

RECOMMENDATION:

Both staff and the Planning Commission recommend approval of the preliminary plan for Bloomer Park Estates Site Condominiums (City File No. 04-007), based on the findings and subject to the conditions contained in the enclosed resolution.

ATTACHMENTS:

Maps – Aerial

Minutes PC 20040817

Report Staff 20040811

Department Authorization: Ed Anzek, Director of Planning and Development

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

RESOLUTION

NEXT AGENDA ITEM

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MINUTES