**EXCERPTS**

**PLANNING AND ZONING COMMISSION MEETING**

**FEBRUARY 23, 2017**

 At this time, Commissioners, I would like to ask that if there has been any ex parte communications related to this case 17-63 prior to tonight’s meeting, that you would bring that information forward at this time so that all Commissioners have the same information. And I see none.

**Case No. 17-63**

 **A request by Engineering Surveys and Services (agent) on behalf of Jeffrey E. Smith Investments, LC for approval of an O-P development plan to be known as "Sinclair Estates - O-P Development Plan". The approximate 5.81-acre subject site is located on the northeast corner of Southampton Drive and Sinclair Road.**

 MR. STRODTMAN: May we get a staff report, please?

 Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the O-P development plan dated February 10, 2017.

 MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, is there any questions for staff? I see none. We’ll go ahead and open the public hearing portion of this case and if anybody would like to come forward, give us your name and address.

**PUBLIC HEARING OPENED**

MR. KRIETE: My name is Matthew Kriete. I am a civil engineer with offices at 1113 Fay Street. As usual, I think Mr. Zenner has given a great overview and summary of the project and I don’t have a whole lot to add, but I will answer Pat’s question in terms of the product that is there. And ultimately it is very similar to what you saw -- or what you see at Gentry Estates and Bethel Ridge, with the exception this is a very long, narrow property. So rather than seeing an L-shaped building as those, you’re seeing more of an elongated building in this case. But otherwise, it’s going to be a very similar -- similar building. Otherwise, if you have any questions, I would be happy to answer them.

 MR. STRODTMAN: Mr. MacMann?

 MR. MACMANN: I caught the number of units. How many beds will this facility have?

 MR. KRIETE: Oh, I wish I knew off the top of my head. There are -- it is a mix of one- and two-bedroom units.

 MR. MACMANN: That I can -- all right. That’s what I thought.

 MR. KRIETE: Yeah.

 MR. MACMANN: I just wanted to make sure --

 MR. KRIETE: I can’t remember the exact mix off the top of my head.

 MR. MACMANN: Pardon me. I have new eyeglasses and I’ve -- my eyes have not yet adjusted, so I haven’t been as detailed on that. So if I ask questions that are printed in the material, please apol-- I apologize.

 MR. KRIETE: No, you’re all right.

 MR. STRODTMAN: Commissioners, any additional questions? I see none. Thank you, sir.

 MR. KRIETE: Thank you.

 MR. STRODTMAN: Anyone else in the audience would like to speak on this matter, please come forward. I see none. We’ll go ahead and close the public hearing portion.

**PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commisioners, some discussion? Comments? Motions? Mr. Stanton?

 MR. STANTON: In Case 17-63, I move the approval of Sinclair Estates O-P Development Plan.

 MR. TOOHEY: Second.

 MR. STRODTMAN: We thank you, Mr. Stanton and Mr. Toohey. We have a -- a motion has been made for approval on Case 17-63. That motion was -- received its second by Mr. Toohey. Is there any discussion on this motion?

 MR. MACMANN: Just real briefly, Mr. Zenner, we do not need something for the right-of-way also? That’s part and parcel?

 MR. ZENNER: That will actually -- it’s a -- the additional upgrade is identified on the site plan --

 MR. MACMANN: So we’re good?

 MR. ZENNER: -- on the O-P plan. You won’t need anything there. And there is a concurrent final plat that is being reviewed at this point and will be processed to Council which also provides that dedication.

 MR. MACMANN: Thank you.

 MR. STRODTMAN: Good question. Thank you, Mr. MacMann. Any additional discussion on the motion? If not, then we’ll go ahead and ask for roll call, please.

 **Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann,**

**Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 9-0.**

MS. BURNS: Motion carries nine to zero.

 MR. STRODTMAN: Thank you, Ms. Burns. That -- our recommendation for approval of Case 17-63 will be forwarded to City Council for their review and approval. Moving on.