

*Amended*

S U M M A R Y M I N U T E S

Planning Commission  
McNutt Room--City Hall

November 12, 1991  
7 p.m.

PRESENT: Ken Tollenaar, President; Jenny Sirnio, Vice President; Gerry Gaydos, John Van Landingham, Nancy Nathanson, Greg Evans, Ellen Wojahn, members; Jan Childs, Allen Lowe, Jim Croteau, staff; John Brown, Randy Hledik, Willakenzie Planning Team.

I. WORK SESSION: WILLAKENZIE REFINEMENT PLAN

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dential to medium-density residential, and the Meadowlark Elementary School site from government education to low-density residential.

Ms. Nathanson amended the motion that language be added to clarify that the intent that the three redesignations is not to meet Metro Plan goals for increasing residential land, but rather, to control the possibility that the sites could be developed as a use other than educational.

The amendment passed unanimously, 7:0.

The motion passed unanimously, 7:0.

4. Wylie Site South of Centennial

Mr. Lowe directed attention to page 73 of the draft plan, referring to an area that is designated high-density residential. He said that the area does not appear on the Metro Plan Amendments map. The planning team decided to change the designation on that parcel south of Centennial Boulevard and west of I-5 from high-density residential to low-density residential. Testimony at the public hearing requested that the Planning Commission consider allowing a designation that would allow flexibility for the developer. Staff concluded that a low-density designation would satisfy the requests. Mr. Brown said that several residents expressed concern about this area, maintaining that a designation of high-density would encroach upon the existing single-family residential neighborhood. Residents were concerned about traffic, land use patterns, and the character of the area.

Ms. Wojahn supported a designation of low-density residential. She spoke of a letter suggesting that cluster housing might be suitable for the parcel. She wondered whether site review or the PUD process would be required for cluster housing. Mr. Croteau said that a cluster subdivision process would be followed, which would involve site review. Ms. Wojahn said that a cluster subdivision would result in smaller lots and perhaps aid in affordable housing. She wondered whether the commission could encourage such development. Mr. Croteau said that site design will most likely be the driving constraint on the parcel not affordability.

Mr. Van Landingham moved, seconded by Mr. Gaydos, to redesignate the 14-acre Wylie property south of Centennial Boulevard and east of I-5 to low-density residential. The motion passed unanimously, 7:0.

Ms. Nathanson left the meeting at 8:45 p.m.

5. McHolic Request on Coburg Road

Mr. Lowe directed attention to Metro Plan Amendment Area #5. He said that the planning team recommends to redesignate the area from medium-density to low-density residential. He said that the area contains a church and several

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properties zoned R-1. Mr. McHolic owns the northern parcel and requests that his property remain medium-density residential, citing the limited use for single-family development. Mr. Lowe said that the planning team did not make a decision on that particular property. The group briefly discussed the surrounding uses.

In response to a question from Mr. Van Landingham, Mr. Croteau said that the area is developed as low-density residential now. Mr. Lowe said that Mr. McHolic has expressed an intent to develop the property as medium-density residential.

Mr. Van Landingham moved, seconded by Ms. Wojahn, to redesignate parcels within Metro Plan Amendment Area #5 from medium-density residential to low-density residential. The motion passed, 5:0 (Mr. Gaydos abstained).

Ms. Sirnio moved, seconded by Ms. Wojahn, to retain the medium-density residential designation for Mr. McHolic's property. The motion passed, 5:0 (Mr. Gaydos abstained).

6. Eastwood Lane

Mr. Lowe referred to the map depicting the Eastwood Lane property and the accompanying Metro Plan Amendment Area #6. Mr. Lowe said that testimony was received from the owner of property on the north side of Eastwood Lane, six parcels to the west of Oakway Road. The owner requests that his property remain medium-density. Mr. Van Landingham said that testimony was heard a few years ago requesting that the property remain low density.

Mr. Van Landingham moved, seconded by Ms. Sirnio, to support the planning team's recommendation regarding Eastwood Lane, thereby denying the redesignation to medium-density residential of the property six parcels to the west of Oakway Road on the north side of Eastwood Lane.

7. Willagillespie Area

Mr. Lowe referred to the three areas in question: Amendment areas #9 (10 acres south of Robin Hood); Area #11 (across Willagillespie); and the school site. The testimony included several letters opposing the medium-density residential and the commercial designations. A couple of letters supported medium-density residential but opposed commercial.

Mr. Tollenaar said that these areas have potential for medium-density residential development because they are large and areas #9 and #11 have no compatibility issues.

Mr. Brown said that the planning team thought medium-density residential development would be possible without encroaching on the existing develop-