



Legislation Text

File #: 17-0109, **Version:** 1

ITEM TITLE:

Approval of Homeowners Association Covenants for CUP #14-03 for a Planned Unit Development - Easley Grove Townhomes. Applicant: Cody Galipeau

SUBMITTED BY: Keri Talbott, Planning Technician & Lisa Von Barga, CED Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Homeowners Association Covenants for CUP #14-03 for a Planned Unit Development - Easley Grove Townhomes.

SUMMARY STATEMENT:

In 2014, resident Cody Galipeau started the process for building two townhome projects and brought forth his Planned Unit Development (PUD) project to the City. The original concept plan for the PUD was approved on September 10th, 2014 by the Planning and Zoning Commission. To finalize the Conditional Use Permit (CUP) for the PUD a final plan is required.

E. Final Plan.

1. Upon receipt of a PUD final plan, the community development department shall review and prepare a recommendation for action by the planning and zoning commission on the PUD plan. The administration shall give consideration to the conformance of the final plan to the concept plan.
2. Before the final plan is approved by the planning and zoning commission, a preliminary subdivision plat may be prepared to be considered in conjunction with the final plan.
3. The final plan shall include all information and maps submitted for the concept plan in their finalized, detailed form. This includes site plans sufficient for recording and detailed engineering drawings, including contours at two-foot intervals. In addition, a statement of methods to be employed to assure maintenance of any common areas and facilities shall be submitted.
4. Upon receipt of the administrative review and recommendation, the planning and zoning commission shall establish a finding that the final plat is consistent with the conditional use, or t

hat it is inconsistent.

5. In the event it is determined that the final plan is consistent with the approved conditional use, the planning and zoning commission shall approve the final plan with the modifications or conditions.

Mr. Galipeau must bring a final plan before the Commission. One component of that plan is the Homeowners Association Covenants. Mr. Galipeau brought these to staff for an initial review in the summer of 2015. Following a exhaustive review by staff and a meeting with Mr. Galipeau he revised the Covenants and brought them back in for review and approval. Given the time associated with the review, several hours in one sitting, it took staff a year to do the review. The Director finally took the covenants with her on vacation to have the uninterrupted time to do the review. The changes were given to Mr. Galipeau in late January. He was able to get the revised document back to staff on February 17th. They are attached for Commission review and approval.

Although this is just action on the covenants, Mr. Galipeau's plat, which is part of the Final Plan, was approved in September of last year and is also attached to this agenda statement for reference. Staff will be working with Mr. Galipeau to finish the final plan and get that to the Commission in the next few weeks.