

RS-6, Residential Single-Family (up to six units per acre). Land Use Designation: M-2, Medium-Density Residential-2 (up to ten units per acre). Density: 2.58 units per acre (SD-18-01-02 / 2003060207-80394). [Quasi-Judicial]

Vice Chairman Brognano asked the Commissioners to reveal any ex-parte communication with the applicant or any conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication.

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. Ryan Sweeney, Senior Planner of Current Development, reviewed information regarding the request for preliminary plat approval and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commissioners approve the preliminary plat for the Arabella Reserve subdivision with conditions listed in the staff report.

Mr. Stan Boling, Community Development Director and Mr. Ryan Sweeney responded to inquiries from the commissioners regarding the proposed request.

Mr. Joseph Schulke of Schulke, Bittle & Stoddard, LLC, Representative for the Applicant, clarified details of the project and offered to answer questions from the commissioners. He commended his client and IRC county staff, including Public Works Director Mr. Richard Szpyrka, for the rapid resolution of the developer's agreement.

ON MOTION BY Mr. Stewart, SECONDED BY Ms. Waldrop, the members voted unanimously (6-0) to approve staff recommendations on this Quasi-Judicial matter.

Public Hearing

Vice Chairman Brognano read the following into the record:

A. Harmony Reserve PD: Request to rezone approximately 2.18 acres from RS-3, Residential Single-Family (up to three units per acre) and RM-6 (Residential Single-Family (up to six units per acre), to PD, Planned Development Residential, and to modify the Conceptual and Preliminary PD Plan approvals for the project known as Harmony Reserve PD. Harmony Reserve, LLC, Owner. Schulke, Bittle, &

Stoddard, LLC, Agent. The 2.18 acres is located on the south side of 37th Street and just west of 59th Avenue. Zoning: RS-3, Residential Single-Family (up to three units per acre) and RM-6 (Residential Single-Family (up to six units per acre). Land Use Designation: L-2, Low Density 2 (up to six units per acre). Density 3.32 units per gross acre. (PD-18-04-02 / 97080101-81067). [Quasi-Judicial]

Vice Chairman Brognano opened the public hearing and asked the Commissioners to reveal any ex-parte communication with the applicant or any conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication.

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. John McCoy, Chief of Current Development, reviewed information regarding the request for rezoning and conceptual/preliminary planned development plan/plat modification and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commissioners grant Preliminary PD plan approval and recommend that the BCC grant approval of the PD zoning request and the PD conceptual plan, subject to the conditions that were attached to the original Harmony Reserve PD approval.

Mr. John McCoy answered questions from the commissioners regarding the proposed request.

Mr. Chuck Mechling, Representative for the Applicant, pointed out that the subdivision is a 55+ community with extensive amenities and that the residents are in support of the project.

Vice Chairman Brognano closed the public hearing.

ON MOTION BY Dr. Day, SECONDED BY Ms. Waldrop, the members voted unanimously (6-0) to approve staff recommendations on this Quasi-Judicial matter.

Commissioner's Matters

There were none.