

URBANDALE PLANNING AND ZONING COMMISSION MINUTES

May 13, 2019

The Urbandale Planning and Zoning Commission met in regular session on Monday, May 13, 2019, at the Urbandale City Hall, 3600 86th Street. Chairperson Paul Pick called the meeting to order at 6:00 p.m.

Commissioners present were Jeff Hatfield, Lesa Quinn, Lee Hollatz, Wayne Van Heuvelen, Judy Ralston-Hansen, Joan Racki, and Paul Pick. Staff members present were Kristi Bales, Community Development Manager/Chief Planner and Cheryl Vander Linden, Administrative Specialist.

The first item on the agenda was approval of the minutes of the April 15, 2019 meeting. Mr. Hatfield moved, and it was seconded by Van Heuvelen, to approve the April 15, 2019 meeting minutes. On roll call; Ayes: Hatfield, Van Heuvelen, Hollatz, Pick; Passes: Quinn, Ralston-Hansen, Racki. Nays: none. Motion carried.

The first item on the agenda was “Mallard Prairie Plat 1” Final Plat, 170th Street and Hickory Drive.

Ms. Bales said this final plat pertains to approximately 7.57 acres of the overall 97.4-acre “Mallard Prairie” development located approximately 700 feet north of the intersection of 170th Street and Meredith Drive, on the west side of 170th Street. In July 2016, the City Council approved a rezoning of the property from “A-1” Agricultural Reserve District to “P.U.D.” Planned Unit Development District. The City Council approved the revised Preliminary Plat for Mallard Prairie on May 22, 2018.

This overall Mallard Prairie development has approximately 1,985 feet of frontage along 170th Street with three access points onto 170th Street, one of which has been constructed. The overall plat will have two future street connections to the north, one future street connection to the south, and two future street connections to the west to serve future residential development. The plat provides two east-west streets and one north-south street that will serve as collector streets where the 35-foot front yard building setback will be required. All other streets will have a 30-foot front yard setback.

This final plat for Plat 1 proposes 18 detached single-family residential lots on approximately 7.57 acres with frontage onto Hickory Drive, directly off of 170th Street. Lots within Plat 1 are required to have a minimum width of 65 feet and a minimum size of 8,125 square feet, with the two corner lots along 170th Street having an additional 40 feet of width. The lots proposed in Plat 1 meet the lot width requirements and exceed the minimum size requirements with all lots being at least 9,100 square feet in size. The front yard setback along Hickory Drive is 35 feet, as this will serve as a collector street. One outlot is proposed for the stormwater detention system.

In addition to a sidewalk connection from Hickory Drive to the Radiant Elementary School site, a voluntary payment for parkland infrastructure will be provided in lieu of a land dedication. A future park is planned adjacent to the Radiant Elementary School that is adjacent on the north side of the overall preliminary plat.

Plat 1 is bordered on the west and the south by other portions of the overall Mallard Prairie P.U.D. development. To the north is the new Radiant Elementary School (currently under construction) zoned "R-1S" Suburban Density Single Family District. Across 170th Street to the east is land zoned P.U.D. and currently used for agricultural purposes. The property is located in the Waukee School District and drains primarily to the south, eventually into Little Walnut Creek.

Ms. Bales said Staff recommends approval of the final plat, subject to requiring the developer to:

1. Submit an Attorney's Opinion and all other plat documents as found to be necessary for approval; pay sanitary sewer fee of \$36,280.96; pay paving and turn lane fee of \$95,996.71 (or provide surety in the amount of \$101,842.91) provide surety for internal sidewalks in the amount of \$4,131.99; pay 170th Street sidewalk fee of \$10,391.20; pay street sign fee of \$460; pay parkland dedication fee of \$19,660.12; pay water main reimbursement fee of \$11,486.69; provide bond for all landscaping (to be planted after the reconstruction of 170th Street); provide a bond to ensure the detention area is cleaned out prior to it being turned over to the home owners association (bond should be at least \$150 per 1000 cubic feet of detention storage); all inspection fees are to be paid before the final plat is recorded; provide certified as-built grading drawings verifying the as-built elevations of critical locations on the site, sanitary sewer manholes, and all storm water management facilities along with certification that the grading and storm water management facilities were constructed as designed.
2. Add addresses (to be provided by Comm. Dev. Dept.); add note to plat and to HOA covenants: "No fences are permitted in the Surface Water Flowage Easement for Lots 7-18"; include maintenance of landscape buffer in HOA covenants; revise Note #3 to read "All future driveways shall be located so as not to conflict with manhole and intake structures."; remove unnecessary notes (1, 4, 7, 9, and 10); add a note referencing the depressed sidewalk locations.
3. Easement Legal Descriptions: Temp. Turnaround Exhibit – delete "Lot 7" in description; Temp. Construction – add Lot 18 and provide 50' Temporary Construction Easement along entire frontage of 170th Street; show all easements, existing and proposed, onsite and adjacent off-site to be recorded with this plat. Provide book and page for existing easements. Show existing sanitary sewer easements from Book 2006 Page 3534 and Book 2015 Page 13565; rename "Sidewalk Easement" to "Pedestrian Easement"; Both storm sewer easements on Outlot U should be recorded as storm sewer only

easements, as the outlot is already a surface water flowage easement; remove "Roadway" from off-site storm sewer easement at the west end of Hickory Drive; for off-site sanitary sewer easement north of Lot 18, show existing sanitary sewer easement from Book 2006 Page 3534.

4. Revise ROW returns at 170th Street to 30'; provide an 11x17 Tile Map layout of found field tiles; provide a Stormwater Facility Maintenance Agreement is required per our Post Construction Stormwater Ordinance.

Mr. Brent Culp and Mr. David Albright were present to represent this final plat.

Ms. Ralston-Hansen said it's pretty straightforward.

Mr. Pick asked you're okay with the Staff recommendations?

Mr. Culp indicated that they are okay with the recommendations.

Mr. Hatfield said, just for the newer Commissioners, we generally allow smaller lot sizes near schools. And there's also a Council directive, or process, where we're looking more affordable lots in the city. So 65 feet seems appropriate since there is a school just to the north.

Mr. Hatfield moved, and it was seconded by Quinn, to approve "Mallard Prairie Plat 1" Final Plat, subject to Staff recommendations. On roll call; Ayes: Hatfield, Quinn, Hollatz, Van Heuvelen, Ralston-Hansen, Racki, Pick; Nays: none. Passes: none. Motion carried.

The next item on the agenda was the "Mallard Prairie Plat 2" Final Plat (172nd Street and Hickory Drive).

Ms. Bales said this final plat pertains to approximately 8.74 acres of the overall 97.4-acre "Mallard Prairie" development located approximately 700 feet north of the intersection of 170th Street and Meredith Drive, on the west side of 170th Street. In July 2016, the City Council approved a rezoning of the property from "A-1" Agricultural Reserve District to "P.U.D." Planned Unit Development District. The City Council approved the Preliminary Plat for Mallard Prairie Plat 2 and the associated Site Plan on July 17, 2018.

This overall Mallard Prairie development has approximately 1,985 feet of frontage along 170th Street with three access points onto 170th Street, one of which has been constructed. The overall plat will have two future street connections to the north, one future street connection to the south, and two future street connections to the west to serve future residential development. The plat provides two east-west streets and one north-south street that will serve as collector streets where the 35-foot front yard building setback will be required. All other streets will have a 30-foot front yard setback.

Hickory Drive and Sharon Drive must both be constructed prior construction beginning on the houses in Plat 2.

This final plat for Plat 2 proposes 56 attached single-family residential lots (two-family townhomes) on 8.74 acres with frontage onto 172nd Street, which will be a public street. A P.U.D. Master Plan amendment to allow the two-family townhomes was approved by the City Council on April 24, 2018. Each individual townhome lot is required to be a minimum of 37.5 feet wide, with the corner lots having an additional 20 feet of width and each lot is required to have a minimum of 4,625 square feet. The lots proposed in Plat 2 exceed the minimum requirements with all lots being at least 38 feet wide and at least 5,070 square feet in size. The front yard setback along 172nd Street and the rear yard setback are both 30 feet. The minimum separation between structures is 10 feet.

A voluntary payment for parkland infrastructure will be provided in lieu of a land dedication for this plat. A future park is planned adjacent to the Radiant Elementary School site which is adjacent on the north side of the overall preliminary plat.

A 20' landscape buffer is required where the townhomes in Plat 2 are adjacent to single-family detached residential lots in Plat 1 and future single-family lots to the west. Landscaping is to be completed prior to the Certificate of Occupancy being granted on the individual lots where the landscaping is located.

Plat 2 is bordered by other portions of the overall Mallard Prairie P.U.D. development. To the north and west are future single-family detached residential units. To the south is the Radiant Point single-family detached development currently under construction. To the east is a proposed townhouse development consisting of two-, three-, and four-plex buildings. The property is located in the Waukee School District and drains primarily to the south, eventually into Little Walnut Creek.

Ms. Bales said Staff recommends approval of the final plat, subject to requiring the developer to:

1. Submit an Attorney's Opinion and all other plat documents as found to be necessary for approval; pay sanitary sewer fee of \$58,557.44; provide surety for internal sidewalks in the amount of \$8,579.10; pay street sign fee of \$230; pay parkland dedication fee of \$22,696.43; provide bond for all landscaping (landscaping to be planted on a lot-by-lot basis as townhomes are completed); provide a bond to ensure the detention area is cleaned out prior to it being turned over to the home owners association (bond should be at least \$150 per 1000 cubic feet of detention storage); all inspection fees are to be paid before the final plat is recorded; provide certified as-built grading drawings verifying the as-built elevations of critical locations on the site, sanitary sewer manholes, and all storm water management facilities along with certification that the grading and storm water management facilities were constructed as designed.

2. Add addresses (to be provided by Comm. Dev. Dept.); label Hickory Drive; verify if Lots 48 to 56 require MOEs (if so, provide MOE calculations); revise Note #3 to read "All future driveways shall be located so as not to conflict with manhole and intake structures."; remove unnecessary notes (1 and 4).
3. Show existing storm sewer easement at the southwest corner of Lot 28. Provide Book and Page for existing easement at south end of Street Lot A; On Lot 28, clarify the 50.26' callout, it is not clear that L2 is included in this value; provide easement descriptions for the Surface Water Flowage and Sanitary Sewer Easements on the plat; off-site easements to the south for storm sewer and surface water flowage have already been recorded, at Book 2018 Pages 20901-20903.
4. Provide an 11x17 Tile Map layout of found field tiles; provide a Stormwater Facility Maintenance Agreement is required per our Post Construction Stormwater Ordinance.

Mr. Brent Culp and Mr. David Albright were present to represent this final plat.

Ms. Ralston-Hansen said so those are two space, two space, so they all are connected there...?

Ms. Bales said if you look at lot 1 and 2, the line between lot 1 and 2 would be the line that divides the structure. So there would be a house that buys lot 1 and a house that buys lot 2. They will be attached, though, on a "zero lot line" basis.

Mr. Pick asked what is the spacing between lots 2 and 3?

Ms. Bales said between lots 2 and 3, there is a minimum 10 feet between the structures. So it essentially functions as 5 foot sideyard setback to 5 foot sideyard setback, which we have in our smaller lots, like 60's and 65's, we have a 5-foot setback.

Mr. Pick asked is this pretty similar to like what initially was done at Walnut Lake, at 142nd Street and Meredith? Is that about 10 feet between those?

Ms. Bales said yes, that would be similar.

Mr. Pick said it turned into a single family detached development, but when it was first being built, they were bi-attached.

Ms. Bales said yes, that's right.

Mr. Van Heuvelen said 172nd Street is a dedicated street?

Ms. Bales said it would be a public street, yes.

Ms. Ralston-Hansen asked are you okay with the Staff recommendations?

Mr. Culp indicated that they were.

Ms. Ralston-Hansen moved, and it was seconded by Racki, to approve "Mallard Prairie Plat 2" Final Plat, subject to Staff recommendations. On roll call; Ayes: Ralston-Hansen, Racki, Hatfield, Quinn, Hollatz, Van Heuvelen, Pick; Nays: none. Passes: none. Motion carried.

The next item on the agenda was the "Lots 2 and 3, Interstate Acres Plat 13 Retail Center –Time Extension" Site Plan No. 012-2013-05.00 (10900-10928 Meredith Drive)

Ms. Bales said this is a request for a two-year time extension for the approval of the site plan that proposes 2 single-story buildings with a total area of 23,100 square feet. This site plan was originally approved by the City Council on June 25, 2013 and extended for two years on July 7, 2015 and for another two years on May 15, 2017. The Site Planning Ordinance provides that any site plan shall remain valid for two years after the date of approval, after which time, the site plan shall be deemed null and void if the development has not been established or actual construction commenced. The owners submitted a written request for the time extension on April 3, 2019.

The phase one building, located on the western portion of the property, will have 14,000 square feet of floor area, and the potential for a drive-thru lane at each end of the building. The phase two building, on the east portion of the property, will have 9,100 square feet of floor area, and a drive-thru lane at the east end of the building. The buildings will be separated by a distance of 20 feet. Both buildings are anticipated to accommodate retail uses permitted in the "C-G" General Commercial District. The Conditions of Rezoning for the property allow not more than two fast-food restaurants and one convenience store (with or without gasoline sales).

Architecturally, the buildings will need to be predominately brick to comply with the Conditions of Rezoning. Walls "that are not visible from any public street may be painted concrete block or other material of higher quality." The buildings will be fire-sprinkled, as required by the Fire Code.

The two parcels have a total area of 2.23 acres, for a Floor Area Ratio (F.A.R.) of 0.204. The property has about 165 feet of frontage on NW Urbandale Drive, 551 feet of frontage on Meredith Drive, and is proposed to have one direct access from Meredith Drive at the existing full movement access location approximately 625 feet west of NW Urbandale Drive. A right in/out only access is also proposed from Meredith Drive. The property will also have access to NW Urbandale Drive through the property to the south. A total of 117 parking spaces are provided throughout the site. A minimum of 99 stalls are required by the Zoning Ordinance, on the basis of 5 spaces/1,000 square feet for retail space, with a much higher ratio required for restaurants and drinking places.

Topographically, existing elevations on the site range from high points of 195 feet along the west property line, to a low point of about 184 feet near the east property line, for an average existing grade on the site of about 2.1%. Proposed grading is minimal and consists of cuts and fills of 1 to 3 feet in depth throughout the property. The site drains to the northeast, and eventually into North Walnut Creek. Storm detention is provided in an existing storm water facility located on a property adjacent to the south of the proposed buildings.

Parking lot screening requirements will need to be satisfied by providing a continuous row of shrubs as required by the Zoning Ordinance. There is an existing sidewalk along Meredith Drive and NW Urbandale Drive.

The property is located in the Urbandale School District, and is zoned "C-G" General Commercial District, as are the properties adjoining to the south and west. Properties to the east, across NW Urbandale Drive, are zoned "M-1" Light Industrial District. The property adjoining to the north of Meredith Drive and west of NW Urbandale Drive is currently zoned "P.U.D." Planned Unit Development District, and is part of the "Urbandale Marketplace III" P.U.D. which is designated to be retail commercial development.

Ms. Bales said Staff recommends approval of the two-year time extension subject to the following:

1. Submit revised site plan and storm water calculations in accordance with current city regulations and SUDAS regulations; revise the east and west building elevations of the Phase One building, and the east, west and south elevations of the Phase Two building to be compliant with the Conditions of Rezoning requiring the buildings to be predominately brick; and provide a continuous row of shrubs along Meredith Drive and the private street for parking lot screening, as required by the Zoning Ordinance; revise calculation for landscaping to be based on 2,500 square feet of required open space (not 3,000 square feet); verify at least 5% of the total parking area is landscaped; add column to Planting Schedule with minimum height of plantings (18" shrubs, 8' overstory trees, 5' for understory and coniferous trees); screen all ground utility/mechanical pedestals; permits are required for all proposed signage; provide photometric plan; at the time of the site as-built, provide signed calculations showing basin volume calculations by the contour-area method, and provide a signed affidavit that the storm water detention facility has been constructed in substantial conformance with the approved plan and confirming installation of orifice plates;
2. Verify with WRA if a grease interceptor will be required; and pay the water connection fee of \$1,045.72.
3. Provide a copy of the NPDES permit prior to approval; provide a Hold Harmless Agreement (document provided by the Community development Dept.) for all

improvements within easements; label book and page number of all existing easements; provide a storm water detention maintenance facility agreement per the City's post-construction ordinance (document template to be provided by Community Development Dept.); .

4. Verify that all fire hydrants will be equipped with a 5" Storz adapter on the steamer connection of each hydrant as required by the Fire Department; add curb stop outside the building on the 2" service line.

Ms. Racki said could you please address, we started with this approval in 2013. It's now 2019, so we've had those extensions every two years, what your current plans are for that site in terms of, are you going to start construction, apply for a permit, next month or are we another two years out? Could you address that?

Mr. Tom Wittman, Knapp Properties, 5000 Westown Parkway, West Des Moines, said so typically when we start a building, we're looking for tenants who want to locate here. That hasn't happened yet. When we started this project, the economy was slower. We're looking for opportunities when things heat up again. At this spot, we've had interest, but we haven't signed up enough tenants to kick off this building. We're hoping with the new ramps on Meredith, that that traffic volume is going to increase, that's going to stimulate interest and hopefully sign some deals on this that would allow us to move ahead. But to put up these buildings purely on speculation, that's something we just don't do.

Ms. Racki said I asked Ms. Bales and found that there's no current ordinance limiting extensions. You could come in for the next 10 years, every 2 years, asking for an extension under current code. Yes, you own the site. I just drove out Meredith today, all the way out to 156th. There's a lot of construction going on. There's the area by the Target, on the other side of the interstate. You own the property, I realize that, but it just seems..... So what happens if we recommend not to continue, you're going to have to come back when you're ready with the new site plan, correct?

Mr. Wittman asked Ms. Bales is that correct?

Ms. Bales said yes.

Mr. Wittman said yes. I don't disagree with you. How can we start this building if we don't have tenants signed up? How can we do that?

Ms. Racki said I don't know. I know that kitty-cornered from you there are 3 or 4 buildings that are under construction. I totally understand where you're coming from, but this started 6 years ago. The economy in effect is booming, at least all the construction I see.

Mr. Wittman said if you have recommendations to help us, we're all ears.

Ms. Racki said no, I'm just raising the question, every time we get one of these where it's an extension more than once, it raises my curiosity about what your plans are for the site. Maybe there's a better use for that site than what you've proposed, I don't know.

Mr. Wittman said that could be the case. We've had other interest, like c-stores. But, again, nothing has landed yet. We think that this concept has merit, we think there are businesses that would like to be located here. They look hard at traffic volume past the location. Like I said, with the new ramps on Meredith that will be done shortly, that's definitely going to increase traffic volume. So, I'm really not sure if I'm addressing your concern because I don't really understand your question.

Mr. Pick said I personally don't have a problem with the time extension. I don't think we're here to regulate a particular landowner, developer, to force them to build speculative properties. I'd rather you maintain the property. I'd rather have a property that's maintained and not have anything built on it than something that's speculative and doesn't get filled. You're not increasing any tax base by that. But we're not here, in my opinion, to regulate that.

Mr. Wittman said typically we like to have a certain percentage leased before we build. That minimizes our risk. Is it the highest and best use? I think it's a candidate for that. What we're proposing may not ultimately what's located here, but we think this is a candidate. We've spent a lot of money developing this site plan, we've hired architects and engineers, and we've looked at building finishes and colors and materials. So it's not like we're treating this lightly. This is a serious submittal. We've invested a lot of time and energy and money into it and we wouldn't have done that if we didn't think it was in the ballpark of ideas for what's going to fit here.

Mr. Hatfield asked are you okay with the three separate conditions?

Mr. Wittman said yes.

Mr. Hatfield moved, and it was seconded by Quinn, to approve the "Lots 2 and 3, Interstate Acres Plat 13 Retail Center – Time Extension" Site Plan, subject to Staff recommendations. On roll call; Ayes: Hatfield, Quinn, Hollatz, Van Heuvelen, Ralston-Hansen, Pick; Nays: none. Passes: Racki. Motion carried.

Regarding Staff reports, Ms. Bales said we will have your meeting in two weeks. It's on the Tuesday following Memorial Day, May 28. So hopefully everybody can make it. Signature Real Estate is the owner of the former K-Mart property, that corner was once a Shakey's, they'd like to add some uses and they're working through some details on how to put that together as a Planned Unit Development project.

Mr. Pick said weren't they going to put in a box culvert to try to connect those two parcels so it would be easier to lease that whole property?

Ms. Bales said yes, and they have done that. The box culvert is in. You'll see some piles of soil there, they're trying to continue to smooth out that area, etc.

Mr. Van Heuvelen said so you're saying that they have a proposed use just for that corner?

Ms. Bales said no. Actually they don't have a proposed use for the corner. They have some ideas for the existing main building. I don't know if they have an idea for the Aamco building which is now vacant. So you'll see more in a couple of weeks.

Mr. Pick asked when did they vacate the Aamco? I noticed that just a couple of weeks ago.

Ms. Bales said at the end of April they went out. It's very recent.

Mr. Hatfield asked is Mr. Franklin going to give us the report on construction and activity?

Ms. Bales said yes, I'm sure he will.

Mr. Hatfield asked do you know when it might be?

Ms. Bales said I'm unsure of that but I will bring it to his attention.

Mr. Pick asked could we put a timeframe on that? Say, by the end of June?

Ms. Bales said I'll talk to him. I don't know if we'll have many people interested by the public hearing, if this will be a big meeting, on the 28th. So this may be an option, because I think he'll likely attend this too because it's got several facets to it.

Mr. Pick said like the Comp Plan, we probably should re-address that at some point. I'm thinking 2020 would be a good, round year to have it re-reviewed.

Mr. Hatfield said yes, it's been a long time since it was formulated. We probably should just pull it out and look at it.

Ms. Ralston-Hansen said we have new members!

Mr. Hatfield said new members look at it with fresh eyes. I'm not saying we should hire consultants, I'm not saying we shouldn't. I'm just saying let's look at it and study it. It's a great document, but has been sitting on the shelf for about 10 years.

Mr. Van Heuvelen said I read with some interest the article in the Des Moines Register about the Merle Hay Mall project, the low-income housing. There was reference to the

playground that was proposed and also the building, I think they mentioned, was only going to be 12 feet higher or something like that, than the surrounding buildings. What was the substance of the playground?

Mr. Pick said I don't remember that.

Ms. Bales said we never saw a mock-up of what that was. There were different iterations of site plans as they came through, initially and different rounds of conversations. So at some point, there was a circle drawn on a plan that said "playground". It wouldn't have been public, it wouldn't have constituted their parkland dedication requirement, but we never got down to the details of what exactly that is.

Mr. Pick said one of the biggest issues was that they didn't have enough dedicated parking on their site and they were going to borrow parking from an adjacent property owner. Well that works until it doesn't!

Ms. Bales said correct.

Mr. Van Heuvelen said I guess my thoughts are we have these five pillars that we all adhere to, and Mr. Pick did a great job reading it. But as I look at trustworthiness and fairness to see those kind of comments in the paper, I don't think either one was fair or I don't think Mr. Frazier was very fair to make those comments. You can remind him of that if he makes another appearance before this Commission.

Ms. Bales said I will do that.

Mr. Van Heuvelen said thank you.

Ms. Bales said you're welcome.

Mr. Pick said I thought it was in poor taste for him to call out two Council members directly by name.

Mr. Hatfield said they turned on the public relations machine.

Mr. Pick said but it's a 24-hour news cycle so it was forgotten about the next day, pretty much.

Mr. Van Heuvelen said we expect better.

Ms. Quinn asked (in reference to the prior site plan on the agenda) do you think they need to come back every two years for an extension?

Ms. Bales said that's the way our Code reads, is that they get two years, in that case of the site plan, so they feel they need to, we don't have a cap, so they just want to keep it alive.

Mr. Pick said I think two years is better than five.

Mr. Hatfield said conditions could change over time, the road, the traffic patterns, conditions of bridges, whatever, so that could change, and they just have to come back in and refresh it. Knapp has millions of dollars in the land and hundreds of thousands of dollars in the drawings, so they're incented to do something with it. I doubt it's going to slip another few years, but it could.

Mr. Pick said just because there are things being built across the street from it, that doesn't mean that those are full, those are pre-leased. It's not their job to worry about what another developer is doing. Their business practices versus the other owner's business practices. That's a slippery slope, if we start injecting that.

Ms. Racki said I agree with you, it's just that maybe what they want for that site is not the best use of that site. And maybe what I was trying to get him to think about, rather than the existing buildings, that site has a lot of traffic. And yes there's other construction, but maybe it needs to be a different kind of facility. I understand how you need to have a portion leased, I think that's good business practice. But, it's been 6 years. So maybe the site needs to be used for something else.

Mr. Hollatz said if they did come in for an extension, they could still use the same plans five, ten years down the road, right? And just resubmit it, it would just be a longer process to get it started back up again?

Ms. Bales said one of the conditions we added this time around was that when they resubmit, it has to be in conformance with the current code of stormwater regulations and site plan standards. Stormwater is very important in this area, for those of you who attended that really long meeting one night in August. So, yes, that's the other reason. Compared to 2013, when the plan was originally approved, one of our standard comments now is that you're required to do an as-built grading survey on the detention basin to make sure what you started out with is what you ended up with, including the orifice plate which is a key part in that it slows down the water. So there are things that we now ask for confirmation, where we didn't necessarily ask for those back in 2013. There are a couple of different landscaping things now that, while it's been in our code, we just pay a little bit more attention to it now in 2019, versus 2013. So, that's why we kind of changed that opening comment to "when you're ready, it's got to be to current standards", whether that be in 2019, or 2021, or 2023. When you're ready, the current code applies.

The meeting adjourned at 6:29 p.m.