



Legislation Details (With Text)

File #: PC 15-226 **Version:** 1 **Name:**
Type: Land Use Item **Status:** Agenda Ready
File created: 11/13/2015 **In control:** Planning Commission
On agenda: 11/23/2015 **Final action:**
Title: Cove Phase I Application: Work Session Explaining files CP 15-01: Concept (Master) Plan Amendment, DP 15-01: Detailed Development Plan, NR 15-05: Natural Resources Overlay District Review and US 15-06: Geologic Hazards Overlay District Review
Sponsors: Laura Terway

Indexes:

Code sections:

Attachments: 1. Commission Report, 2. Exhibit A: Narrative, 3. Exhibit A: Application Form, 4. Exhibit A: Resubmittal Letters, 5. Exhibit B: Site Circulation With Road Cross Sections, 6. Exhibit B.1: Architectural Plans, 7. Exhibit B.1: Civil Plans, 8. Exhibit B.1: Rendered Drawings, 9. Exhibit B.3: Lighting Plan, 10. Exhibit C: Trios and Titles, 11. Exhibit C: Tax Maps, 12. Exhibit D.0: PA 15-02 Pre-Application Conference Notes, 13. Exhibit D.1: 100 Yr Floodplain Map, 14. Exhibit D.2: Geologic Hazards Map, 15. Exhibit D.3: Natural Resource Overlay Map, 16. Exhibit E: TIA, 17. Exhibit F: Natural Resources Overlay District Report, 18. Exhibit F.1: Mitigation Plans, 19. Exhibit F.2: Habitat Assessment, 20. Exhibit G.0: Geotech Response, 21. Exhibit G.0: Photo of Previous Use, 22. Exhibit G.1: Updated Geologic Hazard Report, 23. Exhibit G.2: Geotechnical Assessment, 24. Exhibit G.3: Geotech Report, 25. Exhibit H: Drainage Report, 26. Exhibit I.0: Floodplain Memo, 27. Exhibit I.1: Phase 1 Floodplain Summary, 28. Exhibit I.2: Phase 2 Floodplain Summary, 29. Exhibit J: Site Lighting, 30. Exhibit K: Material Board, 31. Exhibit L: Neighborhood Meeting, 32. Exhibit M: Site Aerial, 33. Exhibit N: Previously Approved Tree Removal Plan, 34. Exhibit O: Construction Management Plan, 35. Previous Information Which has Since Been Revised2

Date	Ver.	Action By	Action	Result
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Cove Phase I Application: Work Session Explaining files CP 15-01: Concept (Master) Plan Amendment, DP 15-01: Detailed Development Plan, NR 15-05: Natural Resources Overlay District Review and US 15-06: Geologic Hazards Overlay District Review

RECOMMENDED ACTION (Motion): No action is required at this time.

BACKGROUND: The City received an application for a Concept (Master) Plan Amendment, Detailed Development Plan, Natural Resource Overlay District Review and a Geologic Hazards Overlay District Review request for construction of Phase 1 of the Cove development, located near 16400 Main Street. In addition to amending the previously approved Concept (Master) Plan, Phase 1 generally includes construction of 244 multi-family units as well grading along the water. This work session provides an opportunity for the public to hear an in-depth explanation of the application prior to a public hearing. No public testimony will be heard.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: