



Legislation Details (With Text)

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File created: 8/28/2018 **In control:** Planning Commission
On agenda: 9/6/2018 **Final action:**
Title: Pepperwood Common Area Master Plan
2500 Pepperwood Drive
Pepper Dell, Community #28

Sponsors:

Indexes:

Code sections:

Attachments: 1. Pepperwood Common Notice Map, 2. Staff Report, 3. Pepperwood HOA phased master plan.

Date	Ver.	Action By	Action	Result
9/6/2018	1	Planning Commission	approved	Pass

Agenda Item Title:

Pepperwood Common Area Master Plan
2500 Pepperwood Drive
Pepper Dell, Community #28

Presenter:

Wade Sanner

Description/Background:

The applicant and property manager for the Pepperwood HOA, Mr. David Teerlink, is requesting review and approval of a Master Plan for the common area of the Pepperwood Planned Unit Development (PUD). The Pepperwood HOA is planning extensive renovations to the large open space located at 2500 Pepperwood Drive. The open space serves the community as a large park which includes a swimming pool, playground, and a variety of other recreational facilities. Because Pepperwood is a PUD, the open space and its associated parking need to be reviewed and approved by the Planning Commission. The Pepperwood HOA plans to renovate much of the open space, but intends to do so in phases. The proposed phases of development are shown on the Master Plan being reviewed by the Planning Commission in this proposal.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve the Pepperwood HOA Common Area Master Plan for the property located at 2500 Pepperwood Drive based on the following findings and subject to the following conditions:

Findings:

1. That the proposal is consistent with the requirements for open spaces in a Planned Unit Development.

2. That the proposed renovations improve the open space and provide desirable amenities for Planned Unit Developments as specified by the Development Code.

Conditions:

1. That the applicant complies with each department's comments and redlines through approval of each phase of development and that all issues be resolved.

2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.

3. That the existing vehicle entrance off of Pepperwood Drive on the west side of the subject property remain in its current location and that any other vehicle entrance off of Pepperwood Drive be reviewed and approved by the Transportation Engineer.

4. That the Planning Commission determine that the proposed 84 parking stalls are sufficient to accommodate use of the open space area.