



MINUTES

Planning Commission Meeting: March 24, 2025

Application:	<u>FP25-0005:</u> Request for approval of a final plat and vacation of a public utility easement for Lyonz Den Townhomes, containing one (1) lot on approximately 0.89 acres, located southwest of E. Spruce Street and E. Kansas City Road.
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Ms. Emily Carrillo, Senior Planner, presented FP25-0005, a request for approval of the final plat for Lyonz Den Townhomes for Lyonz Den Townhomes, which included a public easement vacation and therefore required a public hearing per the Unified Development Ordinances.

Ms. Carrillo explained the subject property is located near the intersection of E. Spruce and E. Kansas City Road and that this replat would establish lots lines, dedicate public easements for one residential lot, and vacate a portion of existing sanitary sewer easement. Ms. Carrillo continued this replat is consistent with the revised preliminary site development plan and will allow for the construction of the two remaining townhome structures previously approved for this location. Ms. Carrillo demonstrated where the existing 10-ft sanitary sewer would be vacated and relocated.

Ms. Carrillo noted all public notification requirements were met, and staff did not receive any correspondence related to this case, and neither the applicant nor the City had received any correspondence regarding this plat.

Staff recommended approval of FP25-0005 with no stipulations.

Chair Janner asked if the commissioners had any questions.

Commissioner Creighton noted that a preliminary site development plan had been previously approved years ago. He noted a final site development plan was currently under review. He asked whether it would return to Planning Commission for approval or instead whether it was consistent enough with the preliminary plans that no further Commission review was required.

Ms. Carrillo confirmed there were no significant changes from the previously approved plans. As such, final site development plans are reviewed administratively.

Chair Janner called for any additional questions from the Commission. With none, he asked if the applicant had a presentation or statement.

Mark Huggins from Payne & Brockway, stated that the applicant is in agreement with the staff report and stood to answer any questions.

Seeing none, **Chair Janner** opened the public hearing. No speakers were signed up to speak. A motion to close the public hearing was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 9 to 0.

With no further questions, **Chair Janner** entertained a motion on the item. A motion to approve FP25-0005 as stipulated by staff was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 9 to 0 with no stipulations.