



Planning Division

MINUTES

Planning Commission Meeting: March 22, 2021

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| Application: | <u>FP20-0028</u>: Request approval of a final plat for Battle Creek Estates containing thirty-one (31) lots and three (3) common tracts on approximately 23.13 acres; located in the vicinity of E. 119th Street and S. Nelson Road. |
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A motion to approve FP20-0028 was made by **Commissioner Breen** and seconded by **Commissioner Sutherland**. The motion passed with a roll-call vote of 6 to 0 subject to the following stipulations:

1. All new on-site wiring and cables must be placed underground.
2. Prior to recording the final plat, a note must be added to the Final Plat stating that sidewalks must terminate at the driveway.
3. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
4. Tree protection fencing per UDO Section 18.30.240.E must be installed around all areas of tree preservation on site.
5. Prior to recording the final plat, a Stream Corridor Maintenance Agreement and Homes Association Agreement describing maintenance requirements and projected costs of the BMP's/Permanent Water Quality/Quantity Drainage Easement must be submitted.