

MINUTES OF THE OTTAWA PLAN COMMISSION
May 20, 2013

Acting Chairman John Stone called the meeting to order at 7:00 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Barron, Buiting, Howarter, Less, Stone, Volker

Absent: Burns, Reagan, Perry

Others: City Planner Tami Huftel

NEW BUSINESS

- a. *Final plat of Heritage Harbor Ottawa Planned Unit Development of West Peninsula, Unit #5 as conditional use.* Rich Bridges on behalf of Heritage Harbor presented and discussed the proposed project. This plat proposes 5 carriage homes utilizing River Row, with a 24' x 22' footprint. Some interested parties includes existing homeowners and boaters. The space could be used for themselves, friends or mancave. The west peninsula covenants states a minimum of 2 week stay for rental. Price point \$150,000 and up; Path/sidewalk on the north side of the units; living space is similar to a studio apartment; change the fronts of the structure to give each unit different architectural elements and allow some customization. Barron asked what the "leg" of lot 351 is...Bridges stated this is part of ADM berm. Buiting asked what will lot 351 become...eventually this will be more carriage homes as shown in the preliminary plat. Bridges explained they will absorb these 5 units and go from there. Being no further discussion, it was moved by Barron and seconded by Less that the OPC recommend that the City Council approve the final plat of Heritage Harbor Ottawa Planned Unit Development of the West Peninsula Unit #5 as a conditional use incorporating the staff report. Motion carried unanimously.

It was moved by Barron and seconded by Less the meeting be adjourned at 7:30pm. Motion carried.

Respectfully submitted,

Tami Huftel
City Planner

**Staff Report – Findings of Facts:
Heritage Harbor Ottawa – Final Plat as conditional use request**

The following is an analysis in terms of the standards as outlined in the City of Ottawa Zoning Ordinance:

- 1 The PUD meets the requirements and standards of the PUD regulation.

Heritage Harbor Ottawa is a great example of a planned unit development project.

1. The physical design of the PUD efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.

The overall design of the Subdivision utilizes the natural features, which includes the expansion of the harbor.

2. Open space areas and recreational facilities are provided.

This particular area does not provide much open space. However when looking at the entire development they will be providing a great deal of open space and recreation facilities, including a riverwalk system along the west side of Great Loop Road.

3. The modifications in design standards from the subdivision regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

The variances from the Subdivision and Zoning Ordinance are listed on the preliminary plat.

4. The PUD is compatible with the adjacent properties and the neighborhood.

With the other single and multi-family units in the area, this development is compatible with the adjacent parcels. In addition, there are two existing carriage houses just east of this area.

5. The PUD fulfills the objectives of any comprehensive plan and the planning policies of the City.

The Comprehensive Plan Future Land Use Map identifies the subject site as Highway Business Commercial and Industrial. With the mix of commercial (i.e. restaurant, marina) and multi-family residential, this development fits the intent of the comprehensive plan. This PUD proposal fulfills the objectives of the comprehensive plan.

RECOMMENDATION:

Staff recommends approval of final plat of Heritage Harbor Ottawa Planned Unit Development of West Peninsula, Unit 5 as a conditional use on the condition that minor easement language will be added to the plat.