

minimum seven-foot-high opaque fence is required to screen properties in a Mobile Home Park District from adjoining Agricultural and Residential Districts.

There is an existing 30-foot-wide pipeline easement across the south portion of the property. The setback requirement from active pipelines is 50 feet. The applicant requests that the setback be reduced to 35 feet in accordance with United States Department of Transportation guidelines for inactive pipelines. Ordinance 3523, Section III, also provides for a reduction in the building setback line to facilitate a project when an existing pipeline has been abandoned and/or removed and documentation is provided by the pipeline company. Phillips 66 has provided a letter to the applicant that is included with the Design Standards that states that the pipelines within this easement are out of service and there are no plans to return them to service. The development proposed with PUD-30C & BAZ-2001 is considered to be in compliance with the Comprehensive Plan in Level 3.

In their meeting of May 24, 2018, the Planning Commission recommended approval (4-0-1 vote) of PUD-30C and BAZ-2001 per Staff recommendation. Staff recommended that PUD-30C and BAZ-2001 be approved, subject to the property being platted. Two people spoke with concerns about the Omaha Street roadway width, school overcrowding, and property values.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case Map
Aerial Map
PUD-30C Design Standards
Johanna Woods Amended
Ordinance 302, Section 11, February 1982

Recommendation:

Approve PUD-30C and BAZ-2001 per Planning Commission and Staff recommendation.