

MONDAY, JULY 11, 1983

Upon roll call, Harris, yes; Rice, yes; Young, yes. Motion carried.

Zoning Application CZ-80, Pilgrim, (Tower), Applicant is tabled. Rice will talk with the Applicant, and if the applicant wishes to withdraw, Rice will ask for a letter of cancellation.

Coming on for a hearing is Planned Unit Development Application # 323, David Anderson, Applicant, for a tract of land located South of Coyote Trail, between 241st and 257th W. Ave. Young stated the \$50. publication fee had been paid and the hearing would proceed. Steve Compton, TMAPC, stated that the Planning Commission voted to approve PUD #323 with the conditions as listed. Young asked if there was anyone present to protest or speak in favor of the application. There was none. Mrs. Anderson was present, but had no comment. Young commented that some of this land is in a low lying area. Don Hallock, Co. Inspector requested that he see a Plat before it is approved. Moved by Harris, seconded by Rice, to approve PUD# 323, subject to the following conditions with an additional condition #12 be added that the Co. Inspector review the Plat as to comply to Flood Plan Management.

1. That the applicant's revised Outline Development Plan be made a condition of approval as being representative of the proposed development.

2. Development Standards:

Area:	12.289 acres
Permitted Uses:	Mobile Home Dwellings and Accessory Uses on; spaces 1 thru 14 and spaces 16 thru 21.
	Space 15 is reserved for open space, garden area, recreation, possible future rural fire station uses and maintenance, storage building for mobile home park use only.
Maximum Number of Units:	20 units
Minimum Livability Area per Mobile Home Space:	12,000 sq. ft.
Minimum Off-Street Parking:	2 paved spaces per unit
Maximum Building Height:	1-story
Minimum Building Setbacks:	
From centerline of Coyote Trail:	85 feet
From Private Drive;	20 feet
rear yard.	10 feet
Separation Between Units:	25 feet
One side yard;	5 feet
other side yard.	20 feet

3. That internal streets shall be 24 feet in width and paved with an all-weather dust free surface.
4. That all mobile home units shall be completely skirted with materials that are architecturally compatible with the unit being skirted and installed in a manner that the unit appears to be placed on-grade.
5. That tie-down facilities shall be incorporated into concrete anchors so that guy lines can be installed under each mobile home at sufficient intervals to prevent upheaval of the unit during strong winds and storms.
6. That common park/recreation facilities (which may include trails, playgrounds, community buildings and tot-lots) shall be provided. The area of these facilities shall not be less than 6% of the gross area of tract and located within Lot 15 Block 1.
7. That the mobile home space shall have a minimum of 100 square feet of paved outdoor living area (patio).
8. The each mobile home space shall have an enclosed storage accessory building to not less than 36 square feet, but no greater than 100 square feet.
9. That one sign, not to exceed four feet in height, eight feet in length and 24 square feet in display surface area may be located along the north perimeter between the entrances to the park.