

Jerry McLaughlin, representing the Applicant, advised that the proposed plat will be restricted to a maximum of 30,000 sq. ft. of commercial space. No site plan is available thus far. The plat has been reviewed by the Development Review Committee (DRC), and the Applicant has addressed the Committee's comments.

Tom Lodge, representing Urban Design and Planning, stated that the parcel consists of .68 acre. Staff recommends approval of the Application.

There being no questions from the Board at this time, Chair McTigue opened the public hearing. As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Witschen, seconded by Mr. Welch, to approve. In a roll call vote, the **motion** passed 7-0.

- | | |
|--------------------------------|--|
| 3. Applicant / Project: | McElliot Development Inc. / "Jacob's Hammock" Plat |
| Request: ** | Plat Approval |
| Case Number: | PL14009 |
| General Location: | 1429 SW 31 st Court |
| Case Planner: | Thomas Lodge |
| Commission District: | 4 |

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Mr. McLaughlin, representing the Applicant, advised that the subject property is currently vacant and is zoned RD-15. The plat will be restricted to six townhouse-type units. The site plan is not currently available. All comments made by the DRC have been addressed by the Applicant.

It was clarified that while notice was posted in the surrounding neighborhood, it did not specifically refer to plans for six town homes.

Mr. Lodge stated that the subject parcel consists of .43 acre. The Applicant will dedicate a 5 ft. right-of-way along SW 21st Court. Staff recommends approval of the Application.

There being no questions from the Board at this time, Chair McTigue opened the public hearing. As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Witschen, seconded by Mr. McCulla, to approve. In a roll call vote, the **motion** passed 7-0.