



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers April 21, 2021 - 6:00 PM

Virtual Meeting Only. Join this meeting online:

<https://windsorgov.zoom.us/j/94982059464> Or by phone: (877) 853 5247 US Toll-free / (888) 788 0099 US Toll-free Meeting ID: 949 8205 9464

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be Heard
Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up by contacting the Planning Department by email Planning@windsorgov.com before 5:00p.m. the day of the meeting. Written comments are also welcome and should be given to the Planning Department prior to the start of the meeting.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared. When you are recognized, unmute yourself, state your name and address then speak to the Planning Commission. Individuals will be limited to three (3) minutes.

B. CONSENT CALENDAR

1. Minutes of the April 7, 2021 Planning Commission Meeting

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 17th Filing - David Nelson/Martin Lind, owner/applicants, and Tom Siegel, applicant's representative
 - Quasi-judicial
 - David Eisenbraun
2. Recommendation to Approve - Preliminary Major Subdivision - Raindance Subdivision 17th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative
 - Quasi-judicial
 - David Eisenbraun

D. COMMUNICATIONS

- Communications From Planning Commission
- Communications From Town Board Liaison
- Communications From Staff

E. ADJOURN



MEMORANDUM

Date: April 21, 2021
To: Planning Commission
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re:
Item #: B.1.

ATTACHMENTS:

Description

- ▢ 04.07.21 Planning Commission Minutes



**PLANNING COMMISSION
REGULAR MEETING**

**APRIL 7, 2021 // 6:00 P.M. // VIRTUAL MEETINGS UNTIL
FURTHER NOTICE**

NOTE: This meeting was held virtually

MINUTES

A. CALL TO ORDER

Chairman Schick called the regular meeting of the Planning Commission to order at 6:02 p.m.

1. Roll Call

The following Planning Commission Members were present:

Chairman Gale Schick
Vice-Chair Jerry Bushelman
Doug Dennison
Kelly Hall
Cindy Scheuerman
Timothy Reddick
Roger Colonnese

Absent:

Eric Bernhardt

Also present:

Jose Valdes
Barry Wilson, Town Board Liaison
Carlin Malone, Chief Planner
David Eisenbraun, Senior Planner
Scott Ballstadt, Planning Director
Desa Blair, Civil Engineer
McKenzie Paine, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk
Tom Siegel, Applicants Rep, Water Valley

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission

Mr. Dennison moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Reddick, Colonnese

Nays – None

Motion passed.

3. Public Invited to be heard

Chairman Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR*

1. Approval of minutes of March 17, 2021 Planning Commission Meeting.

The Town of Windsor will make reasonable accommodations for access to town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call 970-674-2400 by noon on the Thursday prior to the meeting to make arrangements.

Ms. Scheuerman moved to approve the minutes of the meeting of March 17, 2021; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Reddick, Colonnese

Nays – None

Motion passed.

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision – Raindance Subdivision 15th Filing – David Nelson/Martin Lind, owners/applicants; Tom Siegel, applicants' representative.

Chairman Schick opened the public hearing.

Mr. Wilson stated, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as nonvoting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

Per Mr. Eisenbraun the applicant, Mr. Martin Lind, has submitted, on behalf of the owner Mr. David Nelson, a final major subdivision plat known as Raindance Subdivision Fifteenth Filing. The subdivision encompasses approximately 81 acres and is zoned Planned Unit Development (PUD) and is designated for single family residential. The site vicinity map is broken into 2 sections a North, and South portion with zoning Raindance PUD. The preliminary final plat is adjacent to Covered Bridge Parkway, and Liberty Drive with the primary bisecting road as Cherry Street. The lots are identified as golf course lots with the upcoming golf course development.

The number of available lots have changed during the final plat review. Southern portion lots in the preliminary was 285 based on the southern festival portion where the lot sizes were reduced, and reconfigured for 7 additional lots for a total of 292 lots.

Preliminary Plat characteristics:

- 81 total acres
- 292 (285) detached single-family homes
- Density: 3.5 du/ac
- Total open space including drainage: ~ 9.6 acres (12%)
- Parks: Two small pocket parks, for additional amenities, however, the overall park requirement is not applicable due to location proximity of Raindance Community Park (owned and maintained by metropolitan district).

Final Plat - North:

- 34 total acres
- 122 – 60', 70', and Custom single-family residential lots.
- Includes a .22-acre park in Tract H

Final Plat - South:

- 46 total acres
- 170 – 50', and Custom single-family residential lots.
- Includes a .63-acre park in Tract K

Park areas in Tract K and Tract H include shade structures, pedestrian amenities, open lawn area, and ornamental landscaping.

As required with a final subdivision submittal, the applicant held a neighborhood meeting on February 11, 2021 in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. There are no attendees and no public comments have been received to date by the planning staff or the applicant.

Municipal Code requires a public hearing notification for a final major subdivision. Notifications were provided as follows:

- March 18, 2021 – affidavit of letters mailed to property owners within 300 feet
- March 26, 2021 – legal notice posted on the Town of Windsor website
- March 26, 2021 – development review sign posted on the property
- March 26, 2021 – legal ad published in the paper

Relationship to Strategic Plan:

Relationship to Strategic Plan

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small-town feel.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

Jose Valdes asked Mr. Eisenbraun about the verbiage matrix determined for fiscally and environmentally responsible.

Mr. Eisenbraun reported there is no matrix used that we require the applicant to adhere to. However, the landscaping code identifies things like native grasses, and building codes identify things like sustainable homes.

Mr. Valdes commented that “fiscally and environmentally responsible” is then identified at the discretion of the Planning Department.

Ms. Malone reported that the Town of Windsor does not have a matrix for fiscally and environmentally responsible, but there are sections in the comprehensive plan regarding fiscally and environmentally responsible.

Mr. Valdes asked Mr. Eisenbraun about other sources of notification, newspaper being the only source of distributing the information.

Mr. Eisenbraun reported we do post the information to the Town of Windsor website, and the notification system notify me.

**Mr. Dennison moved to close the public hearing; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Reddick, Colonnese
Nays – None
Motion passed.**

2. Recommendation to Town Board - Final Major Subdivision – Raindance Subdivision 15th Filing – David Nelson/Martin Lind, owners/applicants; Tom Siegel, applicants’ representative.

Chairman Schick asked Mr. Eisenbraun whether he had anything additional.
Mr. Eisenbraun stated; nothing further to add.

Chairman Schick opened the meeting for commissioner comment to which there was none

**Ms. Scheuerman moved to forward a recommendation to Town Board for Final Major Subdivision – Raindance Subdivision 15th Filing as presented by staff; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Reddick, Colonnese
Nays – None
Motion passed.**

3. Public Hearing – Preliminary Major Subdivision – Raindance Subdivision 16th Filing - David Nelson/Martin Lind, owners/applicants; Tom Siegel, applicants’ representative.

Chairman Schick opened the public hearing.

Per Mr. Eisenbraun the applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a preliminary major subdivision plat known as Raindance Subdivision Sixteenth Filing. The subdivision encompasses approximately 22.06 acres and is zoned Planned Unit D development (PUD) and is designated for

single family residential. Located along Colorado Blvd, and North of Bounty Drive, directly East of the Steeple Chase neighborhood.

The Raindance Sixteenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the large setback along Colorado Boulevard and tie into the overall Raindance project. The project is located on Tract B of the Raindance Subdivision Fifth Filing, on the west side of Moon Rise Drive and on north side of Bounty Drive. The project intent is to construct 1 and 2-story, single-family, buildings on the 22.06-acre site with total open space including drainage – 4.6 acres (21%). The two pocket parks are on the North side of the development include pedestrian amenities, open lawn area, and ornamental landscaping for residents in the adjacent areas.

The site consists of 77 lots with an overall density of 3.49 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 154 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards.

Access to the site is provided through existing surrounding streets and new dedicated ROW. Falling Lead Drive (new) will connect Bounty Drive and Equinox Drive (new) and Nightfall Drive (new) will connect to Moon Rise Drive. Nightfall Drive will transition to Nightfall Ct at the intersection of Equinox Drive, at it changes to a cul-de-sac. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

The new Municipal Code requires a public hearing notification for a preliminary major subdivision.

Notifications for this meeting were as follows:

- March 18, 2021 – affidavit of letters mailed to property owners within 500 ft.
- March 26, 2021 – legal notice posted on the Town of Windsor website
- March 26, 2021 – development review sign posted on the property
- March 26, 2021 – legal ad published in the paper

Financial Impact:

Relationship to Strategic Plan

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small-town feel.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

Chairman Schick opened the meeting for commissioner comment to which there was none

Mr. Dennison moved to close the public hearing; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Reddick, Colonnese

Nays – None

Motion passed.

4. Recommendation to approve – Preliminary Major Subdivision – Raindance Subdivision 16th Filing - David Nelson/Martin Lind, owners/applicants; Tom Siegel, applicants' representative.

Chairman Schick asked Mr. Eisenbraun whether he had anything additional.
Mr. Eisenbraun stated; nothing further to add.

Chairman Schick opened the meeting for commissioner comment to which there was none

Mr. Bushelman moved to approve Preliminary Major Subdivision – Raindance Subdivision 16th Filing as presented; Mr. Reddick seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Reddick, Colonnese

Nays – None

Motion passed.

D. COMMUNICATIONS

1. Communications from the Planning Commission
 - Ms. Scheuerman reported an absence for the June 16th Planning Commission meeting.
2. Communications from the Town Board liaison
 - Mr. Wilson reported the rezoning behind Safeway from Commercial to RMU was approved, and the Ridge @ Harmony Road 5th filing was approved. Work Session March 22nd discussions about the Town Hall remodel, and Allo Broadband as a potential broadband solution for

Windsor. The Metro Down Payment Assistance (DPA) program is available with no financial assistance from the Town of Windsor offering unique solutions without a large down payment. Discussion regarding the Walnut Street Bike-way 2 blocks creating some diagonal or parallel parking area around 5th and 6th Street. Upcoming changes restriping the parking area around Town Hall.

3. Communications from the staff

- Ms. Conway reported that remote voting affirmations would be sent out to commissioners via Adobe Sign and requested they are returned by the following day.
- Ms. Malone reported on the upcoming Work Sessions and participation from Planning Commission is warranted.
- Mr. Ballstadt reported on the criteria of the physically & environmentally matrix standards. The comprehensive plan is used and normally cited in the memo as the most applicable sections to reference for recommendations.

Future meetings agenda

- April 26th Town Board Work Session - is a review/audit of the comprehensive plan. On overall review from the plan that was adopted in 2016, and a review of what has been accomplished or what needs to be added in the next review.
- May 17th Town Board Work Session - Urban3 analyst preview presentation using our GIS system to tell a land use story of patterns, and sustainability use.
- Mr. Eisenbraun reported Urban3 analyst provided a 3-D snap shot of Weld and Larimer Counties with some baseline analyst. It outlines where Windsor falls on the growth pattern, regional perspective understanding Windsor's growth trajectory.
- Mr. Ballstadt reported the building department issued 557 new dwelling Single-family and Multi-family units in the first quarter of 2021, averaging 1500 new residents.
- Mr. Reddick commented on the April 26th Town Board meeting, Eastman Park site visit & review, and the comprehensive plan review.
Mr. Ballstadt reported the Town Board is going to Eastman Park for the site visit on April 26th and resuming in Town Board Chambers broadcasting for the comprehensive plan review.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:45 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: April 21, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun, Senior Planner
Location: East of Colorado Blvd. North of Bounty Drive and South of New Liberty Road.
Re: Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 17th Filing
Item #: C.1.

Background/ Discussion:

The Raindance Seventeenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the setback along Bounty Drive and tie into the overall Raindance project.

The project is located on Tract Z of the Raindance Subdivision Second Filing, on the east side of Autumn Moon Drive and on north side of Bounty Drive. The project intent is to construct 1 and 2-story, single-family, buildings on the 10.36-acre site. The site consists of 61 lots with an overall density of 6.1 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 122 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D. standards. Access to the site is provided through existing surrounding streets and new dedicated ROW. Moon Rise Drive on the west, Nightfall Drive on the north, Autumn Moon Drive on the east, and Bounty on the south. Floret Drive will extend into the site from the east, along with Blue Moon Drive on the north. Blue Moon Drive will terminate into the new cul-de-sac named Blue Moon Ct. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small-town feel.

Relationship to Comprehensive Plan:

Chapter 5b - Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objective:

1. Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objective:

4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

ATTACHMENTS:

Description

- ▢ Application Materials
- ▢ Staff Presentation



March 02, 2021

Raindance Subdivision Seventeenth Filing – Project Narrative
Project No. 0732.0393.00

The Raindance Seventeenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the setback along Bounty Drive and tie into the overall Raindance project.

The project is located on Tract Z of the Raindance Subdivision Second Filing, on the east side of Autumn Moon Drive and on north side of Bounty Drive.

The project intent is to construct 1 and 2-story, single-family, buildings on the 10.36-acre site. The site consists of 61 lots with an overall density of 6.1 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 122 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards.

Access to the site is provided through existing surrounding streets and new dedicated ROW. Moon Rise Drive on the west, Nightfall Drive on the north, Autumn Moon Drive on the east, and Bounty on the south. Floret Drive will extend into the site from the east, along with Blue Moon Drive on the north. Blue Moon Drive will terminate into the new cul-de-sac named Blue Moon Ct. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

At this time, the project is anticipated to be constructed in one phase, however that may be modified at the time of Final Subdivision.

If there are any questions, concerns, or if additional information is required please feel free to contact me.

Sincerely,

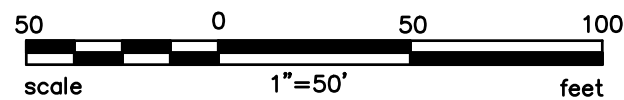
TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com

748 Whalers Way
Suite 200
Fort Collins, CO 80525
970.226.0557 main
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com



JOB NO.	0732.0393.00
SCALE	1" = 50'
DATE	MARCH 02, 2021
SHEET	2 of 2



Preliminary Major Subdivision

RainDance
17th Filing

David Eisenbraun, Senior Planner

Planning Commission – April 21, 2021



Subdivision

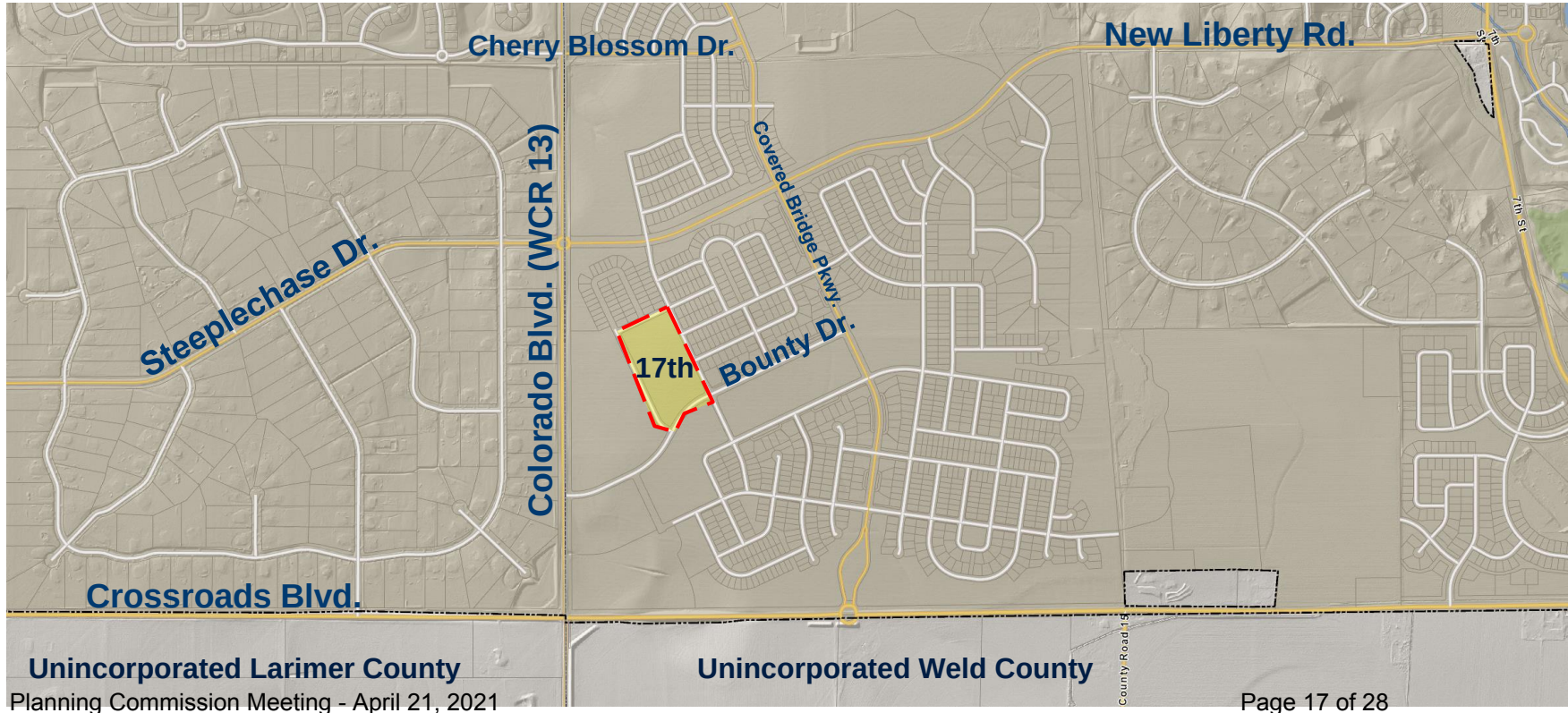
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

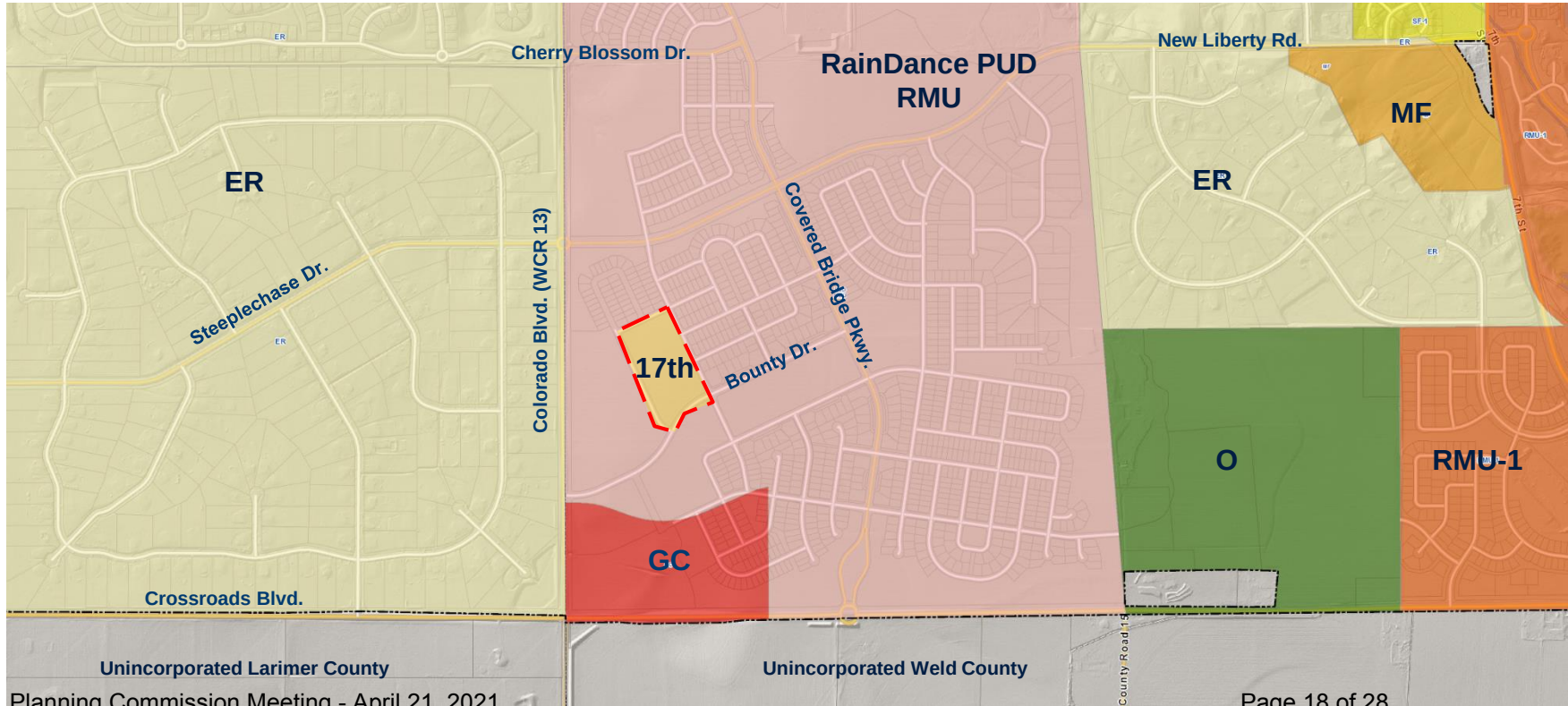
1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map



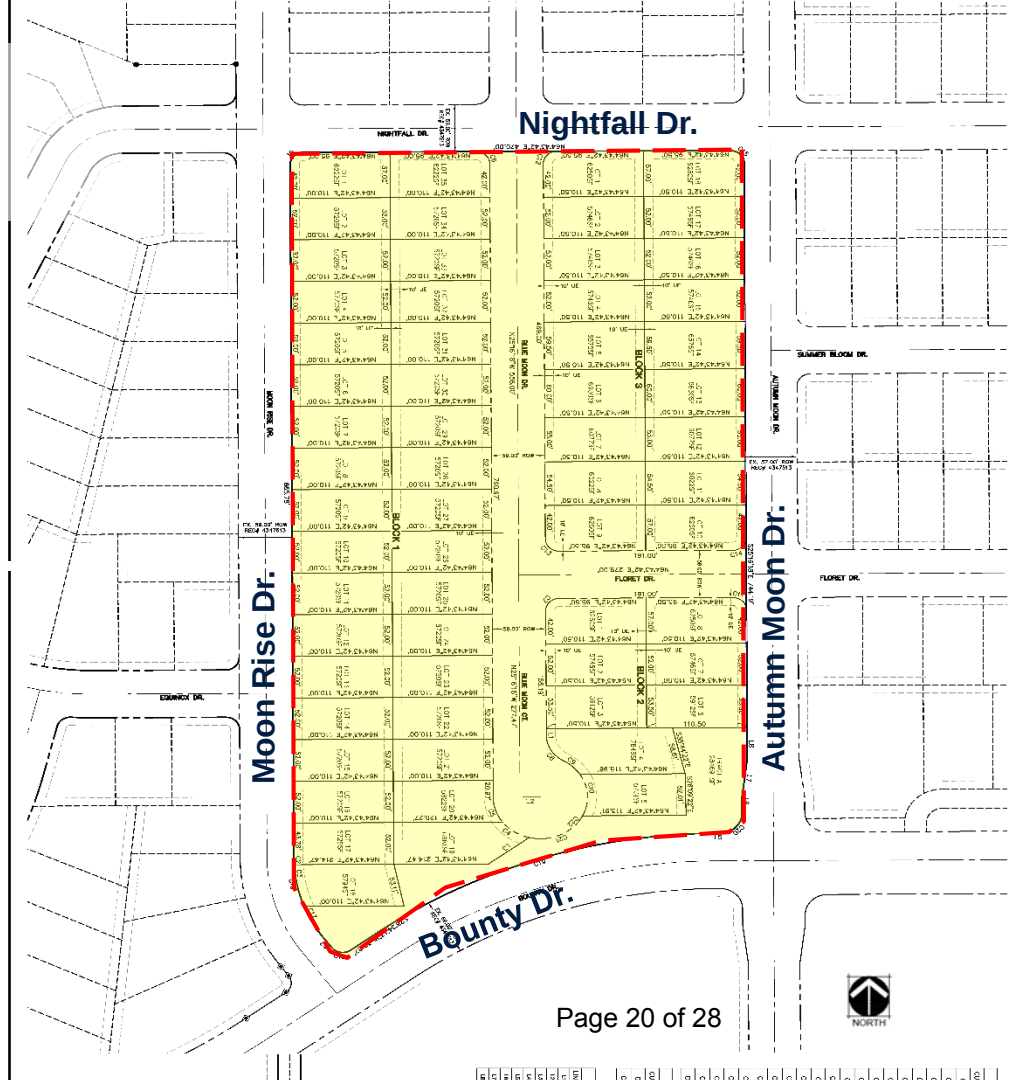


Zoning Map





Preliminary Plat





Preliminary Plat

Plat characteristics:

- ~ 10.4 acres total
- 61 detached single-family residential lots
- Density: 6.1 du/ac
- Total open space including drainage: ~ 0.52 acres (5%)
- Park – adjacent to RainDance Community Park



Landscaping & Improvements

- Open space / drainage = ~ 0.5 ac. (5%)
- 1 Pocket Park
- Park areas include pedestrian amenities, open lawn area, and ornamental landscaping.

Planning Commission Meeting - April 21, 2021

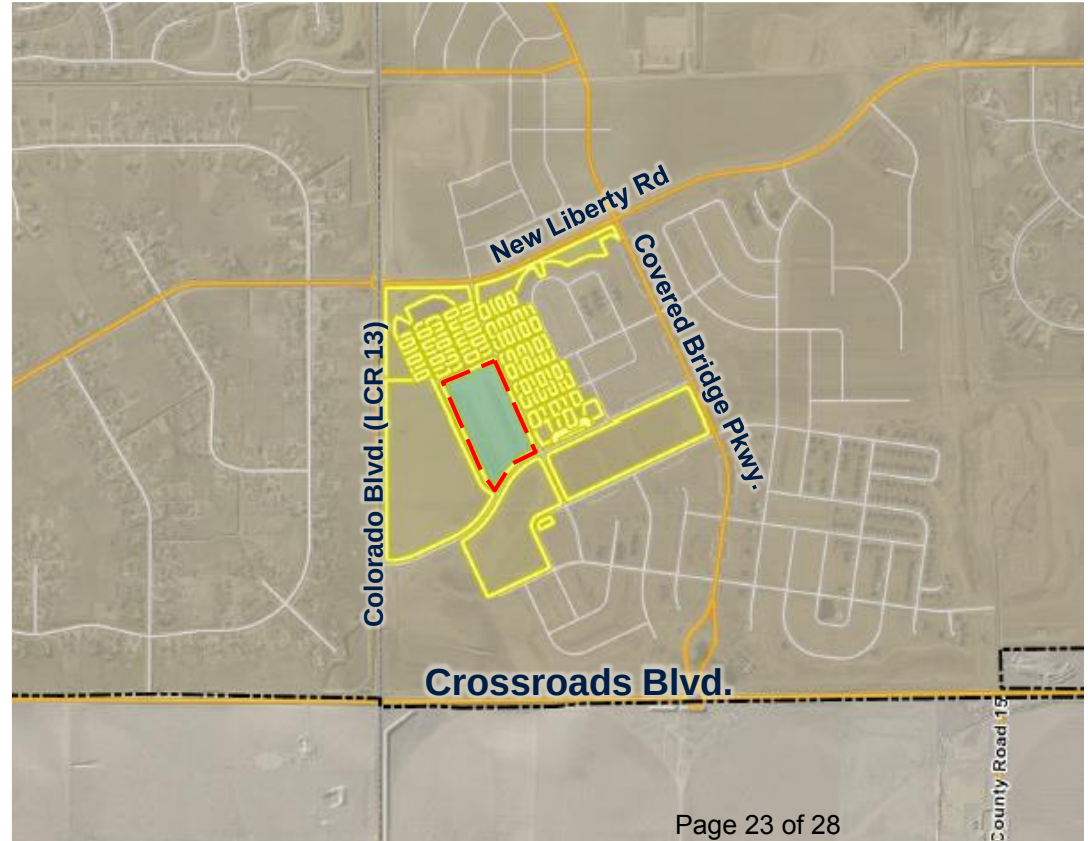


Notification Area

The *new* Municipal Code requires a public hearing notification for a preliminary major subdivision.

Notifications for this meeting were as follows:

- April 7, 2021 – affidavit of letters mailed to property owners within 500 ft.
- April 9, 2021 – legal notice posted on the Town of Windsor website
- April 9, 2021 – development review sign posted on the property
- April 9, 2021 – legal ad published in the paper





Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objective:

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.



Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objective:

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.



Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.



MEMORANDUM

Date: April 21, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun, Senior Planner
Location: East of Colorado Blvd. North of Bounty Drive and South of New Liberty Road.
Re: Recommendation to Approve - Preliminary Major Subdivision - Raindance Subdivision 17th Filing
Item #: C.2.

Background/ Discussion:

See public hearing item.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.