

Minutes from June 3, 2015 Gables Meeting at DPS

Attendees: Atiq Panjshiri
Jay Beatty
Steve Smith
Dee Metz
Henry Emery
Sam Farhadi
Harry Jenkins
Eddie Meder
Erin Girard

Discussion:

Gables explained that, due to issues related to the abandonment of Executive Boulevard and County land swap that are outside of its control, it may not be in a position to record the full record plat in the near term, but would like to begin construction as soon as possible. The first phase of the project will be the parking garage, which is to be located on land currently entirely within Gables' control. Because a record plat will be required prior to construction of the garage, Gables requested that the County allow for a phased platting of the property: the first phase to include all of the property currently within Gables' ownership, and the final plat to encompass all of the area shown on Preliminary Plan No. 120150010.

Steve Smith suggested that a note be included on the first plat explicitly stating that only the garage could be constructed under that plat and that a final plat would have to be recorded before construction of any of the residential buildings could commence. Gables agreed with this suggestion.

Atiq suggested that future dedication areas should be put in reservation on the initial plat. This would allow the final dedication area to be worked out prior to final plat. Gables agreed with this suggestion.

It was agreed that Gables would submit the initial plat within the next few weeks, with the note limiting development as discussed. It was agreed that compliance with all of the conditions of the preliminary plan, and validation of the preliminary plan, will not occur until final plat.