



Staff Report

Department: Administration
Presenter: Mike Anderson, Developer
Staff contact: Michael Saunders
Agenda title: Appeal of Denial for Subdivision Application - 33 West City View Drive
Requested action: Consideration of Major Subdivision Approval

SUMMARY

The request is for approval of a 59 unit subdivision at 33 West City View. During the Planning and Zoning Board's meeting on September 16, 2020, the owner presented his initial request for subdivision of property located by the Planning and Zoning Board. Currently this property is zoned R-7 (residential 7000) which allows for this type of subdivision, and the request fits all requirements of that ordinance. I have attached the R-7 Zoning Ordinance for reference.

Based on comments during the public hearing, the P&Z Board cited two specific issues for their denial of the application:

1. Access by fire protection vehicles, sanitation trucks, and school busses
 - a. Insufficient turning radius at the intersection of Roads B and C
 - b. Insufficient turnaround at the end of Road A

The developer has since altered his plans to address this issue; the P&Z Board has not reviewed the revision

2. Safe ingress from, and egress to, Riverside Drive from West City View Drive
 - a. Currently there are 26 residences located off of West City View Drive. The proposed development is for 59 additional residences for a total of 75 residences.
 - b. West City View Drive measures approximately 20 feet wide at its intersection with Riverside Drive.
 - c. For comparison, nearby River Walk Drive serves 45 residences. This street measures approximately 60 feet wide at its intersection with Riverside Drive.

The developer has not altered his plans to address this issue.

P&Z Board members voting against the application are required to provide in writing the reasons for their votes. Those written comments are provided in your packets.

BUDGET IMPACT

No budget impact

PROCESS AND TIMELINE

Should the Board of Commissioners **reverse** the denial of the subdivision application, the developer may proceed through the permitting process. The Board may or may not impose any conditions for the project as part of their decision.

Should the Board of Commissioners **accept** the denial of the subdivision application, the developer may abandon his plans or alter them and resubmit to the P&Z Board for review.