

GULLY CREEK

ADMINISTRATIVE AMENDMENT

RESIDENTIAL PLANNED DEVELOPMENT

Request Statement

Amendment to Master Concept Plan A to:

1. Modify Condition 1 to allow 230 single-family dwelling units and 70 multi-family dwelling units for MCP Alternate A.
2. Provide locations on the MCP for model center & homes as required by condition #3.
3. Update MCP cover page to include missing STRAP number and update aerial with correct property boundary.

OVERVIEW

Condition 1: The proposed language allows more single-family dwelling units and less multi-family dwelling units for MCP Alternate A, reducing the total maximum density for MCP Alternate A to 300 dwelling units. No changes are proposed to MCP Alternate B; and the overall allowed density for the project remains unchanged.

The development is permitted a maximum of 330 dwelling units, and limited to a maximum of the following types of dwelling units: of which no more than 210 units may be single-family detached or two-family attached.

MCP Alternate A:

230 Single-family units or two family attached, and
70 Multi-family units

MCP Alternate B:

210 Single-family units or two family attached.

No more than 11 units may be located in the 11.26 acres in the Rural Future Land Use Category for both MCP Alternate A and MCP Alternate B.

Condition 3: As required by Condition 3, the location of the proposed model center & model homes have been added to MCP Alternate A.

MCP CORRECTIONS

The MCP cover page, sheet 1, has been corrected to include STRAP# 19-43-25-00-00009.0030, which has also been shaded in as part of the subject property, an oversight in the original approval.

ADMINISTRATIVE REVIEW CRITERIA

The proposed revisions to MCP Alternate A and modification to Condition 1 may be approved administratively per the guidelines of LDC Section 34- 380(b). Compliant with Section 34-174 of the LDC, the proposed request will not underutilize public resources/infrastructure or reduce open space, preserve, or buffers and will have no adverse impact to surrounding land uses. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect.

a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

The proposed amendment will not increase height, density or intensity.

b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

The proposed amendment does not result in underutilization of public resources or infrastructure committed to the support of the development.

c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent;

No reduction in open space is requested.

d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the code;

No decrease in the amount of indigenous native vegetation preservation or open space areas is requested.

e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;

No changes to buffers are proposed.

f. Does not adversely impact surrounding land uses; and

No change to the currently approved uses is requested. As such, there will be no adverse impacts to surrounding land uses from the proposed modification.

The proposed change to Condition 1 allows a redistribution of the number of dwelling units by type for MCP Alternate A. As demonstrated by the enclosed Residential Trip Generation table, the revised product mix for MCP Alternate A will not result in an increase of daily trips.

g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

The proposed site plan for MCP Alternate A and modification to Condition 1 will be consistent with the Lee Plan and LDC in effect at the time of the amendment request.