

## McKinley Cottages

This is not a regular PDP. This application is just to create 4 lots through platting.

As explained to me by Peter Barnes in Zoning, in the NCL zone district, Single-family detached dwellings are permitted uses subject to basic development review, however only on lots that are already part of a site specific development plan. Peter explained that the process to make the lots part of a site specific development plan is not a PDP, but a simple subdivision plat. Peter went on to explain that design elements such as setbacks, building placement, driveway placements, and landscaping are not part of the review of a simple subdivision plat, that level of review will come later, at the time of Basic Development Review. Therefore, there are no site and landscape plans that will be recorded in association with this application. In our initial review, we provided an "Access and Parking" plan for illustrative purposes only, but it is not intended that this plan be recorded. We have eliminated this "access and parking plan" from our resubmittal to avoid providing any information on the drawings that is not actually part of the approval. All relevant information is now shown on the plat or the utility plan set.