

April 22, 2015

910 Hill Pond Road - Project Development Plan (PDP)

Submittal Narrative:

This submittal package is for the purpose of requesting a major amendment to the PDP for the Hill Pond Residences Project that has already been through a hearing and has been approved. The major amendment request is for a re-plat of the property into individual lots for 18 dwelling units and several tracts. The project went through a hearing previously without these lot lines and will go back to hearing after this submittal before going to Final Plan Review.

The need for the re-plat is driven strictly by financing and marketing concerns and not by any desire to change the approved design. Indeed, the site design has very intentionally been left unchanged, as it has been accepted and approved by the design team, the owner and the PDP process.

However, the current site plan and the new property lines of the proposed re-plat come into conflict with regards to minimum building setbacks and features allowed within setbacks. In order to keep the approved site design intact a Request for Modification of Standards is being sought concerning **LUC Sections 3.5.2(E)(2), 3.5.2(E)(3) and LUC 3.8.19(A)**.

This submittal package includes only those documents of the original PDP package that have changed due to the proposed re-plat (Site Plan, Plat and Utility Plans), as well as the above mentioned Request for Modification of Standard.

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