MEMORANDUM

Department of Planning & Inspections
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DATE: August 29, 2014

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, September 3, 2014

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, September 3, 2014 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of Monday, September 15, 2014.

1) S-14-18 Tall Pines at 1655 and1665 Kenton Rd – Site Development Application to permit a multi-family residential development consisting of two (2) three story buildings with a total of 24 units on a 2.34 acre +/- parcel. The property is zoned RG-2 (General Residence Zone). The property is on the south side of Kenton Road and the north side of Chestnut Grove Road located west of the intersection of the two roads. The owner of record is Woodbrook Ventures, LLC. Property Addresses: 1655 and 1665 Kenton Road. Tax Parcel: ED-05-066.00-01-11.00-000. Council District 1. *A previous Site Development Plan S-04-33 and Parcel Consolidation Plan were approved by the Planning Commission in December 2004. Some site improvements and foundation work began but then ceased, therefore the original plan expired.*

2) MI-14-12 Text Amendment: PND Buffer and Setbacks – Review of Text Amendments to the *Zoning Ordinance*, Article 3 Section 24 – Planned Neighborhood Design Option (PND), Subsection 24.62 – Buffers, Article 4 – Zoning Bulk and Parking Regulations, Subsections 4.10 and 4.11. The proposed ordinance revisions would remove the required 40-foot buffer around the perimeter of developments utilizing the PND Option and would reduce the front and rear yards for houses being constructed under the PND Option. Ordinance #2014-18. *The Parks Recreation and Community Enhancement Committee reviewed the Proposed Text Amendment on August 11, 2014. First Reading before City Council August 25, 2014, Public Hearing before the Planning Commission, September 15, 2014, Public Hearing and Final Reading before City Council, October 13, 2014*

3) MI-14-14 Text Amendment: Site Plan Development Approval – Review of Text Amendments to the *Zoning Ordinance,* Article 10 Section 2 – Site Plan Development Approval. The proposed ordinance revision corrects the intent of Ordinance #2014-08 which rewrote commercial and office zone regulations and administrative processes. The adopted ordinance allows for existing building expansion by up to 15% to be reviewed administratively, but omitted a similar provision for impervious surfaces. The proposed amendment would also allow for expansion of up to 15% of impervious cover on a site to be reviewed administratively. Ordinance #2014-20. *The Legislative, Finance, and Administration Committee reviewed the Proposed Text Amendment on August 11, 2014. First Reading before City Council August 25, 2014, Public*

Hearing before the Planning Commission, September 15, 2014, Public Hearing and Final Reading before City Council, October 13, 2014.

Please be advised that the Planning Commission meeting agenda will include other items in addition to those listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda.

cc: Joseph Petrosky, Woodbrook Ventures, LLC
Michael Henry, Becker Morgan Group Inc.