

Requests for a Proper Buffer Zone

SubArea A:

- Permitted Uses: Remove multi-family dwellings of twenty-four (24) units or less
- Conditional Uses: Remove all business uses/professional/personal services and remove multi-family dwellings of twenty-four (24) units or less
- Minimum Lot Width: Update to 80 ft.

SubArea B:

- Change minimum side yard to 8 ft.
- Item G, correct typo from reading as "seventy-five percent (45%) to read as "forty-five percent (45%)"

SubArea C:

- Permitted Uses: Remove multi-family dwellings of twenty-four (24) units or less
- Accessory Uses, Home Occupations, correct typo from "10-56-2" to "10-5G-2" ✗
- Minimum Lot Area: Update to 7200 sq. ft. (reflects the 60' x 120' lots)

Street Access:

- Remove Nursia Drive street access off 8th
- Add access off Foster Street in Phase 1

Covenant Restrictions:

- Require double attached garages on all single-family homes (rather than single stall; rather than detached)
- Require square footage of homes in SubArea B to range from 1500-1700 square feet
- Allocate all lots along 8th street to Mitchell Technical Institute as the builder

Drainage Concerns:

- Address design of proper drainage for the entire 21.7 acres, including surrounding infrastructure uses and needs
- With more flow in Phase 1 going to NE corner of Development, clean out existing drainage pipes and check capacity
- Address low-lying area and related drainage issues north of substation