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Barney Heath
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PUBLIC HEARING/WORKING SESSION II MEMORANDUM

DATE: April 7, 2017
MEETING DATE: April 13, 2017
TO: Land Use Committee of the City Council
FROM: Barney Heath, Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Michael Gleba, Senior Planner
CC: Petitioner

In response to questions raised at the City Council public hearing, the subsequent working session and a site visit the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the Land Use Committee public hearing and working session.

PETITION #431-16

377 Langley Road

Request for Special Permit/Site Plan Approval to allow three attached single-family dwellings, reduce frontage requirements for attached single family dwellings, reduce side setback requirements, allow parking within 20' of a side lot line and a driveway within 10' of a side lot line at 377 Langley Road.

The Land Use Committee (the "Committee") held a public hearing on January 26, 2017. The petitioner has stated that meetings were held with several owners of units within the condominium property that abuts the subject property to the south on February 4, 11, and 15, 2017. The Committee held a Working Session on March 28, 2017, followed by a site visit at the property on April 5, 2017. This memo reflects revised plans and additional information submitted by the petitioner as of April 7, 2017, as addressed to the Planning Department.

This project involves the proposed construction of three attached single-family dwellings on the property, requiring a special permit to allow three attached single-family dwellings, reduce frontage and side setback requirements, as well as to allow retaining walls four feet or higher in setbacks, parking within 20 feet of a side lot line and a driveway within 10 feet of a side lot line. The petitioner subsequently proposed several modifications to the project as described and discussed in the memorandum prepared by the Planning Department in advance of the March 28, 2017 working session.

A site visit was held on the property on April 5. Several aspects of the project were discussed, including the size and location of the proposed three family dwellings, by-right alternatives, the location and scale of the proposed retaining walls, and the treatment and preservation of the site's natural features, including the wooded slope at the rear of the property. The petitioner indicated the intent to further explore and develop responses to several stated concerns.

As of the writing of this memorandum the Planning Department has not received any new information or documentation for review pursuant to the comments and concerns expressed during the site visit. The Planning Department will review such information in the event any is received in a timely fashion in advance of the April 13 working session.