

Staff Report: Completed by Jeff Palmer Director of Planning & Zoning

Date: Supplemental Update January 30, 2019

Applicant: Greg Smith, Oberer Land Developer agent for Ronald Montgomery ET AL

Property Identification: Frontage on State Route 741 and Red Lion Five Points Road

Acreage of Request: 51.4611 acres

Current Zoning of Requested Area: Suburban Residence “SR-1”

Requested Action: Residential Planned Unit Development “R-PUD”

Attached: Staff colored P.U.D. Plan 11-6-18, staff colored P.U.D. Plan 1-29-19, P.U.D. Plan 1-29-19, P.U.D. Plan with Topo 1-29-19, Aerial with lot overlay 1-29-19, Aerial with lot overlay with numbered lots 1-29-19

The purpose of this supplemental update, is to comment on the 85 lot updated concept drawing (recommended change by the Zoning Commission) as it has been modified from the 100 lot concept drawing (original application).

- January 29, 2019 submittal:
 - P.U.D. Plan has been submitted with the name Woodgrove instead of the Ronald E. Montgomery ET AL in the title block. This is consistent with the Oberer PowerPoint presentation.
 - Lots:
 - The lot frontage has increased from a minimum lot width of 70’ to 80’.
 - The typical lot detail:
 - Illustrated as an 80’ x 140’ lot.
 - This calculates to a lot size of .2571 acres.
 - The minimum lot size for the submittal is found to be .2663 acres. This lot has lot dimensions of 80’ x 145’.
 - Cul-de-sac and irregular lots:
 - Typically cul-de-sac lot frontage is one half the width of a minimum regular lot width. If 80’ is the minimum lot width, then a cul-de-sac would have a minimum frontage of 40’ and at the minimum front yard setback a width of 80’.
 - Irregular lots:
 - There are several lots that fail to meet the minimum frontage width of 80’. These lots are labeled: 10, 13, 41, 49, 50, 61, 62, 63, 64 and 83.
 - There are several lots that fail to meet the minimum continuous width requirement of 80’. These lots are labeled: 39, 40, 60, 78, 79 and 80.
 - Unless an exception for cul-de-sac lots and/or irregular lots is/are identified in the approval standards, the lots will be expected to conform to typical Clearcreek Township Zoning design standards.

Greg Smith, Oberer Land Development, Agent for Ronald Montgomery ET AL
R-PUD Stage 1 Zone Change Request
Clearcreek Township Zoning Staff Report Supplemental Update 1-30-19

