



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek
To: Planning Commission
Date: 2/13/2015
Re: Request to Discuss Planned Unit Development Proposal

Commissioners:

Jim Polyzois (Shadow Pines, Sanctuary at River's Edge) has requested to meet with the Planning Commission to seek your thoughts on the use of a Planned Unit Development proposal on a 3+/- acre lot on the east side of John R and about 3 lots south of School Rd. When staff first met with Mr. Polyzois and his designer, Ralph Nunez, we looked at the straight forward layout using the standards of the R-4 Zoning. A print of the layout is attached.

Staff has had several others prospective developers look at this lot and bring us similar concepts using the straight-forward parceling and as such we were familiar with the solid stand of trees that are centrally sited on the lot. It was suggested to Mr. Polyzois and Mr. Nunez that they take a creative look at the site with the intent to preserve the quality trees that are there.

That concept is attached where they employ a duplex unit served by a winding private street.

On Tuesday night they are only seeking your input on the design and your thoughts that the use of the PUD technique would be acceptable. More design work, unit design, and preliminary engineering (Sec. 138-7.105) would be required to formally request the use of the PUD process (Step 1.)

Thank you.

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