

PLANNING & ZONING REVIEW NOTES

VIII. A.

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**SUBJECT:** Request by Nick Robinson, Attorney, on behalf of MacGregor Development Company for a **revision to the existing “Booth Mountain Planned Unit Development” to relocate the amenity area.** The project area consist of 180 lots on approximately 294 acres located off S.R. 1717, Jack Bennett Road, and SR-1721, Lystra Road, Williams Township.

**ATTACHMENTS:** *The following items were distributed in the March 7, 2006 Planning Board Packets. If you need additional copies, please contact the Planning Department.*

1. Application by MacGregor Development Company for Modification of Booth Mountain Planned Residential Development Conditional Use Permit

*The following is included in this packet:*

2. E-mail from Nick Robinson, Attorney, dated March 15, 2006
3. Copy of current approved PUD map and copy of proposed revision map.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

*See modification request for background information.*

*January 18, 2005:* Approval by the Board of County Commissioners of a request by MacGregor Development Company for a Conditional Use Permit within the existing RA-40 zoning district for a Planned Residential Development on 294 acres to consist of 180 lots.

A public hearing was held on this request for modification on March 20, 2006. Nick Robinson, Attorney, addressed the Board on behalf of the applicant. Mr. Robinson stated that this revision was to relocate the amenity area from the Estates (gated, private roads) section to the Neighborhood (ungated, public roads) section; would not increase the number of approved lots and that all required conditions from the original approval would remain in effect. Mark Ashness, CE Group, Engineer, addressed the Board on behalf of the applicant and stated that the project would still include a ‘walk bridge’ between the Estate and Neighborhood sections as originally approved, and that the revised location of the amenity area would be on a well defined knoll. Rynal Stephenson, Traffic Engineer with Ramey Kemp, stated that there would not be any negative impact on traffic due to the proposed revisions. Allison Weakley, addressed the Board with concerns regarding any proposed changes to the original conditional use permit and asked if the amenity area, specifically the pool, would be open to the public.

*Re: Booth Mountain*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The applicant's modification request and comments made at the public hearing by Nick Robinson, Attorney, explain the requested revision to the conditional use permit. Attachment # 2 further explains the proposed revisions to relocate the amenity area from the Estates section to the Neighborhood section and related change to lot design. The five findings have previously been made during approval of the original request.

Staff thinks the modification request seems reasonable.

**RECOMMENDATION:** The Planning Department thinks that the five findings may be made and recommends granting approval of the modification request by MacGregor Development Company to the existing "Booth Mountain Planned Unit Development" to relocate the amenity area as submitted.