

Summary of Revisions Needed for ZMA2015-001 Old Trail Village

1. Remove the parking requirements for the Cluster Cottage units in the code of development on page 21. The amount being proposed is below the requirements of the ordinance and must be approved by the Zoning Administrator. To date, a request and justification has not been submitted for review. This can be done during the site plan stage, however it must be removed from the code of development.
2. Update the utility master plan to show existing development for ACSA.
3. Revise Table 4 to remove new uses within blocks/parcels that are not a part of this rezoning request. Blocks 1,2,3,4,11,12,13,14,15,23,27,28,29 all indicate proposed additional uses within the Table.
4. Revise the application plan cover sheet to include tax map and parcel number 055E00100000A2.
5. Revise language on page 8 of the code of development for amenity oriented lots in reference to the frontage as previously requested. Frontage is required to be taken from a public or private street and not an amenity. Any reference to amenity oriented lots obtaining their frontage from the amenity/open space should be removed.
6. Revise Table 7 on page 18 of the code of development to include maximum setbacks as previously requested. The table's title is for maximum setbacks, however none are listed.
7. Revisions and clarifications to requirements for Cluster Cottage units on pages 20 and 21 of the code of development are still needed.
 - a. "Maintain 15% of the block area" should be revised. "Block area" would be interpreted as a whole block, not just within the Cluster Cottage area.
 - b. Additional clarity/guidance needs to be established for the form and now these units will be developed with a block
 - c. A maximum number of cottage units in an area should be given.

If Required by Planning Commission: Additional Revisions

1. Revise the code of development and application plan so that Street B, located behind Block 6, is shown as a public street rather than a private street.
2. Remove any reference to future streets allowed to be private.
3. Revise the notation for the interconnection between Blocks 32 and 22 to remove "secondary emergency accessway" on the application plan and the code of development.
4. Revise the notation for the interconnection to Henley Middle School to state "Road and Pedestrian connection to schools" on the application plan and the code of development.