



Legislation Details (With Text)

File #: 23-0407 **Version:** 1 **Name:** Walnut Grove (N. Hills Duplex Housing) - Site Plan
Type: Planning Item **Status:** Regular Agenda
File created: 12/15/2023 **In control:** Planning Commission
On agenda: 12/21/2023 **Final action:** 12/21/2023
Title: Walnut Grove (N. Hills Duplex Housing) - Site Plan
Sponsors: Planning Commission
Indexes:
Code sections:
Attachments: 1. NHD SITE PLAN-R_Site Plan for PC

Date	Ver.	Action By	Action	Result
12/21/2023	1	Planning Commission	approved	Pass

Walnut Grove (N. Hills Duplex Housing) - Site Plan

SUMMARY: The developer is proposing a 12-unit duplex housing (6 duplexes) along North Hills Drive. There is an existing waterline that fronts the property and sewer is a short distance down the road. Public Works Utility Department has informed planning staff that they are able to extend a service line to the southernmost edge of the property and it would not require a mainline extension. A private sewer line will then be installed by the developer on their property. A water master meter is also proposed for water service to the individual duplexes. There is a fire hydrant within the required distance from each proposed structure. A stormwater structure is proposed on the property, but at the time of agenda creation, a permit has not been submitted or approved for the site.

STAFF RECOMMENDATION: Staff recommends approval of the site plan subject to stormwater permit(s).

NECESSARY PLANNING COMMISSION ACTION: Approve the site plan subject to storm water permit(s)