



Legislation Text

File #: 23-0407, **Version:** 1

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)