



Maximum Lot Coverage	50%	56%
----------------------	-----	-----

A 1-hour fire wall is required for a wall that is within 3 foot of the property line, which will be required on the side of the house with a 0' side setback. Additionally, the applicant proposed that the 3' side setback be a maintenance easement.

Vehicular access to this development is proposed to be provided through the extension of 1<sup>st</sup> Street from the north to the existing stub street, East Indianapolis Street, in the Country Lane Estates subdivision to the east. A private, gated internal street with two access points off of the public street extension between 1<sup>st</sup> Street and East Indianapolis Street will serve this development. 1<sup>st</sup> street is a collector street which gives the proposed development direct access to North Elm Avenue. PUD-001027-2023 allows for private throughout the development, as shown in the conceptual exhibit.

PUD-001561-2024 was heard by Planning Commission on 6-27-24, where the commission recommended approval with a 5-0 vote per staff recommendation. One neighbor signed up in opposition but did not wish to speak.

**Cost:** \$0

**Funding Source:** -

**Requested By:** Rocky Henkel, Community Development Director

**Approved By:** City Manager's Office

**Attachments:**

- Published Planning Commission Staff Report
- Case map
- Aerial photo
- PUD-001561-2024 Design Statement
- Exhibit

**Recommendation:**

Approve PUD-001561-2024 per Planning Commission and Staff recommendations.