



**Project Overview**

- John and Leslie Mackowiak (owners) propose to create nine total lots (six new lots) from three existing lots through subdivision and recombination.
- The three existing lots were created in 2006 as part of the Aquabella Major Subdivision and have a combined area of about three acres.
- This application is considered a modification to the 2006 approval. With this subdivision, the total number of lots in the Aquabella Subdivision would change from four to ten. 100 Grand Alexander Court is under separate ownership and is not included in this modification, but it remains part of the Aquabella Subdivision.
- The lots are zoned Residential-1 (R-1). The applicant will have the opportunity to build the following residential uses that are allowed in R-1:
  - Single-family unit,
  - Single-family unit with an accessory apartment,
  - Single-family unit with a cottage,
  - Two-family units attached or detached.
- There is an ephemeral stream that runs through three of the proposed lots near the western boundary and parallel with Pinehurst Drive. Staff do not believe the location of the stream makes any of the lots unbuildable.
- The applicant proposes a payment in lieu of providing affordable housing. The payment will be the subsidy amount equivalent to 15 percent of the units allowed on the six new lots being created. One or two units will be allowed per lot, depending on any restrictions the applicant chooses, subject to Stipulation 3 of Resolution A.

**Staff Recommendation & Analysis**

	<p>Staff recommends that Council approve the modification of the subdivision.</p> <p>Staff finds that the proposed subdivision meets lot layout standards and access requirements. Staff also recognizes that compliance with stormwater, tree canopy, and all other applicable Land Use Management Ordinance requirements will be verified during a zoning compliance review.</p>
--	--

Key Issue:

1. **Stormwater management:** All development in the Aquabella Subdivision must meet the Town’s stormwater management requirements. A stormwater control measure (SCM) was constructed for the four original lots. The applicant intends to use the existing SCM for the proposed additional lots. Staff recently inspected the SCM and determined that it was not functioning as designed. Staff are working with the applicant to bring the SCM into compliance, which will be necessary prior to any development.

*Project Location*

