

10-17-2018 Town Council Meeting Responses

ITEM #5: Concept Plan Review: Obey Meadows Subdivision, 1609 US 15-501 S

Council Question: What does the review process for a Major Subdivision entail?

Staff Response: *A Major Subdivision requires a full review by staff, advisory boards, and Council. An applicant submits a preliminary plat to the Town, which undergoes staff review. It then proceeds to development review advisory boards, and their recommendations are forwarded to Town Council. Town Council will then review the item and take action at a public hearing.*

Council Question: Can we get some background on the history of this property? How long have current landowners possessed the property? How many homes have been on it in the past?

Staff Response: *It appears that the applicant assembled the parcels over a period of time, ranging from 2009 to 2016. According to the Orange County Tax records, there is currently one home on the assemblage of parcels.*

Council Question: Can we have a description of the terrain of the property?

Staff Response: *The terrain of the property is varied and sloping across the site, with an elevation change of about 100 feet.*

Council Question: What is the size of each lot?

Staff Response: *On average, each lot will be 121,653 SF, or just under 3 acres in size. The applicant didn't provide a breakdown of each lot individually, however.*

Council Question: What has feedback been from neighboring and adjacent property owners?

Staff Response: *There has been little feedback regarding this proposal, though one community member has been interested in road improvements to US 15-501, if possible.*

Council Question: When will a public information meeting be held?

Staff Response: *A Public Information Meeting would be held following submission of a formal Special Use Permit application.*

Council Question: What would be the size of each single family house, including each of the proposed affordable houses?

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Staff Response: *Square footage is unknown, but the applicant is currently proposing 9 four-bedroom homes, 2 three-bedroom homes, and 2 two-bedroom homes.*

Council Question: What is the rationale for not putting at least one proposed affordable housing unit on its own lot?

Staff Response: *This information was not provided with the Concept Plan, but the question will be passed along to the applicant.*

Council Question: Why is the applicant requesting the following modifications: (1) reduction of frontage length and (2) elimination of recreation space?

Staff Response: *This information was not provided, but the question will be passed along to the applicant.*

Council Question: What particular style of home is being contemplated?

Staff Response: *This information was not provided, but the question will be passed along to the applicant.*

Council Question: Would any garages accompany these homes?

Staff Response: *This information was not provided, but the question will be passed along to the applicant.*