



ENVIRONMENTAL BOARD RECOMMENDATION 20140507 005a

Date: May 7, 2014

Subject: The Terrace at Oak Hill PUD Amendment C814-2007-0009.01

Motion By: Robert Deegan

Second By: James Schissler

RATIONALE:

Whereas, Application of current code and expansion of the downstream buffer provide environmental benefits, especially regarding preservation of Heritage Trees on-site,

And whereas, this Planned Unit Development Amendment will facilitate affordable housing on-site,

Therefore, the Environmental Board recommends approval of the request for the PUD Amendment with the following staff conditions:

1. The following statement from Part 2 of the PUD Ordinance is removed: "Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD."

The removal of this statement from the PUD Ordinance will subject the property to the Land Development Code and Environmental Criteria Manual in effect at the time of site plan submittal rather than the requirements in effect on the August 6, 2007 date of PUD approval. For example, the removal of this statement will apply Heritage Tree Ordinance requirements to this property upon submittal of a site plan permit application.

3. Total impervious cover on slopes from 15% to 35% will be limited as follows:
 - Impervious cover on slopes from 15 to 25% will not exceed 0.11 acres (approximately 4,792 square feet).

Feature 'W2'. The setback boundary for wetland Critical Environmental Feature 'W2' will be adjusted to coincide with the building footprint I Limit of Construction.

VOTE 6-0-0-1

For: Deegan, Maxwell, Perales, Schissler, Smith and Walker

Against:

Abstain:

Absent: Neely

Approved By:

Mary Gay Maxwell, Environmental Board Chair

ENVIRONMENTAL BOARD RECOMMENDATION 2014

Agenda Item: 59 Motion by: ROBERT DEEGAN

Seconded by: JIM SCHISSLER

Subject: THE TERRACE AT OAK HILL PUD AMMEUDMENT

Rationale:

Whereas _____ (complete sentence), APPLICATION OF CURRENT CODE + EXPANSION OF THE DOWNSTREAM BUFFER PROVIDE ENVIRONMENTAL BENEFITS, ESPECIALLY REGARDING PRESERVATION OF HERITAGE TREES ON-SITE
And whereas _____ (complete sentence),

THIS PUD AMMEUDMENT WILL FACILITATE AFFORDABLE HOUSING ON-SITE

Therefore, the Environmental Board recommends APPROVAL of the request for PUD with the following AMMEUDMENT

Staff Conditions:

1, 3, 4, + 5 (2 + 6 NOT NEEDED DUE TO BOARD CONDITIONS)

Board Conditions:

REMOVAL OF CUT-FILL VARIANCES + CEF SETBACK REDUCTIONS FROM THE PUD AMMEUDMENT. THESE ISSUES CAN BE BETTER ADDRESSED IN THE SITE PLANNING PROCESS WHEN A PLAN HAS BEEN DEVELOPED THAT PROPERLY ACCOUNTS FOR HERITAGE TREES.

Recommend: Consent Approval Approval/w-conditions Disapproval Postponement

No Recommendation Withdrawn