

MOTION ROSI/CRONANDER to recommend approval of Special Use Permit No. 92 - Proposed Amendment to Hidden Ridge Special Use Permit No. 76 - Phase I regarding building envelopes and driveways, as specifically noted in the April 19, 2004 letter from R. Clark Associates, Inc., "Recommended Amendment to the Special Use Permit for Hidden Ridge" and the Impact Analysis Map for Hidden Ridge, dated Jan. 15, 2001, and revised map dated April 19, 2004 as follows:

OBJECTIVE:

To provide guidelines for the zoning administrator to follow when asked to consider changes to the building envelopes that are different than the approved building envelopes illustrated within the lots on the Impact Analysis Map for Hidden Ridge.

These guidelines will allow for the flexibility in the placement of the building envelopes within the lots of Hidden Ridge based on a set of environmental standards to help maintain the natural characteristics of the parcels and the intent of the Special Use Permit for this project.

PURPOSE OF THE BUILDING ENVELOPES:

Protect sensitive areas and natural features by limiting the extent of area to be impacted for the placement of a residential structure on each of the lots in Hidden Ridge. If any adjustment is made to the existing building envelope the adjusted portion must meet the following standards:

BUILDING ENVELOPE ADJUSTMENT STANDARDS:

1. The largest size allowed for a building envelope is 6,400 square feet.
2. None of the building envelope area shall be allowed in the NO CUT AREAS illustrated on the Impact Analysis map.
3. All building envelopes shall be within the setback limits of its lots.
4. None of the building envelopes may be placed within existing easements within the lot (drainage, detention, utilities, etc.)
5. Steep slopes will limit the adjustment of the building envelope. A slope analysis will be provided for slopes over 20 percent, signed and sealed by a surveyor, engineer or landscape architect.
6. Specimen trees over 10" caliper shall not be within the proposed adjusted building envelope area.
7. None of the building envelopes may be placed within the canopies (drip lines) of specimen trees.
8. The shape of the building envelope is flexible as long as the standards above are met.