



**16-196SU2**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (Emerald Heights), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road, and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** October 4, 2016

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, AICP, Director of Planning  
Samantha Pickett, Planning Manager  
Eleana Galicia, Planner I

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed specific use permit to allow for a private street subdivision, with the following condition:
  1. The subject property shall generally develop in accordance with the attached Concept Plan Exhibit, and Entrance Exhibit.

**ITEM SUMMARY:**

- The applicant is requesting approval of a Specific Use Permit (SUP) to allow for a private street subdivision (Emerald Heights). A private street subdivision is one in which the public improvements (streets and utilities) are privately maintained by the Homeowner's Association for the subdivision and are not accepted as public improvements by the City. The proposed private street development will develop in accordance with the attached Concept Plan and Entrance exhibits, and will include 43 single family residential lots and 4 common areas. The applicant has proposed one main entrance into the development with a controlled access gate, and a second entrance that will serve as an emergency access only entrance.
- The applicant has submitted an associated preliminary-final plat (16-206PF),

which is currently under review by Staff.

**BACKGROUND INFORMATION:**

- Please see attached Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On September 13, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the specific use permit request.

**SUPPORTING MATERIALS:**

[09.13.16 PZ Minutes](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed SUP Exhibits A-D](#)

[PowerPoint Presentation](#)