

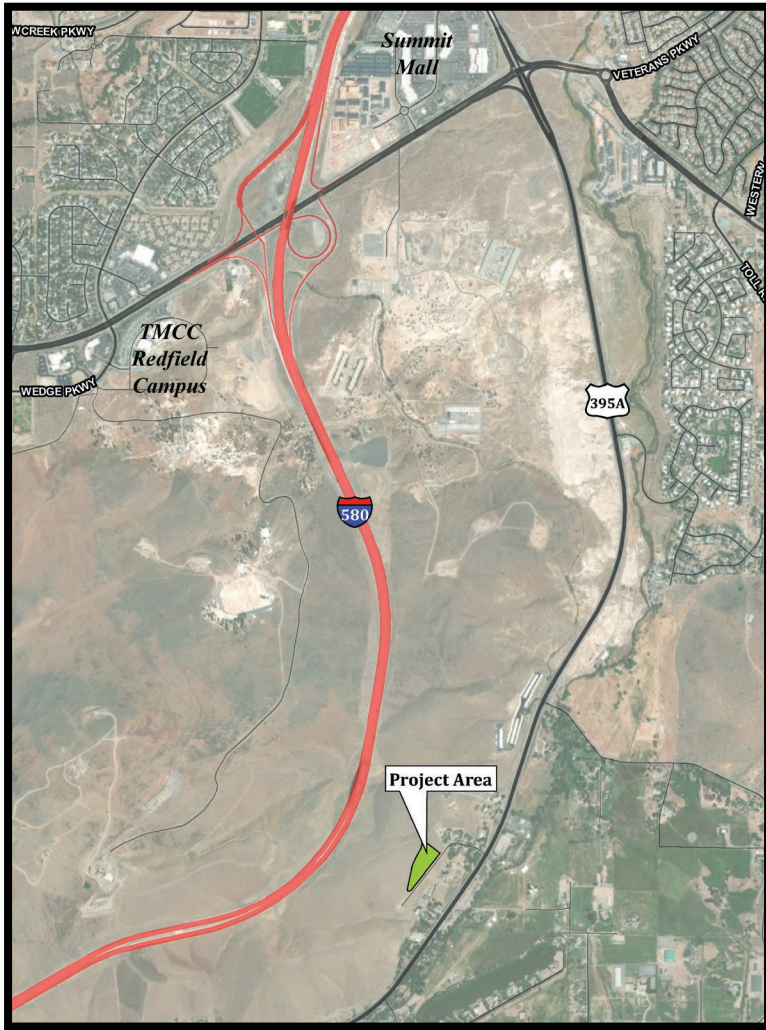
Cheyenne Drive

Special Use Permit

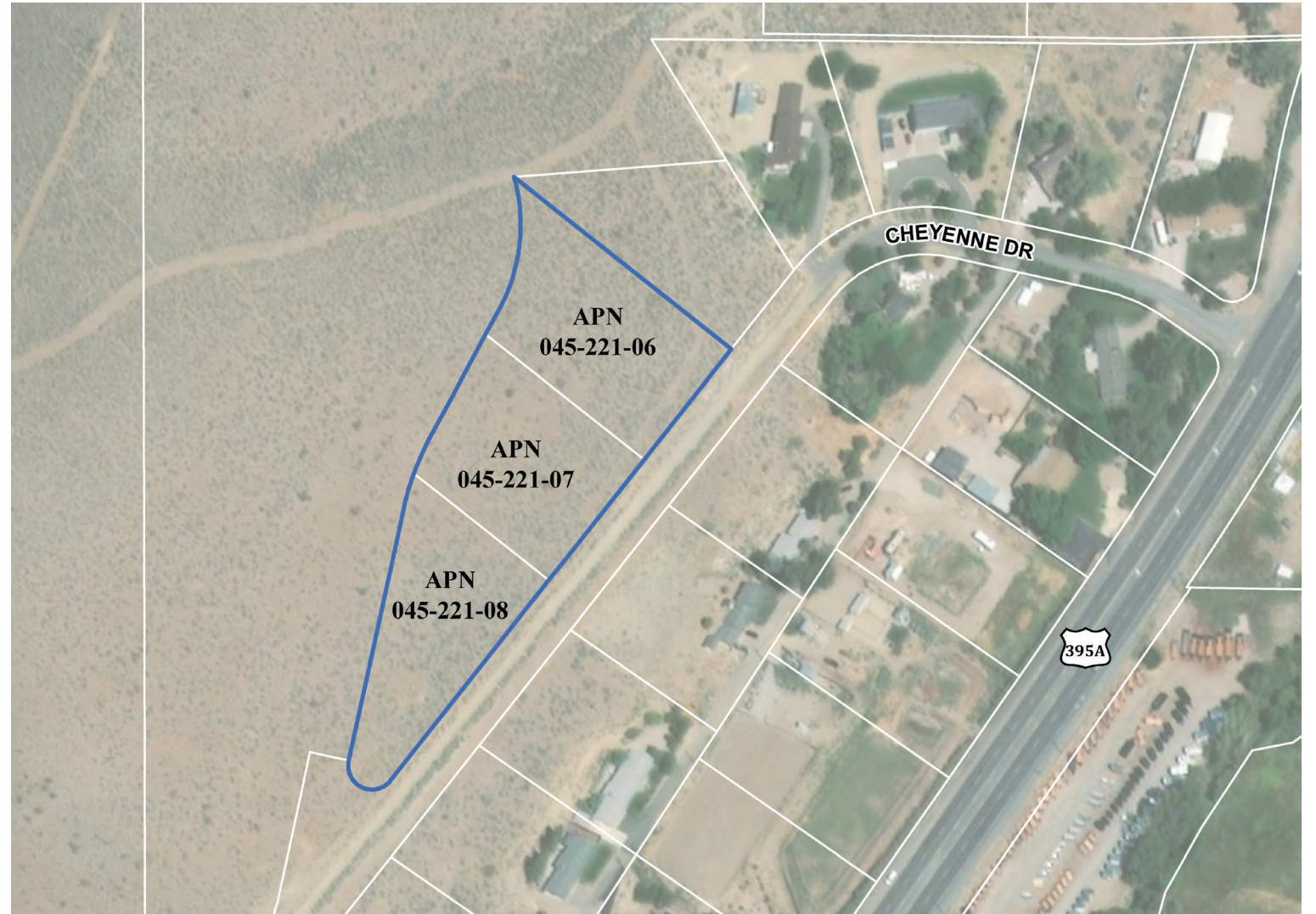
BOARD OF ADJUSTMENT— SEPTEMBER 2, 2021



WOOD RODGERS



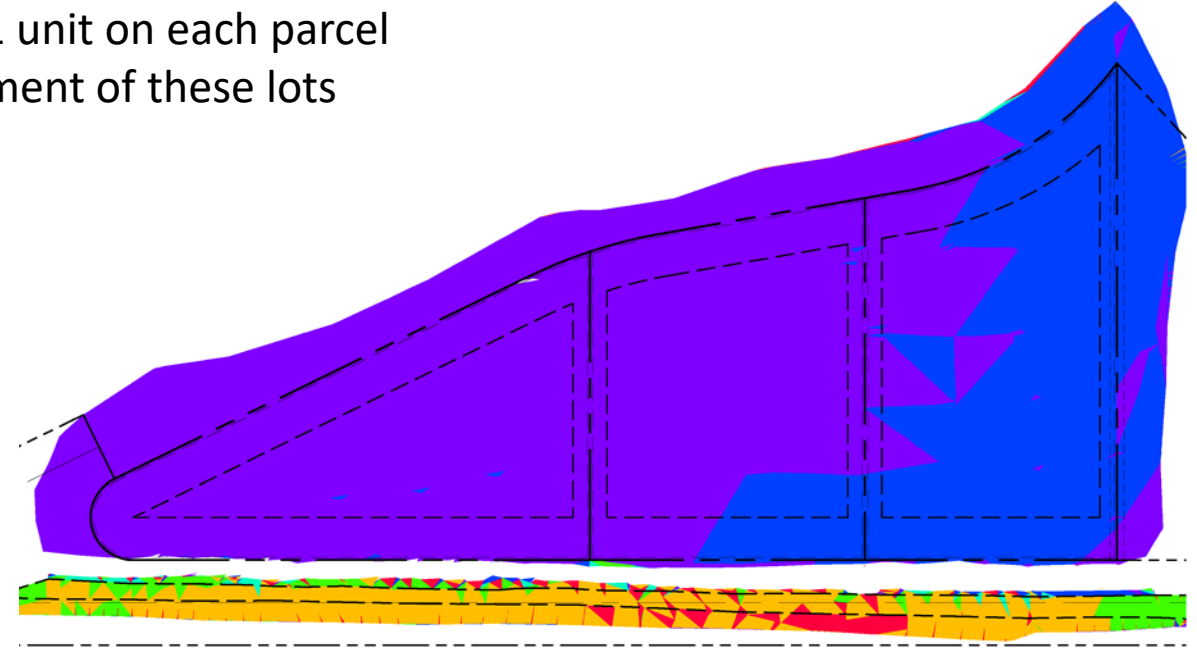
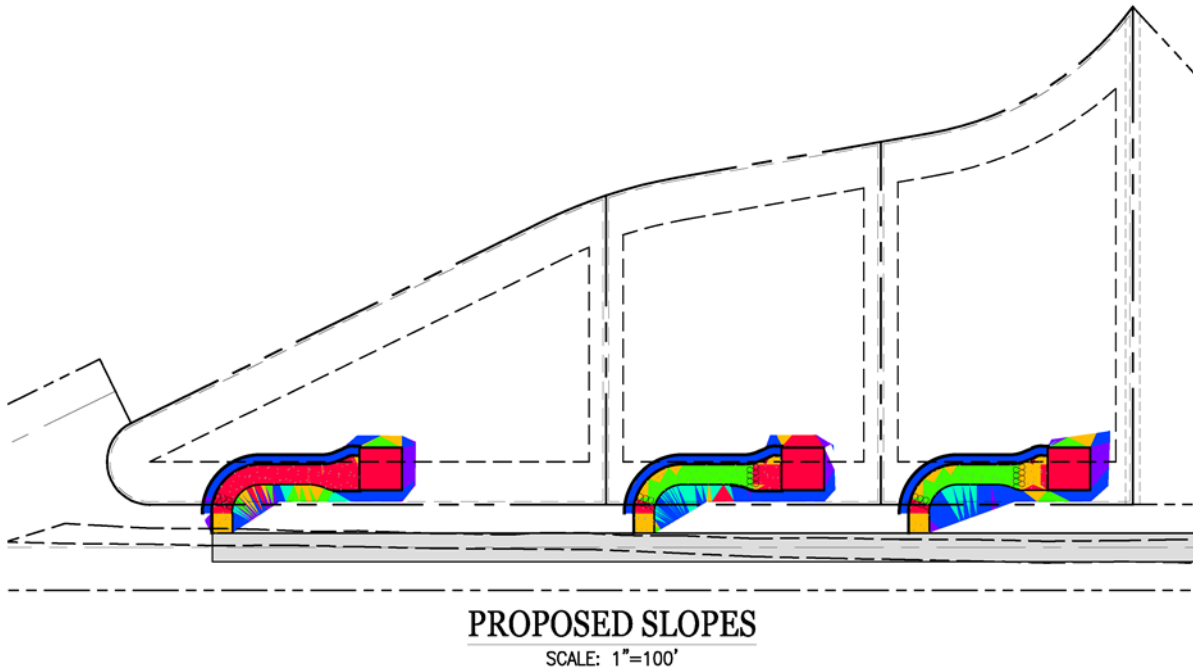
Vicinity Map



3 Existing Parcels (± 1.1 AC each)
Zoning = Low Density Suburban

Existing Site Conditions:

- Three existing lots
- Existing zoning – Low Density Suburban (LDS) Allows 1 unit on each parcel
- Cheyenne Drive previously graded for future development of these lots



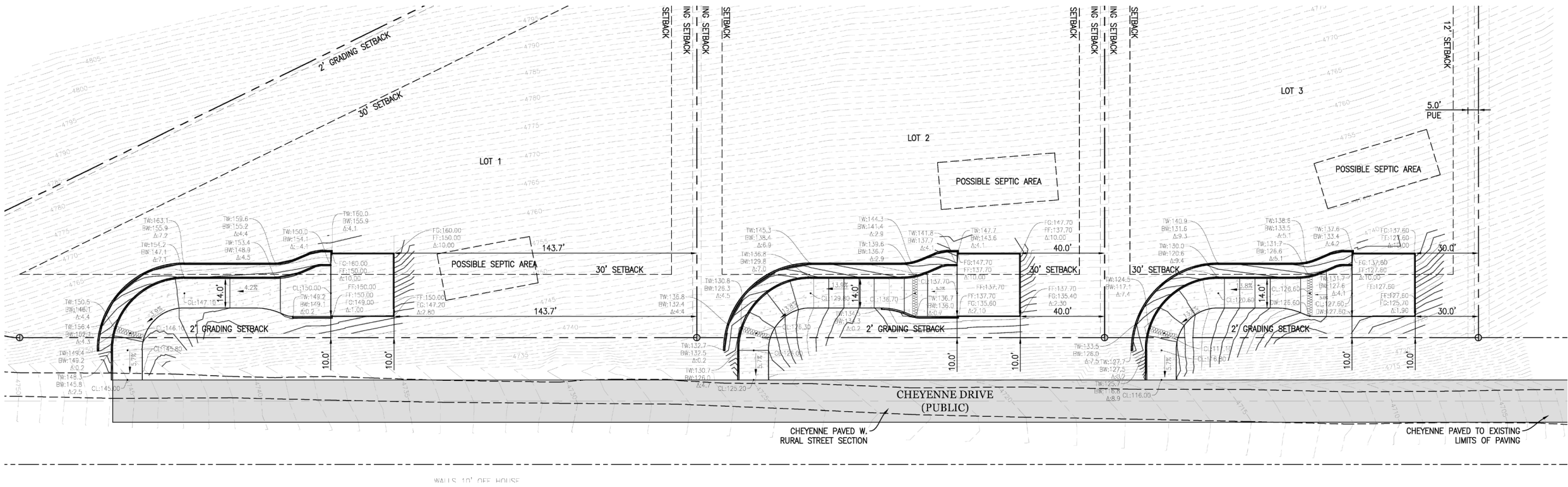
Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	5412.70	Red
2	5.00%	10.00%	1895.53	Orange
3	10.00%	15.00%	2604.47	Green
4	15.00%	20.00%	1028.18	Cyan
5	20.00%	33.33%	5368.79	Blue
6	33.33%	50.00%	1020.43	Purple

SUP for Grading

- ±0.42 AC disturbance of 15%+ slopes
- Excavation of ±3,700 CY (cut)
- Variance request to reduce grading area and walls:
 - Front setback reduced from 30' to 10'
 - Allow walls in front setback

Mitigation:

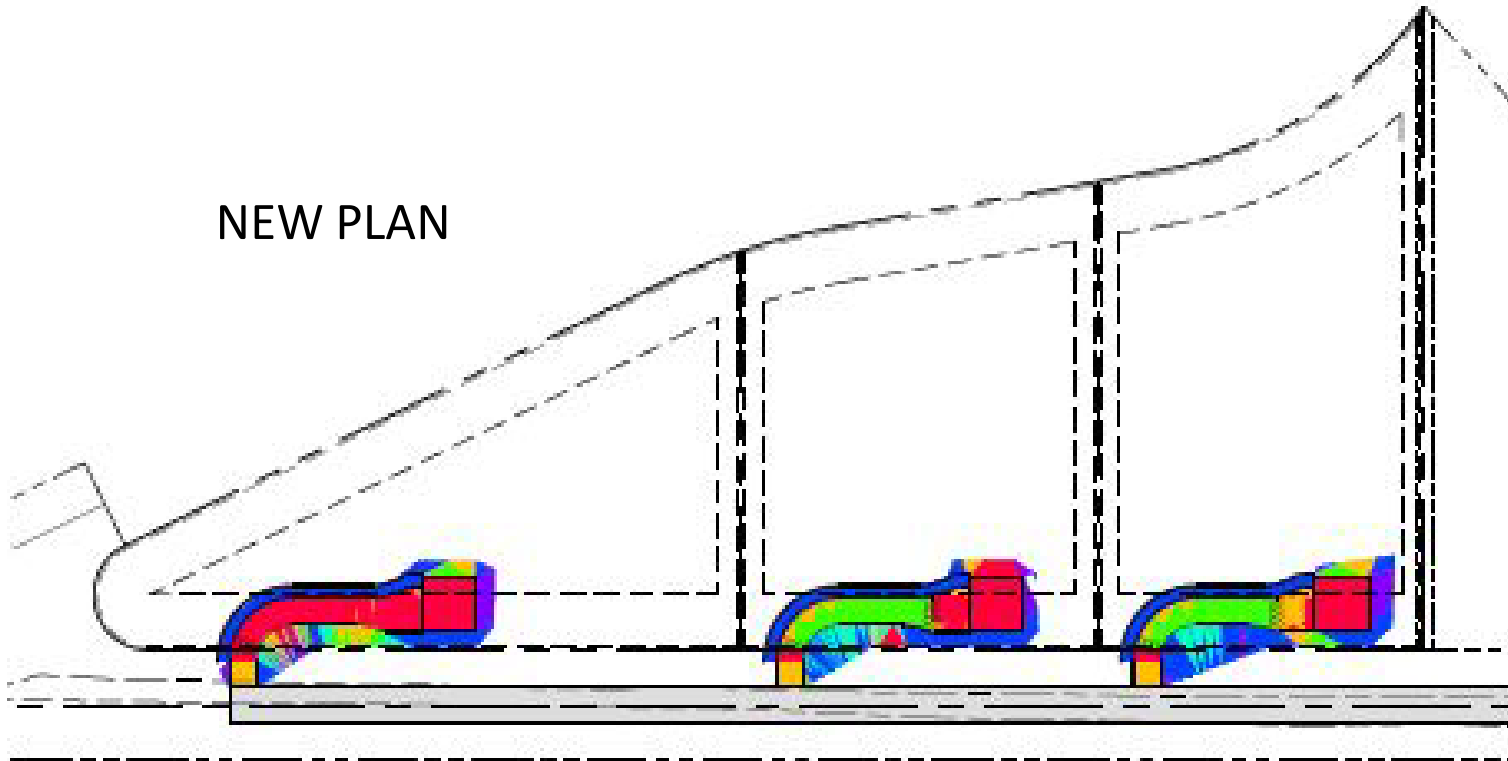
- Variance request for setbacks – Pull project closer to Cheyenne to minimize grading & walls
- Future stick built homes with stepped foundation – minimize walls and follow existing terrain
- Landscape along Cheyenne
- Cheyenne will be paved
- Drainage improvements along Cheyenne



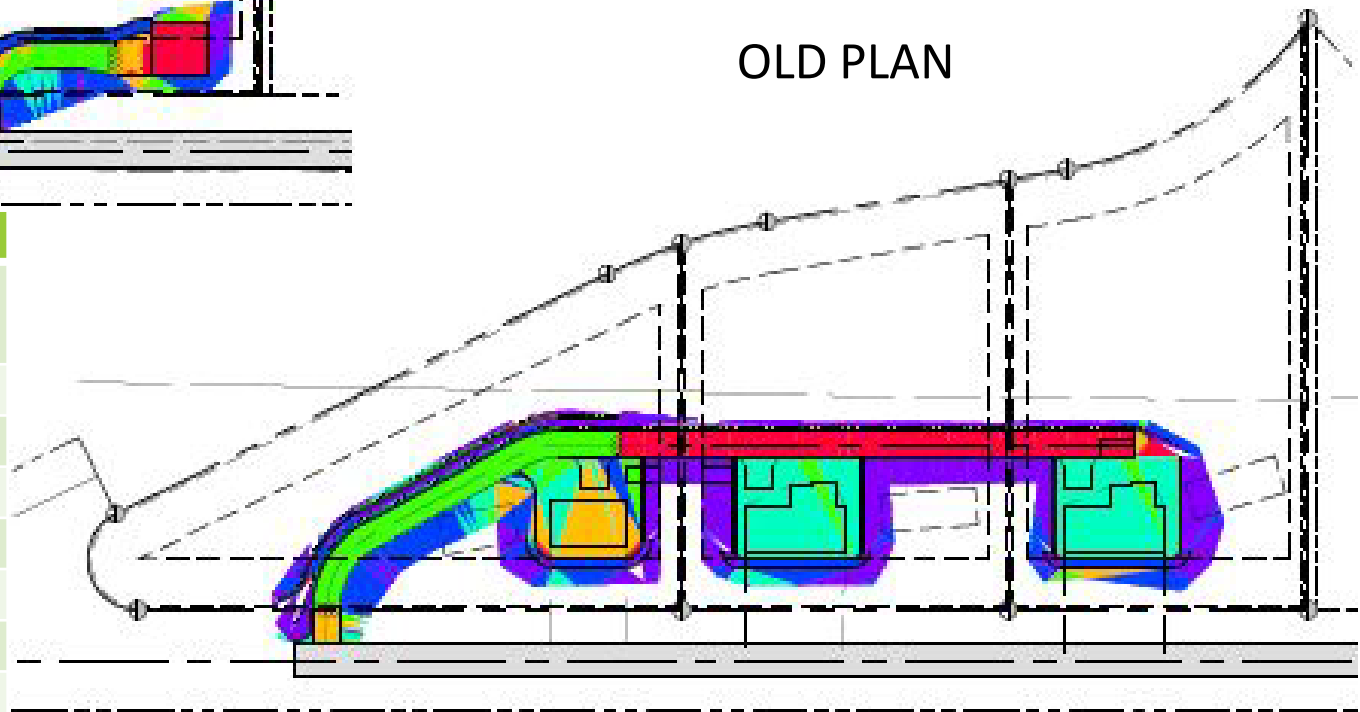


Sheet Pile Walls

NEW PLAN



OLD PLAN



Proposed Site Plan Comparison

	Previous Site Plan	Current Site Plan	Net Change
Total Site Area (Acres)	3.29	3.29	-
Site Disturbance (Acres)	1.30	0.42	-0.88
Proposed Cut (Cubic Yards)	2,700	3,250	550
Proposed Fill (Cubic Yards)	3,700	80	-3,620
Front Yard Setback (Feet)	30	10	-20
Max Wall Height (Feet)	10	10	-
Total Wall Length (Linear Feet)	1,650	870	-780

Original Plan Concerns	May 2021 CAB Comment	Changes in New Plan
Manufactured housing	Manufactured Homes are not allowed per Foothill Acres Declaration of Restrictions.	Plan now includes traditional stick built home pads that will be stepped with the terrain.
Shared Driveway with flat pads and stepped walls	Preferred to see more of a stepped foundation to fit with the terrain.	<p>Pulled project down the hill to reduce grading impacts.</p> <p>utilized stepped foundation pads reducing walls.</p> <p>New plan provides much less disturbance.</p>
Drainage Improvements along Cheyenne adjacent to subject parcels	Concerns of increased run-off created by the project.	<p>Detention facilities will be added (Condition of approval) so there is no increase of run-off from the project.</p> <p>Disturbed area has been greatly reduced with the new plan.</p>

Special Use Permit Request:

- Existing lots each allowed to have one unit
- Cheyenne Drive previously graded for development of these lots
- New grading plan and variance request greatly reduce disturbance
 - **Follows CAB's suggested changes**
- Staff could make all the findings and recommended approval with conditions
- Applicant agrees to Conditions of Approval
 - Includes future drainage improvements as required by code