

SUBDIVISION STAFF REPORT**Date: August 20, 2020****SUBDIVISION NAME**

Leighton Village Subdivision

LOCATION

East terminus of Leighton Place

**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

30 Lots / 12.8± Acres

REMARKS

The applicant is requesting a one-year extension of approval for a Subdivision approval to create 30 lots from two (2) metes-and-bounds parcels. A Planned Unit Development (PUD) was approved at the same time to allow reduced front and side yard setbacks. The applications were initially approved at the September 5, 2019 Commission meeting.

The applicant states:

Wetland mitigation and drainage issues have delayed the final design and approvals. All issues have been resolved. Need extension for construction of the project.

There have been no changes in conditions in the surrounding area that would affect the Subdivision as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

It should be noted that while a land disturbance permit to build a portion of the proposed new road was applied for in April 2020, it was denied. If a permit is not issued before September 5, 2020, the PUD is set to expire unless the applicant submits an extension for PUD approval.

Subdivision: Based upon the preceding, it is recommended that the request for a one-year extension of the Subdivision be approved, and the applicant should be advised that any future extensions will be unlikely. Further, the applicant should be advised that an application for an extension of the PUD is needed if permits are not issued by September 5th.

LOCATOR MAP



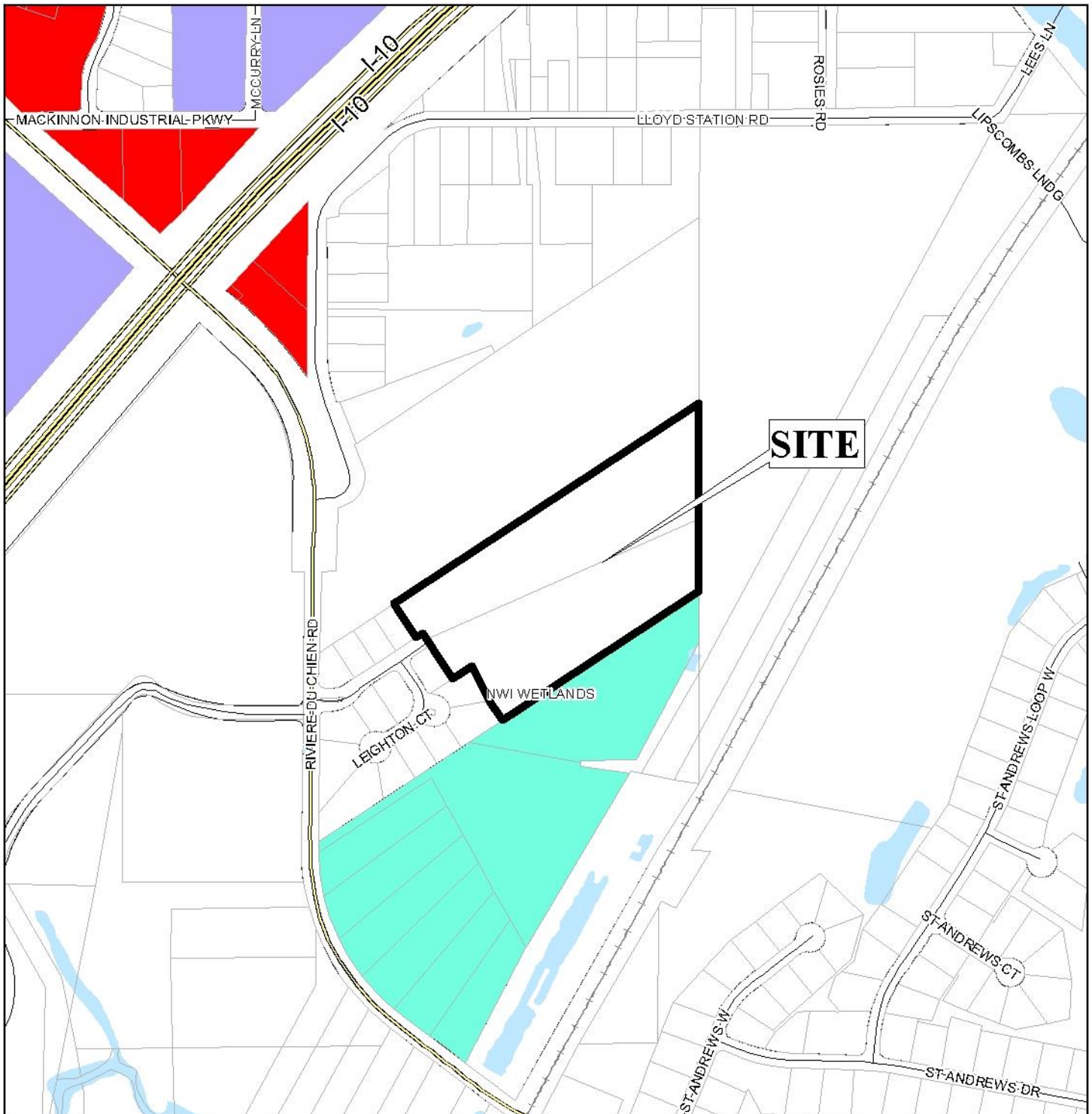
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APPLICANT Leighton Village Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



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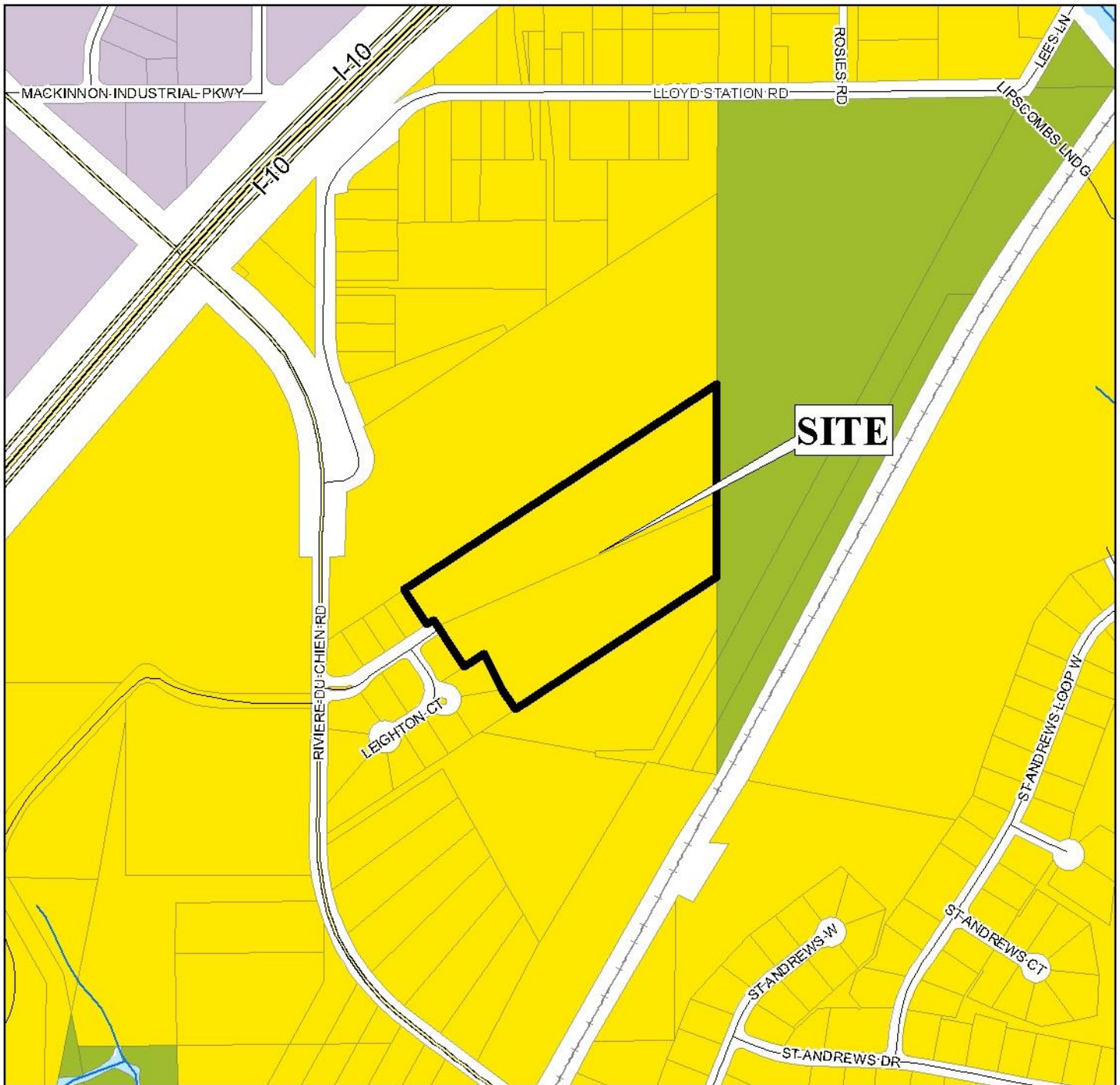
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NTS

FLUM LOCATOR MAP



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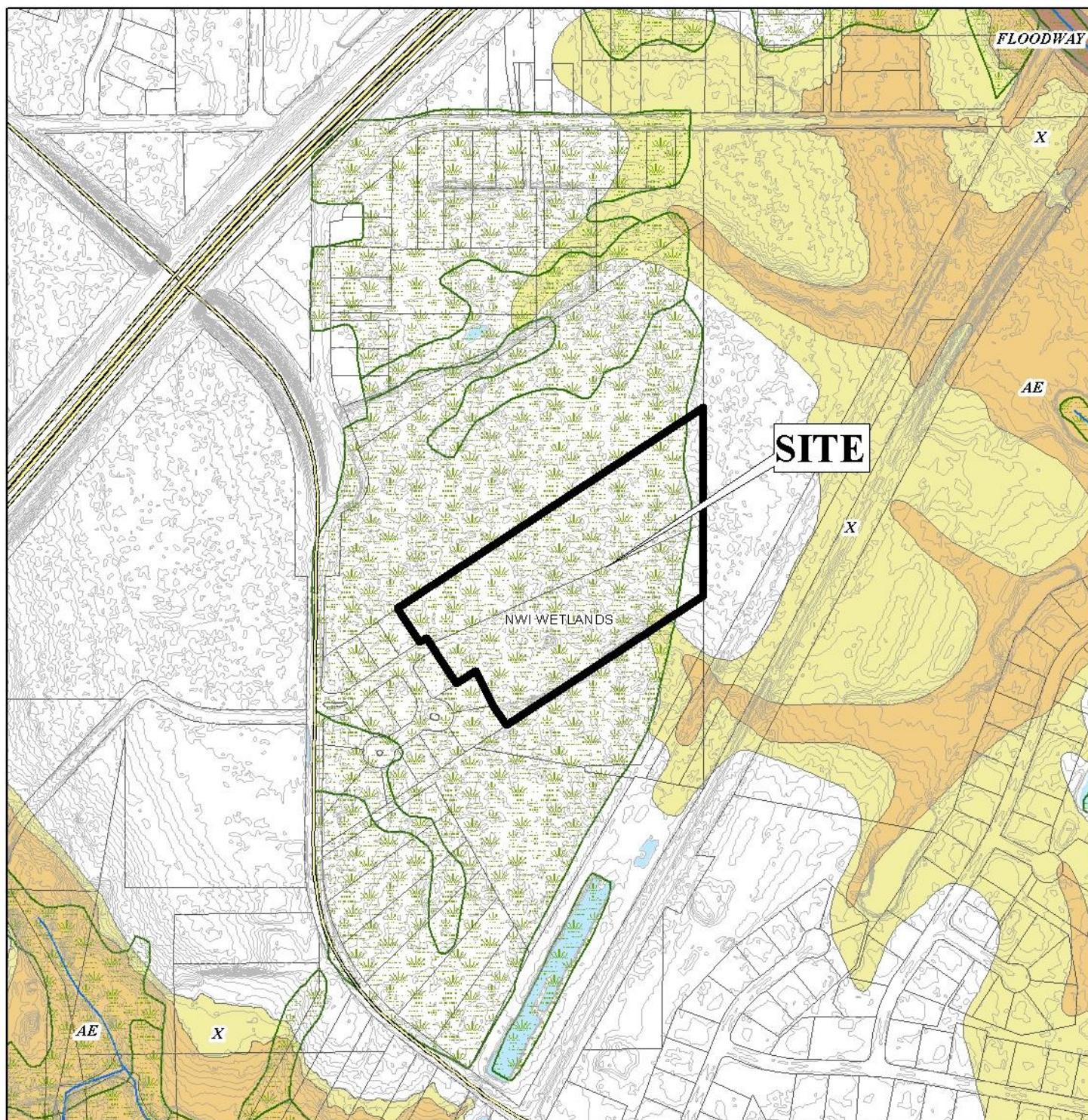
APPLICANT Leighton Village Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



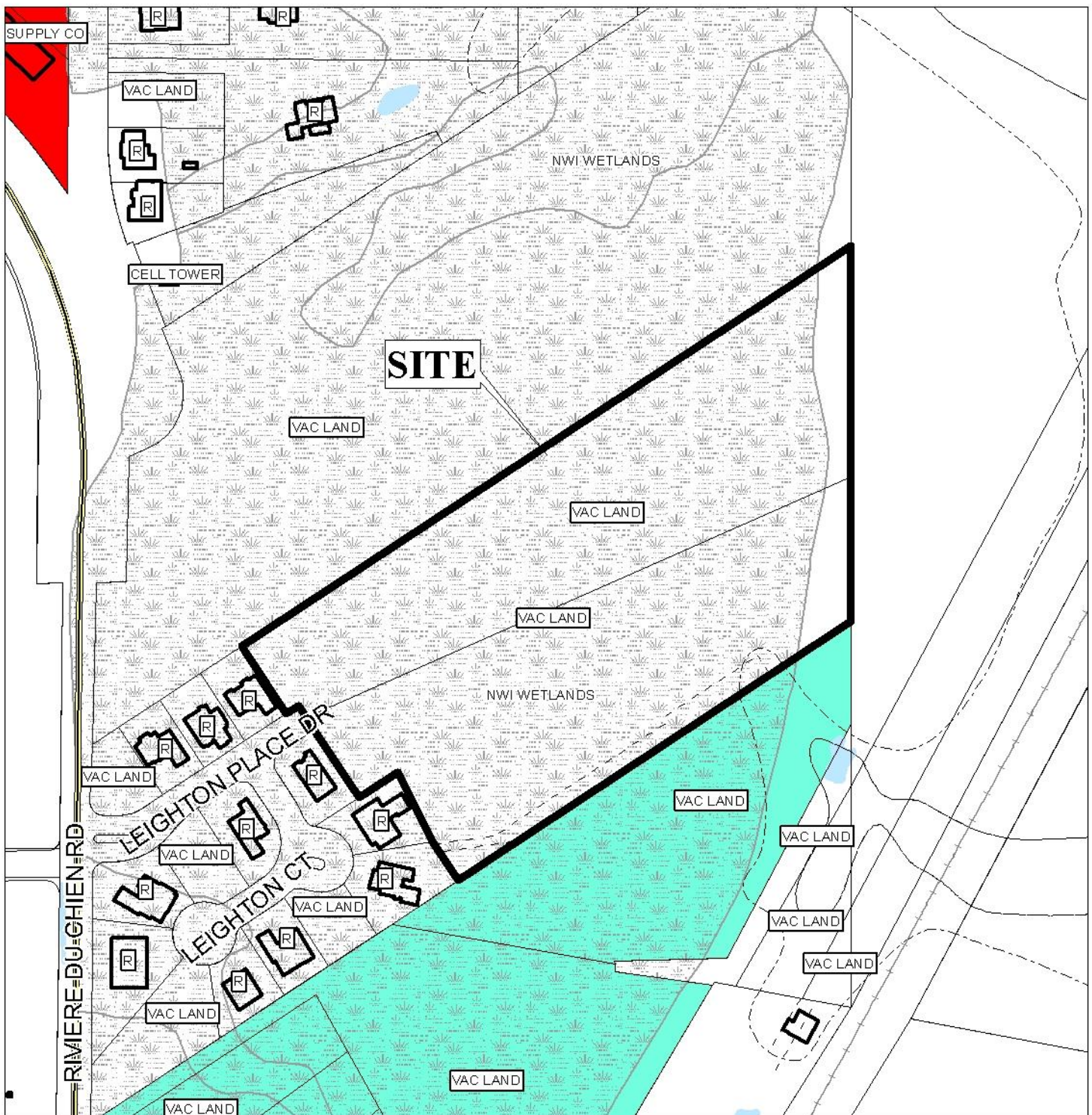
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REQUEST Subdivision



LEIGHTON VILLAGE SUBDIVISION



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



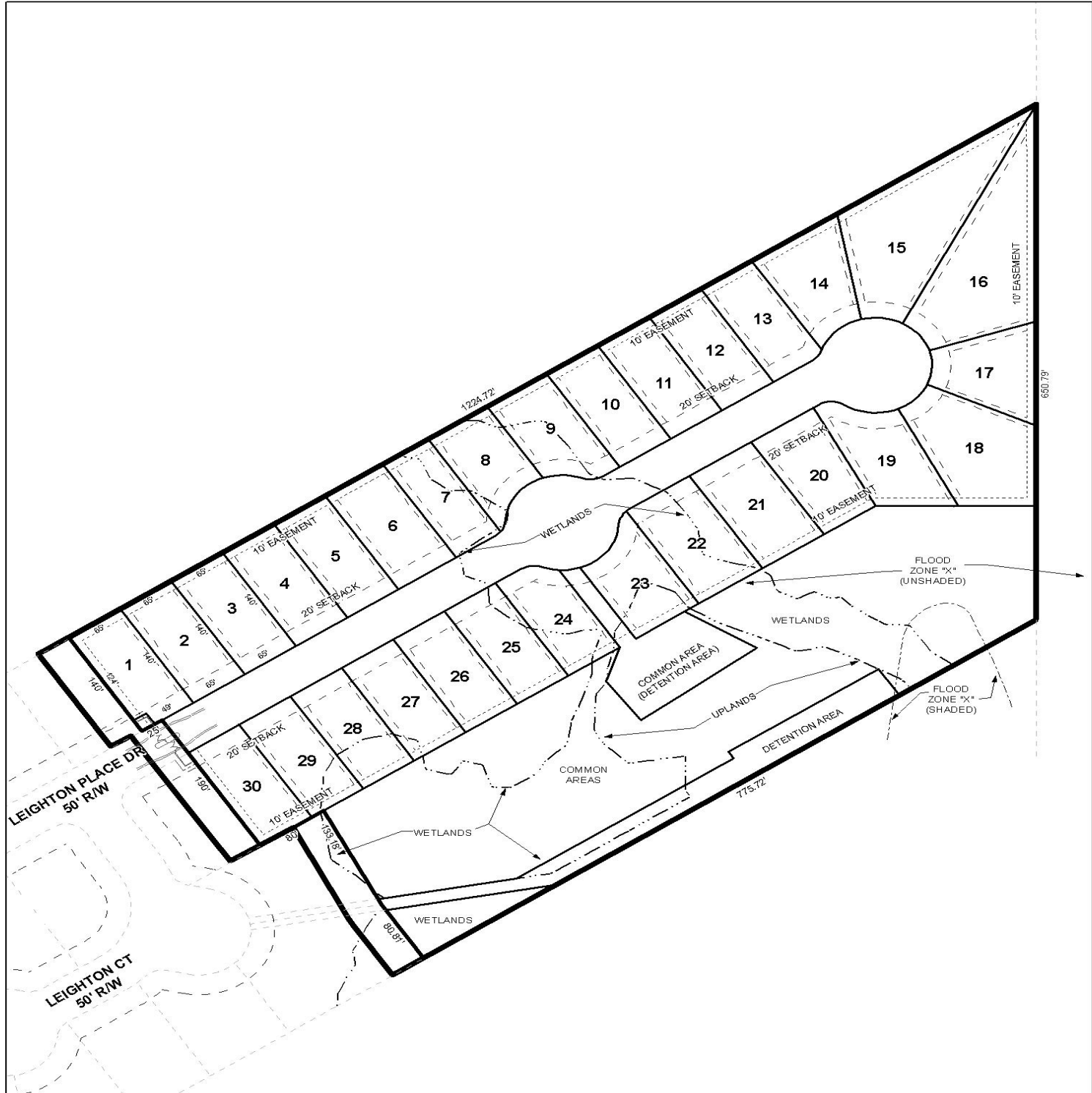
LEIGHTON VILLAGE SUBDIVISION



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SITE PLAN



The site plan illustrates the proposed lots, detention areas, setbacks, and easements.

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