

SUMMIT HILLS SUBDIVISION

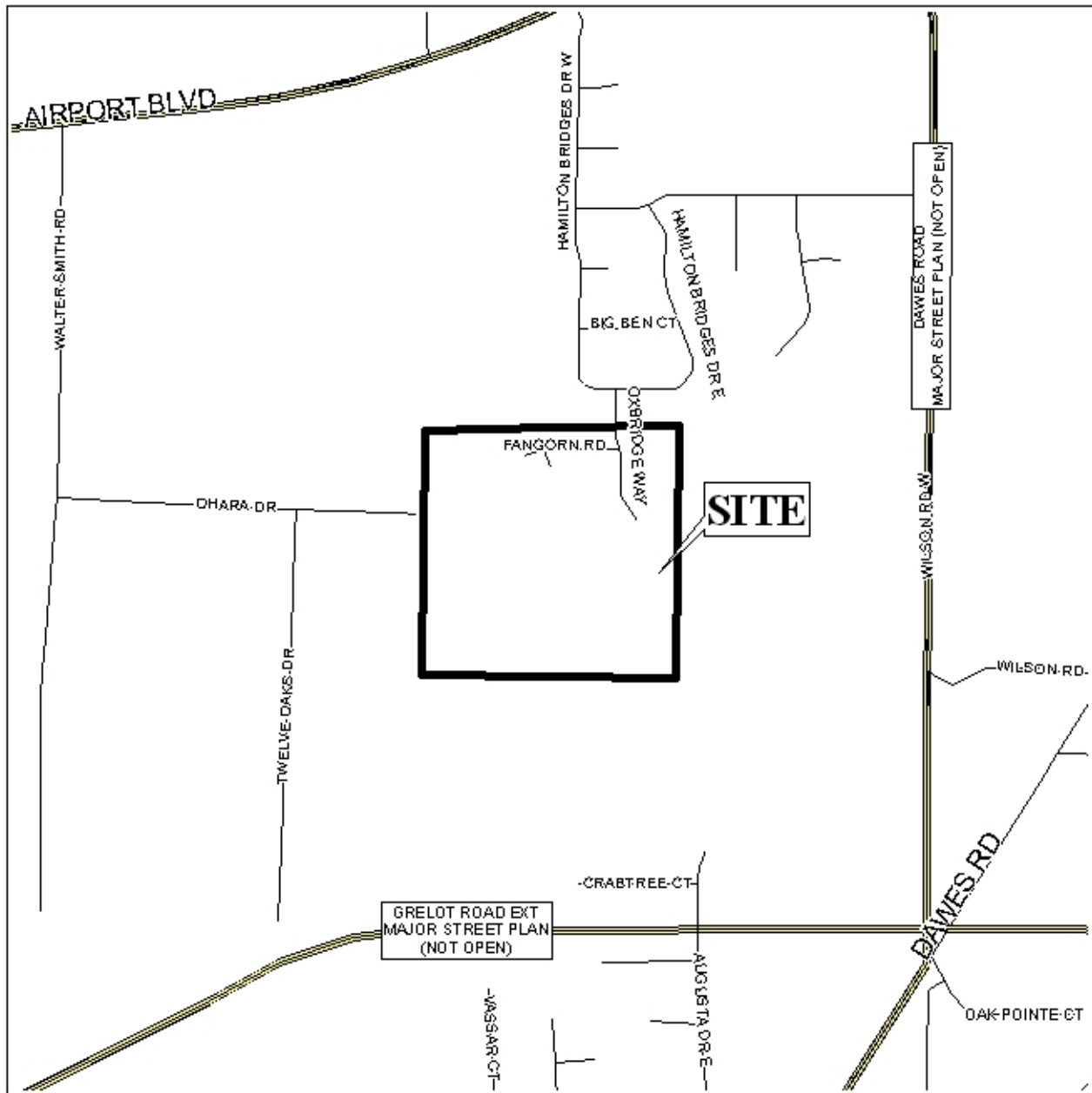
This is a request for a one-year extension of a previously approved 99-lot subdivision. The subdivision is located at the Eastern terminus of O'Hara Drive, 650'+ East of Twelve Oaks Drive.

This is the sixth extension since the subdivision was originally approved in 2002, with Unit One recorded in March 2007. There have been no changes in the condition of the surrounding area(s) that would affect the subdivision as previously approved; however, since the original approval, the Subdivision Regulations were amended in September 2008 to include the 2003 International Fire Code (IFC) standards for street construction, specifically standards for cul-de-sac diameters. Those standards require cul-de-sacs without a central median to be 120' minimum right-of-way diameter. Since the proposed subdivision contains cul-de-sacs without a central median of 100' diameter, the cul-de-sacs should be revised to 120' diameter to meet the adopted 2003 IFC standard. Along with the increased cul-de-sac diameters, verification should also be submitted that the affected lots around the cul-de-sacs will still retain the minimum buildable areas.

It should be noted that this will be the third extension since the recording of Unit One, and there has been no new construction on the site. In addition, the applicant was advised after the previous extension that additional extensions would be unlikely.

Based upon the preceding, it is recommended that this request for extension be denied.

LOCATOR MAP



APPLICATION NUMBER 5 DATE March 18, 2010
APPLICANT Summit Hills Subdivision (formerly Summit Subdivision)
REQUEST Subdivision



NTS

SUMMIT HILLS SUBDIVISION (FORMERLY SUMMIT SUBDIVISION)

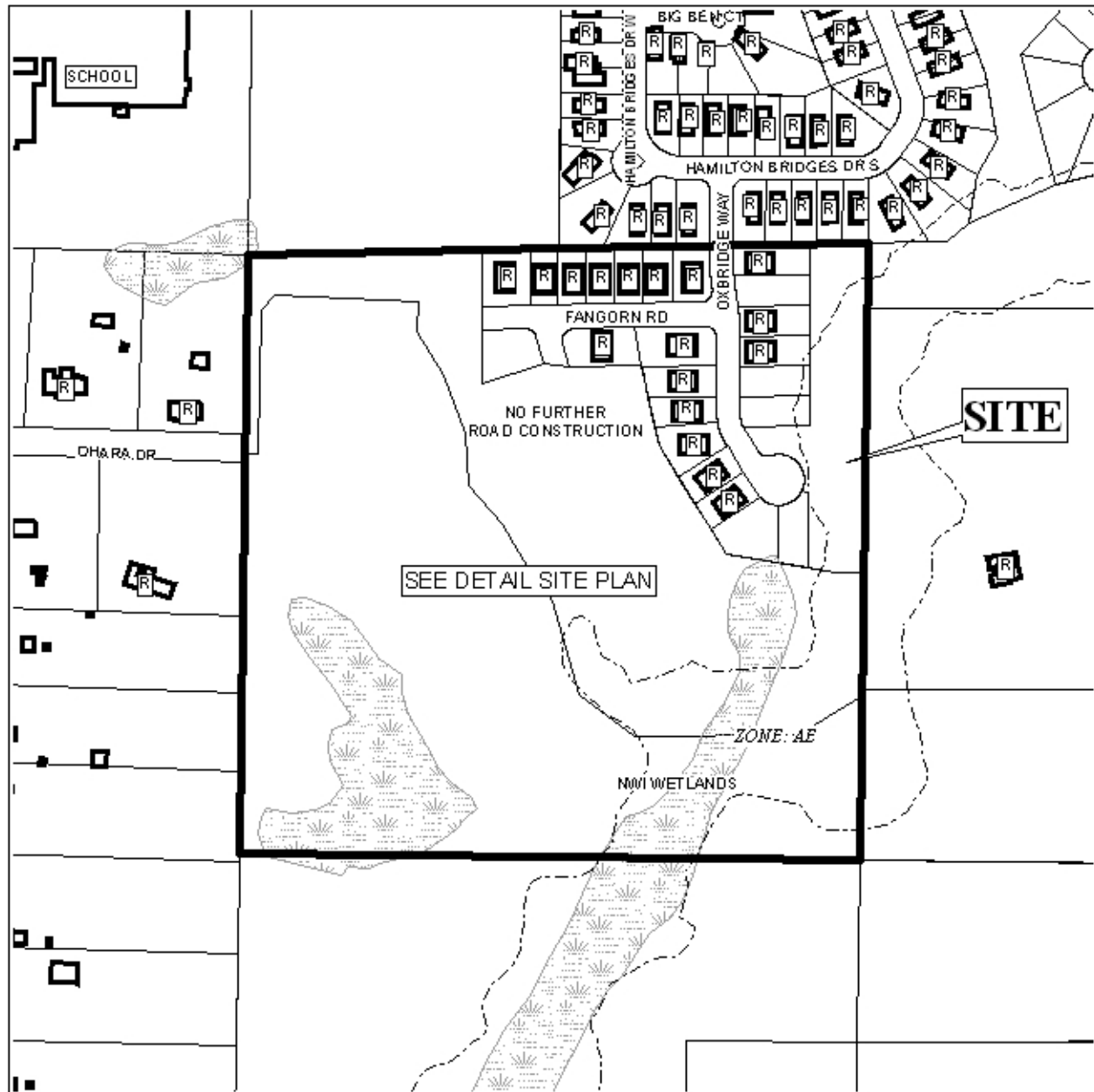


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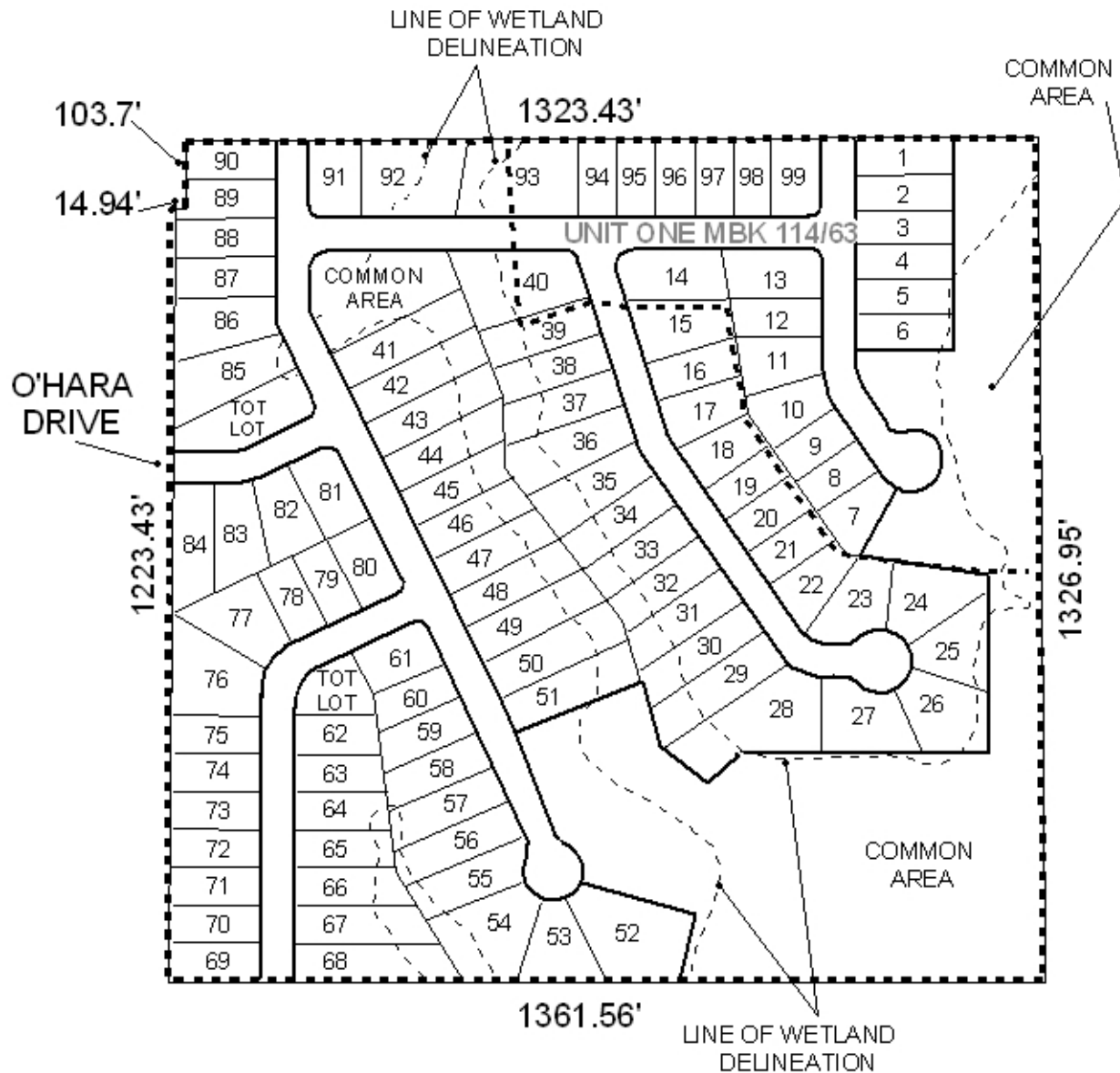
LEGEND

| | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| R-1 | R-2 | R-3 | R-4 | R-B | H-B | T-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|



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DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE March 18, 2010

APPLICANT Summit Hills Subdivision (formerly Summit Subdivision)

REQUEST Subdivision

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