

Memo

To: Plan Commission

Fr: Tracy Flucke, Administrator

Re: Petition from Hillcrest Partnership #1: Requesting a Planned Development District at 3415 Hilltop Way

Date: December 10, 2013

Attached is the packet of information from Hillcrest Partnership #1 for the preliminary review of the PDD for 3415 Hilltop Way.

The Commission is asked to review the documents and bring and question or concerns to the meeting. Please remember this is a preliminary approval and a final approval with more detailed information will come later.

Staff met with the developer to review the plan and several suggested changes were incorporated into the plan:

- 1) The number of garages was increased to 48 as required by the code.
- 2) Landscaping was increased and improved. A berm was added to buffer the adjacent single family home on the southwest corner.
- 3) Stormwater was addressed and a dry pond added to the site. (Although final approval needs to be completed)
- 4) A driveway to Hilltop Way was added instead of the turnaround for the fire department.

Upon review of the plans provided to the Plan Commission the following are items for the Commission to also consider:

- 1) Location of Trash/Recycle enclosure may be difficult for a fire truck to get around the corner.
- 2) Location of bicycle and scooter parking. Should be separate parking areas for bicycles and scooter, not in same area. Bicycle racks should be included for the bicycle parking and concrete slabs placed for the racks closer to the building.

3) Lighting plan is very difficult to read – it does show where the fixtures will be located and what type but it is almost impossible to read. It also shows location of the development sign, but again it is hard to read. Several large size drawings will be brought to the meeting for the commission and a large drawing is available at the Village Hall if you would like to stop in prior to the meeting to view it.

4) I do not believe there are enough handicapped parking spaces - will double check with Building Inspector.

5) New driveway access to Hilltop is acceptable to the Public Works Director but developer needs to be aware when the Village is snowplowing because the driveway is on the corner the driveway will receive a fair amount of snow when the plow goes by.

These are items the Plan Commission is asked to consider upon your review.