

# Planning Commission Report

Meeting date: ~~May 10~~, 2018

June 12,

**TO:** Borough Assembly

**FROM:** Planning Commission

**Subject:** Special Use Permit for Dave & Stephanie Owens

**Summary:** Applicant is requesting a special use permit to construct and maintain a driveway on the Rambler ROW. The driveway would provide access to the backyard at 600 Odin Street

**Recommendation:** Recommend approval with conditions

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## The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. Proposed project is located on the Rambler Street Right-of-Way along South Nordic Drive. The parcel is zoned Single-Family Residential.
2. Parcels to the North, South, East and West are primarily zoned SFR. Existing development on surrounding properties is primarily residential.
3. Review of the application by Public Works found no issues of concern.
4. Review of the application by Utility Department revealed no issues of concern.
5. A Notice of Public Hearing was mailed to all property owners within 600 feet of the subject parcel on April 23, 2018.
6. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.
7. At the meeting the Planning Commission voted to recommend approval by a 4-0 margin.



## Determinations Based on Findings of Fact:

### A. The proposal is found to be of a beneficial nature to the community;

The proposal allows for fill and maintenance of an existing right-of-way.

### B. Adjacent and surrounding properties will not be adversely impacted;

The project is occurring on platted right-of-way. The right-of-way ends at the applicant's property line. The specific conditions being recommended address maintaining existing drainage patterns and complying with state and federal regulations.

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## **C. Specific Conditions**

Based on recommendations from Public Works Director and Community Development staff, the following conditions should be included in the permit:

1. Permittee must provide copy of Army Corps of Engineers permit prior to filling wetlands at the site, if deemed necessary by the Corps.
2. Applicant understands that if a developer decides to develop property in the vicinity, the developer will be required to supply a public roadway and utilities to serve their prospective lots, as required under municipal code. This would likely obliterate the applicant's driveway fill and they should expect no reimbursement for any portion of their driveway that may be removed as part of permanent road/utility construction.