

**MGA SHADY HOLLOW TOWNHOMES AT 2601 FRATE BARKER RD.
SUMMARY OF STAFF COMMENTS**

CASE NUMBER: SP-2008-0061C(XT2).MGA
CASE MANAGER: Nikki Hoelter PHONE #: 974-2863
SUBMITTAL DATE: August 16, 2012 REPORT DUE DATE: August 30, 2012
FINAL REPORT DATE: September 25, 2012 26 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

SITE PLAN REVIEW - NIKKI HOELTER - 974-2863:

Up#1 - Currently, the existing site plan does not meet current code and cannot be grandfathered to the plat; therefore, staff is unable to recommend approval of your MGA application.

Please contact me to discuss whether the applicant would like to move forward to City Council, with the current site plan, **however staff cannot provide a favorable recommendation if the plan does not meet current code. The applicant would have the burden of proving why the MGA should be approved with the site plan as its currently shown. The MGA is a discretionary process which City Council can approve, approve with conditions or deny.**

Up#1 -To clarify, If this MGA goes forward to City Council, the request is for an additional 8 years from December 15, 2012, therefore the new expiration date would be December 15, 2020.

HERITAGE TREE REVIEW - KEITH MARS - (512) 974-2755:

HT 2: If present, identify heritage trees in the areas not previously built. MGA requests must comply with current code. Thus, if heritage trees are proposed to be removed in areas currently undeveloped, then a variance or variances will need to be requested or redesign. Heritage trees with a diameter between 24-29 inches are first reviewed administratively. 30 inch and greater heritage trees must go before a board and commission to remove if the subject tree(s) is not dead, diseased, or hazardous.

Update #1: The current 245 request for this MGA extension was determined to be current code. No previous grandfathering has been received. The MGA will need to comply with current code.

ENVIRONMENTAL REVIEW - JIM DYMKOWSKI - 974-2707:

UPDATE 1: The current 245 request for this MGA extension was determined to be current code. No previous grandfathering has been received. The MGA will need to comply with current code. Staff is unable to recommend this MGA request.