

The old Potts property, located at 5601 South Bend Road, is zoned R-1D which allows, by right, for one home for every 14,520 sq. ft. of land area. What this means is that mathematically (that is without regard to various site constraints) a developer could place 16 homes on the property. Again, that's the maximum number of homes that would be *technically* allowed without regard to the site constraints that this property has, or the City's regulatory requirements for development. The developer, Scooter Monroe who presented to the Mt. Washington community on May 4, 2025 has proposed seven new homes—3 along South Bend and 4 along Carterdale Road between West Rogers and South Bend.

Even though a property allows residential development by right, the developer must still follow certain steps in order to build on the property. Below is a list of those steps.

- **Site Plan Review Committee**—this is a technical review by impacted agencies (traffic, fire, DPW, etc.) Basically, these agencies review the site plans to make sure the proposed “works.” Because this is a new plan from what was presented last year, the developer must present to SPRC again. It is not a public hearing although the minutes are public.
- **Committee on Historical and Architectural Preservation (CHAP)**—because the property is in a CHAP district, it will need to go to CHAP, likely several times. This is a public hearing where notice will be given. Anyone can testify but testimony should be focused on whether the proposed project meets the CHAP guidelines for new construction. A copy of those guidelines is on the MWIA website. The developer is hoping to have its initial CHAP presentation on May 13<sup>th</sup>.
- **Planning Commission**—The developer will have to present their plan to the Planning Commission for, at a minimum, their proposed subdivision. This is also a public hearing for which notice will be given and members of the Mt. Washington community can testify.
- **BMZA**—The previous proposal had many variances as to setbacks, lot size, and other matters. I don't know if the new plan also requires variances but if so, the developer would need to go to the Zoning Board and ask for those variances. Again, that is a public hearing at which members of the community can testify.
- **Storm Water Management**—this is a technical review by DPW to ensure that the proposed meets state and local stormwater rules.

- **Forest Conservation**—this is also a technical staff review to ensure that the property meets forest conservation requirements.

Hopefully understanding the process will help us all know what needs to be done.

**Contact Information:**

Scooter Monroe: [smonroe@workhorseresidential.com](mailto:smonroe@workhorseresidential.com).

Ann Powell: [ann@plan-build.com](mailto:ann@plan-build.com).