

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 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 13th.
- 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.

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