

**Office of Code Enforcement and  
Community Development**

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*City of Athens*

**ATHENS, OHIO**

August 2, 2023

**Memorandum**

**To:** Athens Planning Commission

**From:** David Riggs, Code Director

**RE:** Planning Commission Case #23-02: Homestead Court and Broadmoor PUD

The developer is requesting approval of the above Planned Unit Development of 43 low to moderate income single family units in the University Estates Subdivision. The Planning Commission must establish the following findings of fact as part of the PUD approval:

- The proposed development can be initiated within two years of approval in accordance with the law.
- The streets proposed are suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD.
- Any exception from requirements is warranted by design and other amenities incorporated in the final plan, in accordance with the PUD requirements and the need to provide a variety of housing opportunities with regard to type and price.
- The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

The proposed subdivision contains the following code non-conformities:

- 163 ACC 23.10 Table "A" bulk control non-conformities for lot size, lot width, setbacks and impervious lot coverage as detailed in the table of sheet SV-2
- 6 ACC 23.10 Table "A" bulk control total lot coverage non-conformities
- 6 ACC 23.03.11(B) deck setback non-conformities
- A non-conformity from ACC 21.09.05 and 21.09.06 requiring common open space of at least 20%
- A non-conformity from ACC 21.07.05 requiring a street tree plan
- A non-conformity from ACC 27.02.04 requiring storm water retention

Additional comments from staff are not yet available. If Planning Commission chooses to approve the PUD plan, staff recommends that they do so contingent on the developer adequately addressing future staff review comments.