



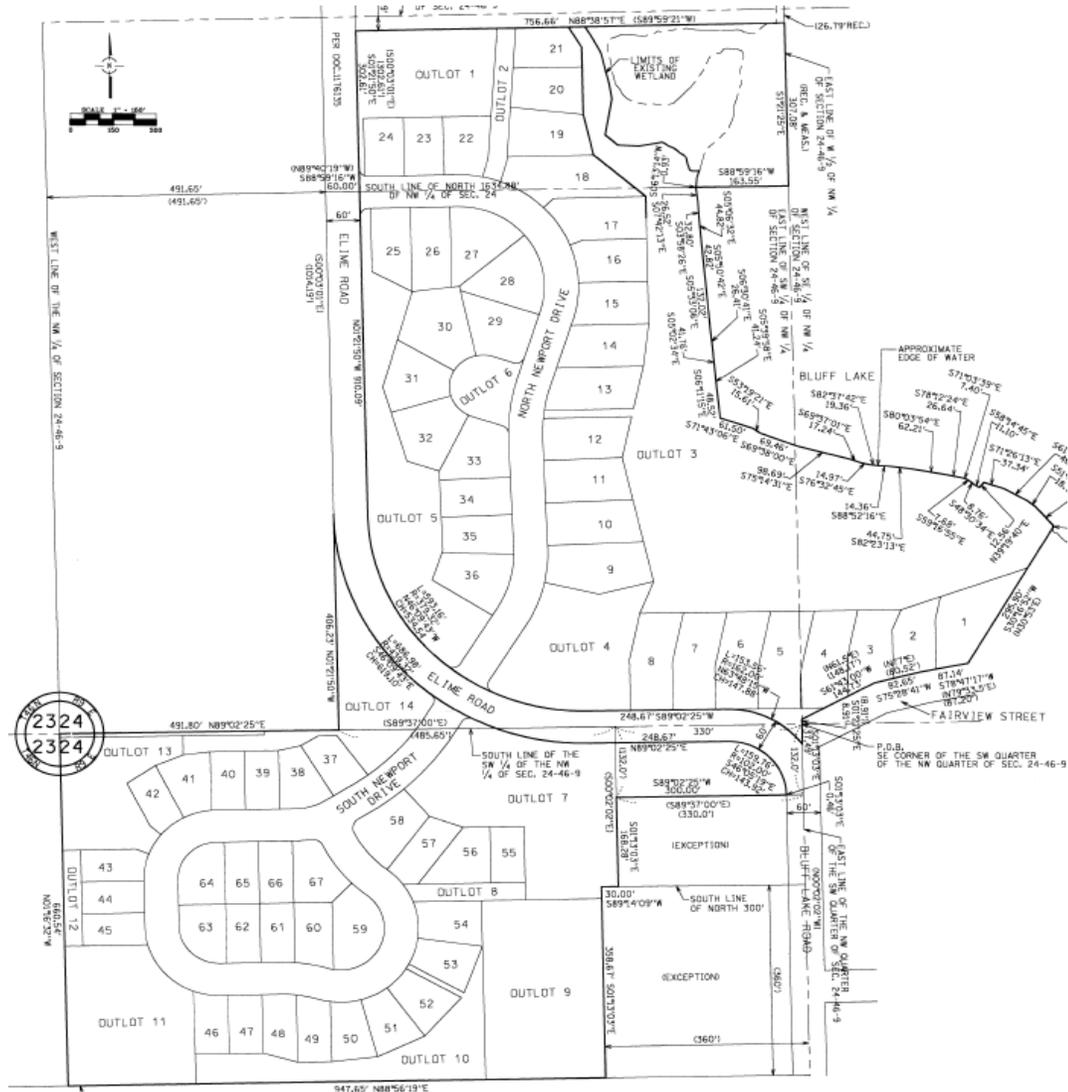
Newport Cove Planned Unit Development

MINOR MODIFICATION TO LOT 21

Planning, Building & Development

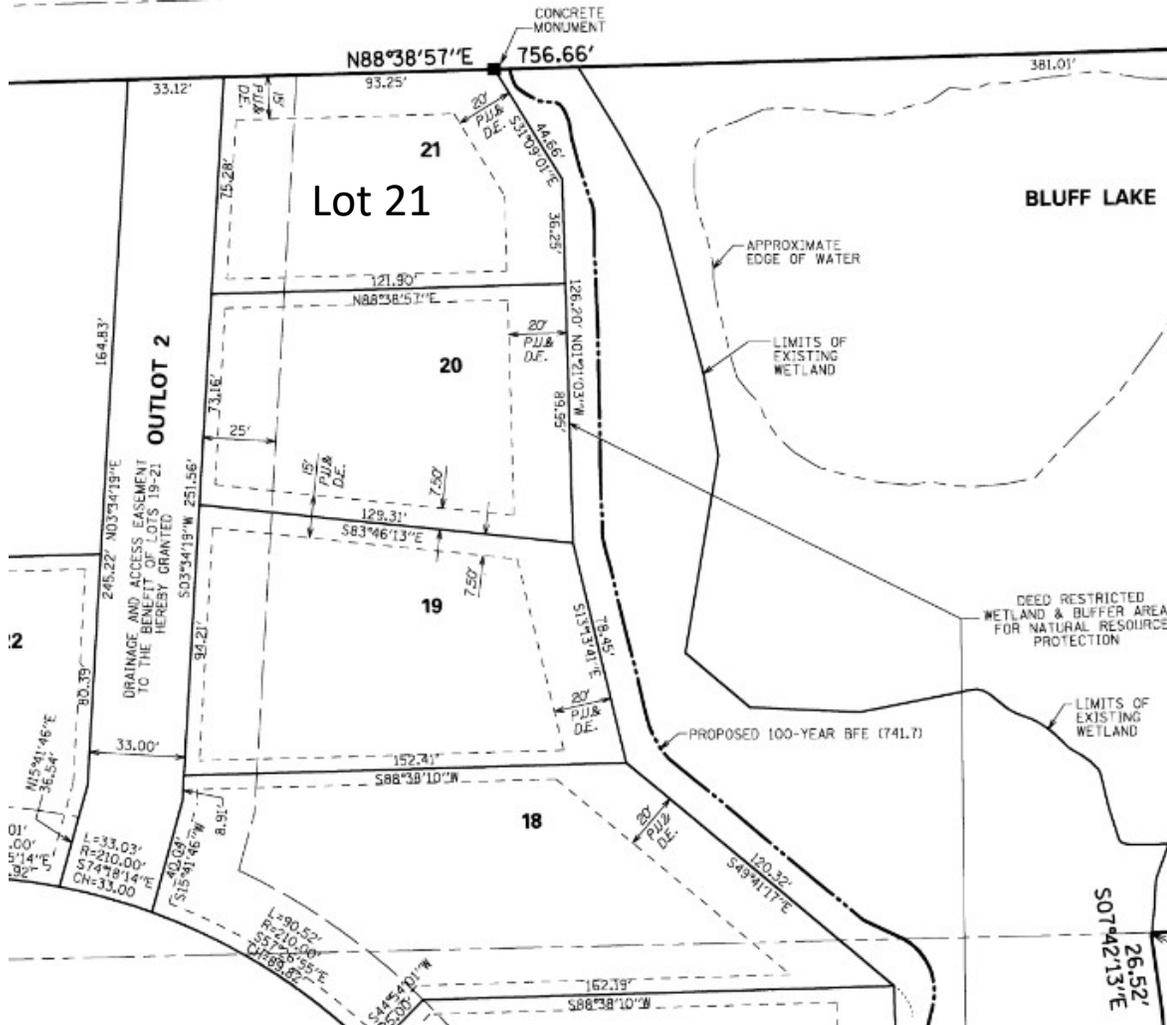
May 3, 2023

Newport Cove PUD Details



- 39.5-acre property located at Elime & Bluff Lake Rds.
- Final Plat approved in May 2006
- 50% of site preserved for open space
- PUD contains 67 building lots with 10 outlots set aside for stormwater detention, landscaping, and preservation of natural resources

Lot 21 of Newport Cove PUD



- Lot 21 is located on the north edge of the PUD and adjacent to Outlot 3, the most easterly outlot in the PUD.
- Setbacks for each lot in the PUD were set when the PUD was approved.
- The rear yard setback for Lot 21 is 20 feet and the north side yard setback is 15 feet.

Recent Lot 21 Improvements



- In 2020 a patio and retaining walls were constructed within the required setbacks
- The patio extends to the eastern lot line
- Much of the eastern retaining wall abuts the lot line though a small portion currently encroaches on Outlot 3.
- The north retaining wall, at its closest point, is 4 feet from the north lot line.
- The improvements were constructed without required permits.

Request Summary



- The Elders request a minor modification to the Newport Cove PUD to keep the patio and retaining walls.
- They propose to adjust the eastern retaining wall to remove the encroaching portion.
- Staff recommends denial of the request.



Questions