

Central Planning Authority

Agenda for a meeting of the Central Planning Authority to be held on **August 16, 2023 at 10:00am in Conference Room 1038, 1st Floor, Government Administration Building, and Elgin Avenue.**

17th Meeting of the Year

CPA/17/23

Mr. Ian Pairaudeau (Chair)
Mr. Handel Whittaker (Deputy Chair)
Mr. Joshua Bernard
Mr. Gillard McLaughlin
Mr. Charles Russell Jr.
Mr. Peterkin Berry
Mr. Peter Campbell
Mr. Kenneth Ebanks
Ms. Danette McLaughlin
Ms. Shakina Bush
Ms. Christine Maltman, MCIP, AICP
Ms. Celecia Bancroft
Mr. Ashton Bodden
Mr. Haroon Pandohie (Executive Secretary)
Mr. Ron Sanderson (Deputy Director of Planning – Current Planning)

1. Confirmation of Minutes & Declarations of Conflicts/Interests
2. Applications
3. Development Plan Matters
4. Planning Appeal Matters
5. Matters from the Director of Planning
6. CPA Members Information/Discussions

List of Applications Presented at CPA/17/23

- 2.1 CLASSIC 5 LTD (Shoreline Construction) Block 22D Parcel 79 (P22-0647) (\$4.0 million) (NP) 4**
- 2.2 C.C.S.T. PROPERTIES LTD. (Rock Architecture) Block 25C Parcel 146 (P22-1066) (\$11.0 million) (NP) 10**
- 2.3 JOSEPH & DARLENE ANDERSON (GMJ Home Plans) Block 24E Parcel 645 (P23-0212) (\$332,000) (NP) 21**
- 2.4 FORBES DESIGN STUDIO Block 38B Parcel 479 (P21-0955) (\$934,106) (NP) 28**
- 2.5 JONTHAN MURPHY (TAG) Block 5C Parcel 77 (P23-0186) (\$21.1 million) (NP) 35**
- 2.6 WESTON WILLIAMS (IWB Architecture) Block 27D Parcel 94 (P22-0793) (\$250,000) (EJ) 58**
- 2.7 EVELIN MENA (Brewster's Designs) Block 24E Parcel 486 (P23-0584) (\$60,000) (NP) 60**
- 2.8 LENNY HEW (Abernethy & Assoc.) Block 69A Parcel 164 (P22-1055) (\$3,773) (EJ) 61**
- 2.9 GEORGE P. EVANS (Brewster's Designs) Block 45A Parcel 202 (P23-0058) (\$30,000) (NP) 65**
- 2.10 PATRICK LEVER (JMP Construction) Block 20D Parcel 438H11 (P23-0027) (\$12,000) (MW) 67**
- 2.11 RAINBOW DEVELOPMENT LTD. (AE Designs) Block 15B Parcel 247 (P23-0507) (\$3.2 Million) (NP) 69**
- 2.12 RAINBOW DEVELOPMENT LTD. (Eric Cronier) Block 15B Parcel 247 (P23-0538) (\$10,000) (NP) 72**
- 2.13 EVERTON VIDAL (TSC Architecture) Block 25C Parcel 111 (P23-0049) (\$230,000) (EJ) 73**
- 2.14 JEWEL STUDENHOFFT (Roland Bodden & Co.) Block 4C Parcel 139 (P22-1168) (\$11,150) (MW) 74**
- 2.15 ADAM & KATHERINE JACKSON (Architectural Designs & Cayman Contemporary Style) Block 5C Parcel 23 (P23-0419) (\$6,000) (MW) 77**
- 2.16 TRAVIS PARSONS (GMJ Home Plans Ltd.) Block 27C Parcel 495 (P23-0387) (\$62,000) (MW) 78**
- 2.17 GREG ROMUNDT (Trio Design) Block 10A Parcel 147 (P23-0386) (\$80,000) (MW) 80**
- 2.18 CRICKET SQUARE LTD. (CGMJ) Block 14C Parcel 151 (P23-0158) (\$50,000) (NP) 82**
- 2.19 CAROLYN CHALONER (Johnson Design & Architecture) Block 15E Parcel 47 (P23-0490) (\$30,000) (NP) 83**
- 5.1 PRESENTATION BY INTERNATIONAL CODE COUNCIL (ICC) 85**

APPLICANTS ATTENDING THE AUTHORITY'S MEETING

Applicant Name	Time	Item	Page
Classic 5 Ltd	10:30	2.1	4
CCST Properties	11:00	2.2	10
Joseph and Darlene Anderson	11:30	2.3	21
Forbes Design Studio	1:00	2.4	28
International Code Council	1:30	5.1	83
Jonathan Murphy (20 North Apts)	2:00	2.5	35

1. 1 Confirmation of Minutes CPA/16/23 held on 19th July 2023.

1. 2 Declarations of Conflicts/Interests

Item	Member

2.0 APPLICATIONS **APPEARANCES (Items 2.1 to Item 2.5)**

2.1 CLASSIC 5 LTD (Shoreline Construction) Block 22D Parcel 79 (P22-0647) (\$4.0 million) (NP)

Application for 7 townhouses, pool, cabana, & 4 foot high fence.

Appearance at 10:30

FACTS

<i>Location</i>	Selkirk Drive in Red Bay
<i>Zoning</i>	Low Density Residential
<i>Notification Results</i>	No objections
<i>Parcel size</i>	23,068.8 sq ft
<i>Parcel size required</i>	25,000 sq ft
<i>Current use</i>	Vacant
<i>Proposed use</i>	7 townhouses
<i>Building Footprint</i>	6,603 sq ft
<i>Building Area</i>	14,470 sq ft
<i>Units Permitted</i>	7
<i>Units Proposed</i>	7
<i>Bedrooms Permitted</i>	12
<i>Bedrooms Proposed</i>	12
<i>Parking Required</i>	11
<i>Parking Proposed</i>	14

BACKGROUND

June 7, 2023 (CPA/13/23; Item 2.3) – The Authority resolved to adjourn the matter in order to re-invite the applicant to address the Authority in person.

March 29, 2023 (CPA/08/23; Item 2.8) – The Authority resolved to adjourn the matter and re-schedule it to be heard at a later date when the applicant's agent would be available to attend to explain the application and address suitability, lot size, use of grasscrete, and dens versus bedrooms.

Recommendation: Discuss planning permission for the following reasons:

- 1) Suitability
- 2) Lot size (23,068.8 vs 25,000)
- 3) Use of grasscrete for parking spaces
- 4) Dens with bathrooms

AGENCY COMMENTS

The following comments have been received to date:

Department of Environment

This review is provided by the Director of the Department of Environment (DoE) under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

The subject parcel is low-lying and previously consisted predominantly of primary tidally flooded mangrove forest and woodland habitat which appeared intact in Lands and Survey 2018 aerial imagery (Figure 1). However, Google imagery (Figure 2) shows that the site has been cleared.



Figure 1: Lands and Survey 2018 aerial imagery showing the subject parcel outlined in red with mangrove vegetation intact.



Figure 2: Google imagery showing the approximate location of the subject parcel outlined in red with the vegetation cleared. (Google Images 2022)

It is unclear when the land clearing has taken place. The DoE was not consulted on the land clearing and is unable to find permission for the land clearing on the Online Planning System. Land clearing without permission removes the ability of the DoE to make meaningful comments on the type of habitat present. With the conversion of the mangrove habitat to hardstanding, drainage should be properly assessed. If there has been some regrowth of the wetland vegetation within the setbacks of the parcel, we recommend the retention of this wetland vegetation to assist with on-site drainage. Particular care should be taken during development not to encroach on the vegetated mangrove buffer that is located outside of the applicant's parcel. We also recommend that stormwater is managed on-site to avoid run-off and prevent the flooding of adjacent properties and the road. Lastly, we recommend that the applicant plants and incorporates native vegetation into the landscaping scheme. Native vegetation is best suited for the habitat conditions of the Cayman Islands, requiring less maintenance and irrigation. Once it is established, landscaping with native vegetation is a very sustainable and cost-effective choice. Landscaping with native vegetation also has a positive impact on our islands' biodiversity by providing habitat and food for native fauna.

Water Authority Cayman

Please be advised that the Water Authority's requirements for this development are as follows:

Wastewater Treatment & Disposal

- The developer shall provide a **septic tank(s)** with a capacity of at least 2,500 US gallons for the proposed, based on the following calculations:

BUILDING	UNITS/BLDG	GPD/UNIT	GPD
<i>Apartments</i>	<i>8 x 2-Bed Units</i>	<i>225gpd/2-Bed</i>	<i>1,800</i>
<i>Cabana</i>	<i>135 sq. ft.</i>	<i>0</i>	<i>0</i>
TOTAL			1,800

- The septic tank shall be constructed in strict accordance with the Authority's standards. Each compartment shall have a manhole to allow for inspection and service. Manholes shall extend to or above grade and be fitted with covers that provide a water-tight seal and that can be opened and closed by one person with standard tools. Where septic tanks are located in traffic areas, specifications for a traffic-rated tank and covers are required.
- **Treated effluent from the septic tank shall discharge to an effluent disposal well constructed by a licensed driller in strict accordance with the Authority's standards. The minimum well casing diameter for this development shall be 4".** Licensed drillers are required to obtain the site-specific minimum borehole and grouted casing depths from the Authority prior to pricing or constructing an effluent disposal well.
- **To achieve gravity flow, treated effluent from the septic tank shall enter the disposal well at a minimum invert level of 4'5" above MSL.** The minimum invert level is that required to maintain an air gap between the invert level and the water level in the well, which fluctuates with tides and perching of non-saline effluent over saline groundwater.

For Water Authority approval at BCU stage, a detailed profile drawing of the proposed wastewater treatment system is required. The drawing shall indicate:

1. If the proposed septic tank will be site-built or precast. (You may use the Water Authority drawing for site-built tanks available from the Authorities website or a Precast septic tank drawing if you intend to use a Precast Tank). Site Built Tanks shall be coated with Epoxytec CPP or ANSI/NSF-61 certified equivalent.
2. All dimensions and materials shall be provided for any site-built tanks.
3. Manhole extensions are permitted up to a maximum of 24" below finished grade.
4. Detailed specifications including make and model for (H-20) traffic-rated covers for septic tanks proposed to be located within traffic areas.
5. A detailed profile cross-section of the wastewater system clearly showing the plumbing from building stub out to the effluent disposal well achieving the minimum invert connection specified above. (Alternatively details of proposed lift station shall be required)
6. The Water Authorities updated 2020 effluent disposal well specifications.
7. A 30ft horizontal separation between the effluent disposal well and any stormwater drainage wells.

Water Supply

The proposed development site is located within the Water Authority's piped water supply area.

- *The developer shall contact Water Authority's Engineering Services Department at 949-2837, without delay, to be advised of the site-specific requirements for connection to the public water supply.*
- *The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- *The developer shall install the water supply infrastructure within the site, under the Water Authority's supervision, and in strict compliance with the approved plans and Water Authority Guidelines for Constructing Potable Water Mains. The Guidelines and Standard Detail Drawings for meter installations are available via the following link to the Water Authority's web page: <http://www.waterauthority.ky/water-infrastructure>*

The Authority shall not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority.

Department of Environmental Health

Solid Waste Facility:

This development can use a manual pickup service which will require provision for eight 33 gallon bins. However, the developer has opted to utilize a commercial bin but the proposal does not satisfy the environmental requirement for the location of mechanically serviced bins. The deficiencies are noted as follows:

- *The enclosure is not centrally located, and so placed, as to allow easy access for servicing by the Department's vehicles.*
- *The enclosure is not located so that the vehicle can access the container directly and have adequate room to lift it into the discharge position.*
- *The enclosure is located such that the vehicle will not impede normal vehicular flow or create potentially dangerous traffic situations while the container is being serviced.*

In addition, the design details for the solid waste facility have not been provided.

National Roads Authority

Comments have yet to be received from the NRA.

Fire Department

The Fire Department has reviewed the drawings and are requesting a fire well be depicted on the site plan as well as expressing concerns with the use of grasscrete.

APPLICANT'S LETTER

Shoreline Construction is requesting a variance for a townhouse building Block 22D Parcel 79. We are proposing a variance in lot size from 25,000 SF to 20,068.80 SF. We are aware that the required lot size is 25,000 SF.

We request permission for the subject matter per the drawings provided and humbly give the following reason:

- 1. Per section 8(13)(i) of the Planning Regulations, the characteristics of the proposed development are consistent with the character of the surrounding area;*
- 2. Per section 8(13)(b)(iii) of the Planning Regulations, the proposal will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare.*

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located on Selkirk Drive in Red Bay.

The proposal is for seven townhouses with 12 bedrooms and 14 parking spaces.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Suitability

There are other apartments and townhouses on similar sized parcels in the general Red Bay area, but there are no apartments on Selkirk Dr north of Lords Way. It should be pointed out that 4 apartments were refused permission on 22C 32 in 2008 for not being in character with the area.

2) Lot size

Regulation 9(8)(f) states that the minimum lot size for apartments and townhouses in an LDR zone is 25,000 square feet.

The application is for townhouses on a parcel with 23,068.8 square feet.

The CPA should discuss whether a variance is warranted in this instance.

3) Use of grasscrete

The proposal is for asphalt in the driveway aisles and grasscrete in the specified parking spaces.

The Fire Department has expressed concern with the use of grasscrete.

The CPA should discuss whether grasscrete is acceptable in the proposed parking spaces. It should be noted that the use of grasscrete is not needed in order to comply with site coverage provisions.

4) Dens with bedrooms

Three of the proposed townhouse units contain a den with a bathroom on the second floor. The Department would bring this matter to the attention of the Authority due to the potential for being used as bedrooms in the future which when then exceed the maximum allowable of bedrooms by three.

SUPPLEMENTARY ANALYSIS #1

There have been no changes to the plans.

SUPPLEMENTARY ANALYSIS #2

There have been no changes to the plans.

2.2 **C.C.S.T. PROPERTIES LTD. (Rock Architecture) Block 25C Parcel 146 (P22-1066) (\$11.0 million) (NP)**

Application for 44 townhouses and a 4' wall.

Appearance at 11:00

FACTS

<i>Location</i>	Raven Avenue in Spotts
<i>Zoning</i>	Low Density Residential
<i>Notification Results</i>	No Objections
<i>Parcel size</i>	4.77 acres
<i>Parcel size required</i>	25,000 sq ft
<i>Current use</i>	Vacant
<i>Proposed use</i>	Townhouses & 4' wall
<i>Building Footprint</i>	26,661 sq. ft.
<i>Building Area</i>	53,322 sq. ft.
<i>Proposed Site Coverage</i>	26%
<i>Number of Units Allowed</i>	71
<i>Number of Units Proposed</i>	44
<i>Number of Bedrooms Allowed</i>	114
<i>Number of Bedrooms Proposed</i>	88
	<u>+42 studies</u>
	130
<i>Parking Required</i>	66
<i>Parking Proposed</i>	108

BACKGROUND

June 7, 2023 (CPA/13/23; Item 2.7) – The Authority resolved to adjourn the matter in order to invite the applicant to address the Authority in person regarding the following matters:

- suitability
- access
- visual appeal
- length of driveway
- studies vs bedrooms
- sidewalk not on subject parcel
- location of internal walkways
- number of bedrooms proposed.

Recommendation: Discuss the application for the following reasons:

- 1) suitability
- 2) access
- 3) visual appeal
- 4) length of driveway
- 5) studies vs bedrooms
- 6) sidewalk not on subject parcel
- 7) location of internal walkways
- 8) number of bedrooms proposed.
- 9) Comments from NRA

AGENCY COMMENTS

Comments have been received from the Department of Environment, Water Authority Cayman, Department of Environmental Health, Fire Department and National Roads Authority.

Department of Environment

This review is provided by the Director of the Department of Environment under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

The site is partially man-modified with some areas of seasonally flooded mangroves, which is primary habitat.

Primary habitat is mature habitat in its natural state, otherwise uninfluenced by human activity where ecological processes are not significantly disturbed. These habitats are often very old, existing long before humans and may consist of many endemic and ecologically important species. Primary

habitat is in severe decline and becoming a scarce and highly threatened resource as a result of land conversion for human activities.

The applicant should retain as much native vegetation as possible and incorporate it into the landscaping scheme. Native species are best suited for the conditions of the site, including the temperature and amount of rainfall. They are climate-appropriate and require less maintenance and irrigation. Landscaping with native vegetation also provides habitat and food for native fauna such as birds and butterflies, promoting biodiversity and providing valuable ecosystem services.

Department of Environmental Health

Solid Waste Facility:

This development requires (2) 8 cubic yard container with twice per week servicing.

Table 1: Specifications for Onsite Solid Waste Enclosures

Container size (yd3)	Width (ft)	Depth (ft)	Height (ft)	Slab Thickness (ft)	Requirements
8	10	10	5.5	0.5	Water (hose bib), drain, Effluent Disposal well; guard rails

NOTE:

The drain for the enclosure must be plumbed to a garbage enclosure disposal well as per the Water Authority's specifications

Fire Department

The Fire Department has stamp approved the drawings.

Water Authority

The Water Authority's requirements for the proposed development are as follows:

Wastewater Treatment and Disposal

The developer, or their agent, shall submit an Onsite Wastewater Treatment Proposal, per the attached Form, which meets the following requirements. Water Authority review and approval of the proposed system is a condition for obtaining a Building Permit.

- The proposed development requires Aerobic Treatment Unit(s) with NSF/ANSI Standard 40 (or equivalent) certification that, when operated and maintained per manufacturer's guidelines, the system achieves effluent quality of 30 mg/L Biochemical Oxygen Demand and 30 mg/L Total Suspended Solids. The proposed system shall have a treatment capacity of at least 13,050 US gallons per day (gpd), based on the following calculations.

BUILDING	UNITS/BLDG	GPD/UNIT	GPD/BLDG
Building A	3 x 2-Bed + Study		900
Building B	6 x 2-Bed + Study		1,800

<i>Building C</i>	<i>6 x 2-Bed + Study</i>	<i>300gpd/2-Bed + Study</i>	<i>1,800</i>
<i>Building D</i>	<i>6 x 2-Bed + Study</i>		<i>1,800</i>
<i>Building E</i>	<i>6 x 2-Bed + Study</i>		<i>1,800</i>
<i>Building F</i>	<i>6 x 2-Bed + Study</i>		<i>1,800</i>
<i>Building G</i>	<i>4 x 2-Bed + Study</i>	<i>225gpd/2-Bed</i>	<i>1,200</i>
<i>Building H</i>	<i>3 x 2-Bed + Study</i>		<i>900</i>
<i>Building I</i>	<i>2 x 2-Bed</i>		<i>1,050</i>
	<i>2 x 2-Bed + Study</i>		
<i>TOTAL</i>			<i>13,050</i>

- *Treated effluent from the ATU shall discharge to an effluent disposal well constructed by a licensed driller in strict accordance with the Authority's standards. The minimum well casing diameter for this development shall be 6". Licensed drillers are required to obtain the site-specific minimum borehole and grouted casing depths from the Authority prior to pricing or constructing an effluent disposal well.*
- *To achieve gravity flow, treated effluent from the ATU must enter the disposal well at a minimum invert level of 4'5" above MSL. The minimum invert level is that required to maintain an air gap between the invert level and the water level in the well, which fluctuates with tides and perching of non-saline effluent over saline groundwater.*

Water Supply:

The proposed development site is located within the Water Authority's piped water supply area.

- *The developer shall contact Water Authority's Engineering Services Department at 949-2837 without delay to be advised of the site-specific requirements for connection to the public water supply.*
- *The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- *The developer shall install the water supply infrastructure within the site, under the Water Authority's supervision, and in strict compliance with the approved plans and Water Authority Guidelines for Constructing Potable Water Mains. The Guidelines and Standard Detail Drawings for meter installations are available via the following link to the Water Authority's web page: <http://www.waterauthority.ky/water-infrastructure> .*

The Authority will not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority.

National Roads Authority

As per your memo dated December 21st 2022 the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

Proposed Section 26

The proposed section 26, as shown in the below schematic, is designed to come across the above block and parcel (25C146), utilizing the existing road parcel. Therefore, the proposed access will need to be built to NRA specifications.



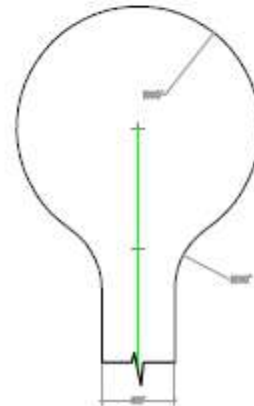
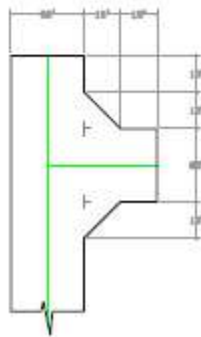
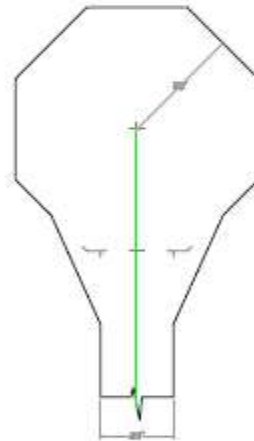
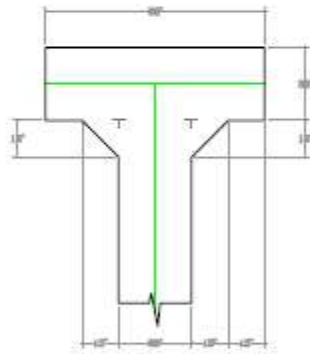
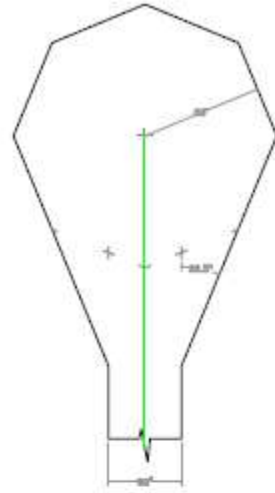
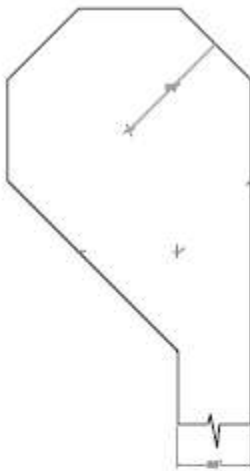
General Issue

The NRA requests that the CPA have the applicant reconfigure the site noting the concerns below:

- *The proposed driveway is located on an un-built section of road. The applicant will need to construct the road to meet minimal **NRA specification for subdivision roads (including drainage conveyance requirement)**, up to the subject parcel.*
- *As per the four (4)ft wall and the 5'6" wall around the garbage skip at the front please take note of the sight line as per the NRA Subdivision Specifications:*
 - **4.6.3 SIGHT DISTANCE:** *The minimum intersection sight distances as measured from a point 15 feet back along the centreline of the minor road and three- and one-half feet (3 1/2') above the road surface shall be one-hundred and fifty feet (150') and, two-hundred and thirty feet (230') for major road speed limits of 25 MPH and 30 MPH respectively, as measured along the near edge of the running carriageway.*
- *It is desirable in the planning of new residential subdivisions to configure and design local streets to minimize excessive speed, excessive volumes and cut-through traffic from outside the immediate neighbourhood. The principle intent is to produce a roadway network within which traffic is dispersed and slowed naturally without the need for physical traffic calming measures such as humps, chokers, etc.*

As a rule of thumb subdivision roads should have a centerline radius of no less than 100 ft and no more than 200ft. Curves of a radius of less than 100ft will not be safe at a driving speed of 20 mph. On the other hand, curves with a radius of more than 200ft will generate traffic speeds in excess of 25 mph. No subdivision should be designed with a local street exceeding 600-900 ft in length. Where unavoidable a local street may extend to ¼ mile provided the street is of curvilinear design and or includes roundabouts, neckdowns, or lateral shifts to discourage speeding.

- *The NRA also suggests the promotion of subdivision street interconnectivity. Interconnected streets in and between subdivisions give pedestrians many alternative walking paths and helps shorten walking distances, therefore, the site should interconnect with surrounding parcels at two or three locations.*
- *Please also have the applicant reconfigure the turning circle to meet minimal NRA specifications, please see below schematic,*



ACCEPTABLE TERMINALS
TO CUL-DE-SACS
SCALE: 1" = 500'
DATE: 2nd FEB. 1998

Road Capacity Issues

The traffic demand to be generated by a residential development of forty-four (44) multi-family units has been assessed in accordance with ITE Code 220. Thus, the assumed average trip rates per dwelling unit provided by ITE for estimating the daily, AM and PM peak hour trips are 6.65, and 0.62 respectively. The anticipated traffic to be added onto Raven Avenue is as follows:

Expected Daily Trip	AM Peak Hour Total Traffic	AM Peak 20% In	AM Peak 80% Out	PM Peak Hour Total Traffic	PM Peak 65% In	PM Peak 35% Out
293	23	5	18	27	18	9

Based on these estimates, the impact of the proposed development onto Raven Avenue is considered to be minimal.

Access and Traffic Management Issues

Two-way driveway aisles shall be a minimum of twenty-two (22) ft. wide.

Entrance and exit curves shall have no less than fifteen (15) feet radius curves, and have a width of twenty-four (24) ft.

A six (6) foot sidewalk shall be constructed on Raven Avenue, within the property boundary, to NRA standards.

Tire stops (if used) shall be placed in parking spaces such that the length of the parking space is not reduced below the sixteen (16) feet minimum.

Stormwater Management Issues

The applicant is encouraged to implement state-of-the-art techniques that manage stormwater runoff **within the subject parcel** and retain existing drainage characteristics of the site as much as is feasible through innovative design and the use of alternative construction techniques. However, it is critical that the development be designed so that post-development stormwater runoff **is no worse than** pre-development runoff.

As the current parcels for the subject lands are vacant and probably have an elevation of about 2 to 3 feet above MSL just like its surroundings, the NRA would surmise that surface run-off of the area surrounding lands form one watershed during rainfall events. The NRA would therefore caution the Planning Authority in not taking into account this fact if and when it grants planning permission for the subject lands as nearby parcel drainage connectivity will be severed by the approval of this project if mitigation measures are not considered. Therefore, it is NRA's recommendation that it is critical that the development be designed so that post-development stormwater runoff **is no worse than** pre-development runoff for the subject and the surrounding **parcels**. To that effect, the following requirements should be observed:

- *The applicant shall demonstrate, prior to the issuance of any Building Permits, that the Stormwater Management system is designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties and/or nearby roads are not subject to stormwater runoff from the subject site.*
- *The stormwater management plan shall include spot levels (existing and finished levels) with details of the overall runoff scheme. Please have the applicant provide this information prior to the issuance of a building permit.*
- *Construct a gentle 'hump' at the entrance/exit (along the entire width of each driveway) in order to prevent stormwater runoff from and onto Raven Avenue. Suggested dimensions of the 'hump' would be a width of 6 feet and a height of 2-4 inches. Trench drains often are not desirable.*
- *Curbing is required for the parking areas to control stormwater runoff.*
- *Roof water runoff should not drain freely over the parking area or onto the surrounding property. Note that unconnected downspouts are not acceptable. We recommend piped connection to catch basins or alternative stormwater detention devices. Catch basins are to be networked, please have the applicant provide locations of such wells along with details of depth and diameter prior to the issuance of any Building Permits.*
- *Sidewalk detail needs to be provided as per NRA specifications. See <https://www.caymanroads.com/upload/files/3/Sidewalk%20&%20Curbing%20Detail.s.pdf>*

At the inspection stage for obtaining a Certificate of Occupancy, the applicant shall demonstrate that the installed system will perform to the standard given. The National Roads Authority wishes to bring to the attention of the Planning Department that non-compliance with the above-noted stormwater requirements would cause a road encroachment under Section 16 (g) of The Roads Act (2005 Revision). For the purpose of this Act, Section 16(g) defines encroachment on a road as

"any artificial canal, conduit, pipe or raised structure from which any water or other liquid escapes on to any road which would not but for the existence of such canal, conduit, pipe or raised structure have done so, whether or not such canal, conduit, pipe or raised

structure adjoins the said road;"

Failure in meeting these requirements will require immediate remedial measures from the applicant.

APPLICANT'S LETTER

Our client is kindly requesting that CPA consider granting planning approval to the above application and condition for approval. The planner has brought up a potential issue with the parking space being located behind the sidewalk route. Due to site constraints this has proven to be the best suited option for the layout of the project. Reasons being:

- a) Practicality in terms of proximity access to one's vehicle for loading/unloading of persons and supplies.*
- b) Privacy of residents; given that the parking spaces are between the residence and the sidewalk this creates its own privacy barrier, Rather than having walkways or runways adjacent to the bedroom or residents.*

I would also like to take this opportunity to verify my own accounts of the real world application of a similar sidewalk layout which I have personally observed to be dependable and of working order in the community that I have lived in for many years. My own late elderly father had various medical issues, one of which was mobility. He was devoted to walking the neighborhood every evening for years with his walking cane and never had a traffic incident.

Our client is kindly requesting that CPA consider granting approval.

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located on Raven Avenue in Spotts.

The property is currently vacant and the proposal is for 44 townhomes and a 4 foot high wall along Raven Avenue.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Suitability

For the Authority's information, there are existing apartments about 750' to the west of the subject site on Litigate Ct. The remaining area surrounding the site is generally vacant or detached houses.

2) Access

The driveway for the proposed apartments is located in the north-west corner of the site. The driveway crosses a private parcel, 25C 26, leading to Raven Ave which is located on 25C 27. The subject site has a vehicular right-of-way with no specified width over 25C 26, but does not have a right-of-way over 25C 27. It appears that Raven Ave was intended to travel along 25C 26, but for some reason was constructed on 25C 27. Comments from the NRA would have been of assistance in this regard, but although they were circulated the plans on December 21, 2022, comments have yet to be received.

3) Visual appeal

The proposed development consists of 9 separate buildings. 7 of these buildings, B through H are situated along the easterly boundary. The buildings are all aligned with the same setback from the boundary so while there is 15' between each building the net effect is essentially a wall of buildings about 950' in length. The Authority needs to determine if this design aspect provides for a suitable visual impression.

4) Length of the driveway

The driveway that serves the proposed apartments is about 1000' in length with no turns or deviations leading to a raceway feel with the only likely traffic calming measure being speed bumps. The Authority should determine if this design feature is acceptable.

5) Studies vs bedrooms

It should be noted that many of the units include a study with an alcove that could easily be converted to a closet with the addition of sliding doors.

If the studies are classified as bedrooms, there would be a total of 130 bedrooms whereas Regulation 9(8)(c) would only allow 119 bedrooms.

The Authority should discuss whether the proposed studies are in fact "studies" or bedrooms.

6) Sidewalk along Raven Avenue

The applicant has indicated a 6' sidewalk along Raven Ave, but it is situated on 25C 27, land which the applicant does not own.

7) Internal Sidewalks

The applicant is proposing a series of internal sidewalks that on the driveway side of the parking spaces instead of between the parking spaces and the buildings. There is a concern that this design feature could lead to unsafe conditions for pedestrians moving through the complex.

SUPPLEMENTARY ANALYSIS #1

There have been no changes to the plans.

SUPPLEMENTARY ANALYSIS #2

There have been no changes to the plans, but comments from the National Roads Authority have now been received (see above).

2.3 JOSEPH & DARLENE ANDERSON (GMJ Home Plans) Block 24E Parcel 645 (P23-0212) (\$332,000) (NP)

Application for 3 townhouses.

Appearance at 11:30

FACTS

<i>Location</i>	Siberia Avenue in Prospect
<i>Zoning</i>	LDR
<i>Notification Results</i>	No Objections
<i>Parcel size</i>	9,104 sq ft.
<i>Parcel size required</i>	25,000 sq ft
<i>Current use</i>	Vacant
<i>Proposed use</i>	Townhouses
<i>Building Footprint</i>	1,660 sq. ft.
<i>Building Area</i>	1,660 sq. ft.
<i>Proposed Site Coverage</i>	18.2 %
<i>Number of Units Allowed</i>	3
<i>Number of Units Proposed</i>	3
<i>Number of Bedrooms Allowed</i>	5
<i>Number of Bedrooms Proposed</i>	3
<i>Parking Required</i>	5
<i>Parking Proposed</i>	6

BACKGROUND

June 7, 2023 (CPA/13/23; Item 2.8) – The Authority resolved to adjourn the matter in order to invite the applicant to address the Authority in person regarding suitability and the proposed lot size.

Recommendation: Discuss the application, **for the following reasons:**

- 1) Suitability
- 2) Lot size (9,104 sq ft vs 25,000 sq ft).

AGENCY COMMENTS

Agency comments received to date have been provided below:

Department of Environment

This review is provided by the Director of the Department of Environment (DoE) under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

The application site is man-modified and of limited ecological value. We therefore recommend that native plants are incorporated into the landscaping scheme. Native plants are best suited for the conditions of the site, including the temperature and amount of rainfall. They are climate-appropriate and require less maintenance and irrigation. Landscaping with native vegetation also provides ecological benefits by creating habitat and food for native fauna such as birds and butterflies, promoting biodiversity and providing valuable ecosystem services.

In addition we recommend that the applicant incorporates Sustainable Drainage Systems (SuDS) into the stormwater management plan for the site. SuDs are drainage solutions that provide an alternative to the direct channeling of surface water through pipes and deep wells. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by lowering flow rates, increasing water storage capacity, and reducing the transport of pollution to the water environment. Measures could include permeable and sustainable materials within the parking area.

Best management practices should also be adhered to during construction to reduce impacts on the surrounding environment. Control measures should be put in place to address pollution from expanded polystyrene (EPS) beads on construction sites, for example those used in insulating concrete forms (ICF). Polystyrene is not biodegradable, and the EPS beads can be consumed by wildlife when it enters the food chain. These beads are very difficult to remove once they enter the environment and they do not naturally break down.

Lastly, we recommend that, wherever possible, sustainable design and energy efficiency features are included in projects such as this one. We especially encourage renewable energy installations given that the Cayman Islands has a target of 70% of energy generation being renewably sourced by the year 2037 (Cayman Islands National Energy Policy 2017-2037). Photovoltaic solar panels in particular could be installed on suitable roof space or over the proposed parking spaces.

If the Central Planning Authority or Planning Department is minded to grant planning permission for the proposed development, we recommend the inclusion of the following conditions in the approval:

If the construction uses insulating concrete forms (ICFs) or other polystyrene materials, measures (such as screens or other enclosures along with vacuuming) shall be put in place to ensure that any shavings, foam waste or polystyrene debris is completely captured on-site and does not impact the surrounding areas or pollute the adjacent environment.

Department of Environmental Health

Solid Waste Facility:

1. This development require 4 (33) gallon bins and an enclosure built to the department's requirements.
 - a. The enclosure should be located as closed to the curb as possible without impeding the flow of traffic.
 - b. The enclosure should be provided with a gate to allow removal of the bins without having to lift it over the enclosure.

Table 1: Minimum Enclosure Dimensions

Number of Containers	Minimum Dimensions (feet)		
	Width	Length	Height
4	5.00	5.00	2.50

Fire Department

The Fire Department has yet to provide comments.

Water Authority

Please be advised that the Water Authority's requirements for this development are as follows:

Wastewater Treatment & Disposal

- The developer shall provide a **septic tank(s)** with a capacity of at least 1,000 US gallons for the proposed, based on the following calculations:

BUILDING	UNITS/BLDG	GPD/UNIT	GPD
Proposed Triplex	3 x 1-Bed Unit	150gpd/1-Bed	450
TOTAL			450

- The septic tank shall be constructed in strict accordance with the Authority's standards. Each compartment shall have a manhole to allow for inspection and service. Manholes shall extend to or above grade and be fitted with covers that provide a water-tight seal and that can be opened and closed by one person with standard tools. Where septic tanks are located in traffic areas, specifications for a traffic-rated tank and covers are required.
- Treated effluent from the septic tank shall discharge to an effluent disposal well constructed by a licensed driller in strict accordance with the Authority's standards. The minimum well casing diameter for this development shall be 4". Licensed drillers are required to obtain the

site-specific minimum borehole and grouted casing depths from the Authority prior to pricing or constructing an effluent disposal well.

- *To achieve gravity flow, treated effluent from the septic tank shall enter the disposal well at a minimum invert level of 4'8" above MSL. The minimum invert level is that required to maintain an air gap between the invert level and the water level in the well, which fluctuates with tides and perching of non-saline effluent over saline groundwater.*

For Water Authority approval at BCU stage, a detailed profile drawing of the proposed wastewater treatment system is required. The drawing shall indicate:

1. *If the proposed septic tank will be site-built or precast. (You may use the Water Authority drawing for site-built tanks available from the Authorities website or a Precast septic tank drawing if you intend to use a Precast Tank). Site Built Tanks shall be coated with Epoxytec CPP or ANSI/NSF-61 certified equivalent.*
2. *All dimensions and materials shall be provided for any site-built tanks.*
3. *Manhole extensions are permitted up to a maximum of 24" below finished grade.*
4. *Detailed specifications including make and model for (H-20) traffic-rated covers for septic tanks proposed to be located within traffic areas.*
5. *A detailed profile cross-section of the wastewater system clearly showing the plumbing from building stub out to the effluent disposal well achieving the minimum invert connection specified above. (Alternatively details of proposed lift station shall be required)*
6. *The Water Authorities updated 2020 effluent disposal well specifications.*
7. *A 30ft horizontal separation between the effluent disposal well and any stormwater drainage wells.*

Water Supply

The proposed development site is located within the Water Authority's piped water supply area.

- *The developer shall contact Water Authority's Engineering Services Department at 949-2837, without delay, to be advised of the site-specific requirements for connection to the public water supply.*
- *The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- *The developer shall install the water supply infrastructure within the site, under the Water Authority's supervision, and in strict compliance with the approved plans and Water Authority Guidelines for Constructing Potable Water Mains. The Guidelines and Standard Detail Drawings for meter installations are available via the following link to the Water Authority's web page: <http://www.waterauthority.ky/water-infrastructure>*

The Authority shall not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority.

National Roads Authority

As per your memo dated April 21st, 2023 the NRA has reviewed the above-mentioned

planning proposal. Please find below our comments and recommendations based on the site plan provided.

Road Capacity Issues

The traffic demand to be generated by the above proposed single storey apartment of three (3) units has been assessed in accordance with ITE Code 220 - Apartment. The anticipated traffic to be added onto Siberia Avenue and Mahogany Way is as follows:

Expected Daily Trip	AM Peak Hour Total Traffic	AM Peak In 20%	AM Peak Out 80%	PM Peak Hour Total Traffic	PM Peak In 65%	PM Peak Out 35%
20	2	0	1	2	1	1

Based on these estimates, the impact of the proposed development onto Siberia Avenue and Mahogany Way is considered to be minimal.

Access and Traffic Management Issues

Entrance and exit curves shall have no less than fifteen (15) feet radius curves, and have a width of twenty-four (24) ft.

One-way driveway aisles with diagonal parking shall be a minimum of twelve (12) to sixteen (16) ft wide.

Two-way driveway aisles shall be a minimum of twenty-two (22) ft wide.

A six (6) foot sidewalk shall be constructed on Siberia Avenue and Mahogany Way, within the property boundary, to NRA standards.

Tire stops (if used) shall be placed in parking spaces such that the length of the parking space is not reduced below the sixteen (16) feet minimum.

Stormwater Management Issues

*The applicant is encouraged to implement state-of-the-art techniques that manage stormwater runoff **within the subject parcel** and retain existing drainage characteristics of the site as much as is feasible through innovative design and use of alternative construction techniques. However, it is critical that the development be designed so that post-development stormwater runoff is **no worse than** pre-development runoff. To that effect, the following requirements should be observed:*

- The applicant shall demonstrate, prior to the issuance of any Building Permits, that the Stormwater Management system is designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties and/or nearby roads are not subject to stormwater runoff from the subject site.*
- The stormwater management plan shall include spot levels (existing and finished levels) with details of the overall runoff scheme. Please have applicant provide this information prior to the issuance of a building permit.*
- Construct a gentle ‘hump’ at the entrance/exit (along the entire width of each driveway) in order to prevent stormwater runoff from and onto Siberia Avenue and Mahogany Way. Suggested dimensions of the ‘hump’ would be a width of 6 feet and a height of 2-4 inches. Trench drains often are not desirable.*
- Curbing is required for the parking areas to control stormwater runoff.*
- Roof water runoff should not drain freely over the parking area or onto surrounding property. Note that unconnected downspouts are not acceptable. We recommend piped connection to catch basins or alternative stormwater detention devices. Catch basins are to be networked, please have applicant to provide locations of such wells along with details of depth and diameter prior to the issuance of any Building Permits.*
- Sidewalk detail needs to be provided as per NRA specifications. See (<https://www.caymanroads.com/upload/files/3/Sidewalk%20&%20Curbing%20Details.pdf>)*

At the inspection stage for obtaining a Certificate of Occupancy, the applicant shall demonstrate that the installed system will perform to the standard given. The National Roads Authority wishes to bring to the attention of the Planning Department that non-compliance with the above-noted stormwater requirements would cause a road encroachment under Section 16 (g) of The Roads Act (2005 Revision). For the purpose of this Act, Section 16(g) defines encroachment on a road as

"any artificial canal, conduit, pipe or raised structure from which any water or other liquid escapes on to any road which would not but for the existence of such canal, conduit, pipe or raised structure have done so, whether or not such canal, conduit, pipe or raised structure adjoins the said road;"

Failure in meeting these requirements will require immediate remedial measures from the applicant.

APPLICANT'S LETTER

We write on behalf of our clients, Joseph & Darlene Anderson with regards to the following;

- *A lot size variance — where the subject parcel is registered as 0.2090 acres or 9,104.04 sqft which is 15,895.96 sqft smaller than the required 25,000 sqft for a development consisting of apartments in areas zoned Low Density Residential.*

We request permission for the proposed development to remain as shown on the drawings provided and humbly give the following reasons:

- 1. Per section 8(13)(d) of the Planning Regulations, the owners of the adjacent properties were notified by register mail and they are no objections to date.*
- 2. The precedent for three apartments on a parcel that is smaller than prescribed by law has been set in the prospect area. The proposed development is suitable for this community which consist of numerous similar cases.*
- 3. Where similar cases were permitted within prospect, there are no signs that the adjacent surroundings or the community has been negatively affected by their existence.*
- 4. Per section 8(13)(b)(iii) of the Planning Regulations, the proposal will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare;*
- 5. The application complies with all other relevant planning requirements.*

We look forward to your favorable response to this variance request

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located on Siberia Avenue in Prospect.

The property is currently vacant and the proposal is for three one-bedroom townhomes.

A review of mapping indicates that there are apartments in the vicinity.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Suitability

A review of records reveals no approvals for apartments on Mahogany Way between Siberia Dr and Almond Dr, although it does appear that there may be some informal multi-family uses on 24E 393 and 646. Approval was granted for 7 apartments in 2007 on 24E 545 which is slightly larger than 1 acre in size.

2) Lot size

Regulation 9(8)(f) requires a minimum lot size of 25,000 square feet for townhouses and apartments. The subject property has 9,104.0 square feet of area.

The Authority should consider whether the applicant’s variance request is satisfactory in this instance.

SUPPLEMENTARY ANALYSIS

There have been no changes to the plans, but comments have now been received from NRA (see above).

2.4 FORBES DESIGN STUDIO Block 38B Parcel 479 (P21-0955) (\$934,106) (NP)

Application for 20 townhouses.

Appearance at 1:00

FACTS

<i>Location</i>	Shamrock Drive
<i>Zoning</i>	Low Density Residential
<i>Notification Results</i>	No objections
<i>Parcel size</i>	1.4 acres
<i>Parcel size required</i>	25,000 sq ft
<i>Current use</i>	Vacant
<i>Proposed use</i>	Townhouses
<i>Building Footprint</i>	16,094 sq ft
<i>Building Area</i>	36,096 sq ft
<i>Units Permitted</i>	21
<i>Units Proposed</i>	20
<i>Bedrooms Permitted</i>	33
<i>Bedrooms Proposed</i>	40 (+8 unfinished basements)
<i>Parking Required</i>	30
<i>Parking Proposed</i>	30

BACKGROUND

June 7, 2023 (CPA/13/23; Item 2.9) – The Authority resolved to adjourn the matter in order to invite the applicant to discuss concerns regarding suitability, possible number of bedrooms, overall design and the need to address NRA’s comments regarding BP 09.

Recommendation: Discuss the application for the following reasons:

- 1) Number of bedrooms (40 or 48 vs 33)
- 2) Location of solid waste (0’ vs 6’)
- 3) NRA comments re: BP 09

AGENCY COMMENTS

The Authority received and considered comments from the Department of Environment, Water Authority Cayman, Department of Environmental Health, the National Roads Authority and the Fire Department.

Department of Environment

This review is provided by the Director of the Department of Environment under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

The site is man-modified with some regrowth. We recommend the planting of native species. Native species are best suited for the habitat conditions of the site, requiring less maintenance and making them a very cost-effective choice.

Water Authority Cayman

The Water Authority's requirements for the proposed development are as follows:

Wastewater Treatment and Disposal

The developer, or their agent, is required to submit an Onsite Wastewater Treatment Proposal, per the attached Form, which meets the following requirements. Water Authority review and approval of the proposed system is a condition for obtaining a Building Permit.

- The proposed development requires Aerobic Treatment Unit(s) with NSF/ANSI Standard 40 (or equivalent) certification that, when operated and maintained per manufacturer's guidelines, the system achieves effluent quality of 30 mg/L Biochemical Oxygen Demand and 30 mg/L Total Suspended Solids. The proposed system shall have a treatment capacity of at least 6,000 US gallons per day (gpd), based on the following calculations.*

<i>BUILDING</i>	<i>UNITS/BLDG</i>	<i>GPD/UNIT</i>	<i>GPD/BLDG</i>	<i>GPD</i>
<i>Building #1</i>	<i>4 x 2-Bed Units Basement</i>	<i>225gpd/2-Bed Unit 75gpd/Basement</i>	<i>1,200gpd</i>	<i>1,200gpd</i>
<i>Building #2</i>	<i>4 x 2-Bed Units Basement</i>	<i>225gpd/2-Bed Unit 75gpd/Basement</i>	<i>1,200gpd</i>	<i>1,200gpd</i>
<i>Building #3</i>	<i>4 x 2-Bed Units Basement</i>	<i>225gpd/2-Bed Unit 75gpd/Basement</i>	<i>1,200gpd</i>	<i>1,200gpd</i>
<i>Building #4</i>	<i>4 x 2-Bed Units Basement</i>	<i>225gpd/2-Bed Unit 75gpd/Basement</i>	<i>1,200gpd</i>	<i>1,200gpd</i>
<i>Building #5</i>	<i>4 x 2-Bed Units Basement</i>	<i>225gpd/2-Bed Unit 75gpd/Basement</i>	<i>1,200gpd</i>	<i>1,200gpd</i>
<i>TOTAL</i>				<i>6,000 GPD</i>

- ***Treated effluent from the ATU shall discharge to an effluent disposal well constructed by a licensed driller in strict accordance with the Authority's standards. Licensed drillers are required to obtain the site-specific minimum borehole and grouted casing depths from the Authority prior to pricing or constructing an effluent disposal well.***
- ***To achieve gravity flow, treated effluent from the ATU must enter the disposal well at a minimum invert level of 5'5" above MSL. The minimum invert level is that required to maintain an air gap between the invert level and the water level in the well, which fluctuates with tides and perching of non-saline effluent over saline groundwater.***

Water Supply:

The proposed development site is located within the Water Authority's piped water supply area.

- *The developer shall contact Water Authority's Engineering Services Department at 949-2837, without delay, to be advised of the site-specific requirements for connection to the public water supply.*
- *The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- *The developer shall install the water supply infrastructure within the site, under the Water Authority's supervision, and in strict compliance with the approved plans and Water Authority Guidelines for Constructing Potable Water Mains. The Guidelines and Standard Detail Drawings for meter installations are available via the following link to the Water Authority's web page: <http://www.waterauthority.ky/water-infrastructure>.*

The Authority will not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority.

Department of Environmental Health

Solid Waste Facility:

This development requires (1) 8 cubic yard container with twice per week servicing.

Table 1: Specifications for Onsite Solid Waste Enclosures

<i>Container size (yd3)</i>	<i>Width (ft)</i>	<i>Depth (ft)</i>	<i>Height (ft)</i>	<i>Slab Thicknes s (ft)</i>	<i>Requirements</i>
8	10	10	5.5	0.5	<i>Water (hose bib), drain, Effluent Disposal well; guard rails</i>

NOTE:

The drain for the enclosure must be plumbed to a garbage enclosure disposal well as per the Water Authority's specifications.

National Roads Authority

As per your memo dated September 10th, 2021 the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

General Issue

Shamrock Road is 50 feet wide under BP09. Please have the applicant revise site plan to show the correct setback.

Two-way driveway aisles shall be a minimum of twenty-four (24) ft. wide to provide access to 38B28 in the rear. Please have applicant revise site plan to show the driveway.

Road Capacity Issues

The traffic demand to be generated by a residential development of twenty (20) multi-family units has been assessed in accordance with ITE Code 220. Thus, the assumed average trip rates per dwelling unit provided by ITE for estimating the daily, AM and PM peak hour trips are 6.63, 0.51 and 0.62 respectively. The anticipated traffic to be added onto Shamrock Road is as follows:

<i>Expected Daily Trip</i>	<i>AM Peak Hour Total Traffic</i>	<i>AM Peak 16% In</i>	<i>AM Peak 84% Out</i>	<i>PM Peak Hour Total Traffic</i>	<i>PM Peak 67% In</i>	<i>PM Peak 33% Out</i>
<i>133</i>	<i>10</i>	<i>2</i>	<i>8</i>	<i>12</i>	<i>8</i>	<i>4</i>

Based on these estimates, the impact of the proposed development onto Shamrock Road is considered to be minimal.

Access and Traffic Management Issues

Two-way driveway aisles shall be a minimum of twenty-two (22) ft. wide.

Entrance and exit curves shall have no less than fifteen (15) feet radius curves, and have a width of twenty-four (24) ft.

A six (6) foot sidewalk shall be constructed on Shamrock Road, within the property boundary, to NRA standards.

Tire stops (if used) shall be placed in parking spaces such that the length of the parking space is not reduced below the sixteen (16) feet minimum.

Stormwater Management Issues

*The applicant is encouraged to implement state-of-the-art techniques that manage stormwater runoff **within the subject parcel** and retain existing drainage characteristics of the site as much as is feasible through innovative design and the use of alternative construction techniques. However, it is critical that the development be designed so that post-development stormwater runoff is **no worse than** pre-development runoff. To that effect, the following requirements should be observed:*

- *The applicant shall demonstrate, prior to the issuance of any Building Permits, that the Stormwater Management system is designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties and/or nearby roads are not subject to stormwater runoff from the subject site.*
- *The stormwater management plan shall include spot levels (existing and finished levels) with details of the overall runoff scheme. Please have the applicant provide this information prior to the issuance of a building permit.*
- *Construct a gentle 'hump' at the entrance/exit (along the entire width of each driveway) in order to prevent stormwater runoff from and onto Shamrock Road. Suggested dimensions of the 'hump' would be a width of 6 feet and a height of 2-4 inches. Trench drains often are not desirable.*
- *Curbing is required for the parking areas to control stormwater runoff.*
- *Roof water runoff should not drain freely over the parking area or onto the surrounding property. Note that unconnected downspouts are not acceptable. We recommend piped connection to catch basins or alternative stormwater detention devices. Catch basins are to be networked, please have the applicant provide locations of such wells along with details of depth and diameter prior to the issuance of any Building Permits.*
- *Sidewalk detail needs to be provided as per NRA specifications. See (<https://www.caymanroads.com/upload/files/3/Sidewalk%20&%20Curbing%20Details.pdf>)*

At the inspection stage for obtaining a Certificate of Occupancy, the applicant shall demonstrate that the installed system will perform to the standard given. The National Roads Authority wishes to bring to the attention of the Planning Department that non-compliance with the above-noted stormwater requirements would cause a road encroachment under Section 16 (g) of The Roads Act (2005 Revision). For the purpose of this Act, Section 16(g) defines encroachment on a road as

"any artificial canal, conduit, pipe or raised structure from which any water or other liquid escapes on to any road which would not but for the existence of such canal, conduit, pipe or raised structure have done so, whether or not such canal, conduit, pipe or raised structure adjoins the said road;"

Failure in meeting these requirements will require immediate remedial measures from the applicant.

Fire Department

The Fire Department has approved the site plan.

APPLICANTS LETTER

We have submitted an application on behalf of Gibraltar Development who is desirous of obtaining Planning approval for the above mentioned so that they can start and complete the residential building. The owners are desirous of having the matter settled before the Central Planning Authority as soon as possible.

***Regulation 9** (2022) 7 (h) the maximum site coverage for detached houses, duplexes, guest houses and apartment buildings or townhouses is thirty per cent of the lot size; we would like to apply for the above mentioned variance. As shown on the submitted plans for the various reasons.*

***Regulation 9** (2022) 7 (c) the maximum numbers of apartment buildings or townhouses is twenty per acre with a maximum of thirty bedrooms per acre;*

There is sufficient reason to grant a variance for the number of bedrooms proposed and exceptional circumstances exists, which may include the fact that:-

The proposed will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood or to the public welfare.

In the case of an application where lesser setbacks are proposed for development or a lesser lot size is proposed for a development, the adjacent property owners have been notified of the application

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located on Shamrock Drive, near the intersection with Beach Bay Road.

The proposal is for 20 townhouses in 5 separate buildings with 30 parking spaces.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Solid waste enclosure setback

Regulation 8(7) states that solid waste enclosures shall be setback a minimum of 6 feet from adjacent property boundaries.

The proposal is for a solid waste enclosure that has a corner at 0 feet.

The CPA should discuss whether a variance is warranted in this instance. DEH did not express concern with the location.

2) Number of bedrooms

Proposed Buildings 1 and 2 are three storeys, with the lowest level labelled as an unfinished basement that includes a bathroom but no other internal walls.

The Department seeks direction from the Authority as to whether the basement should be classified as a bedroom or not.

As it is, there are 40 bedrooms labelled on the floor plans. By classifying the basements as a bedroom, the number of bedrooms proposed would increase to a total of 48. In this regard, Regulation 9(8)(c) allows a maximum of 24 bedrooms per acre or 33 bedrooms in this instance.

Therefore, a variance regarding the number of bedrooms is required in either instance.

SUPPLEMENTARY ANALYSIS

There have been no changes to the plans.

2.5 JONTHAN MURPHY (TAG) Block 5C Parcel 77 (P23-0186) (\$21.1 million) (NP)

Application for 95 apartments, cabanas, pool, gym, storage and signage.

Appearance at 2:00

FACTS

<i>Location</i>	Willie Farrington Drive in West Bay
<i>Zoning</i>	Low Density Residential
<i>Notification Results</i>	Objections
<i>Parcel size</i>	6.34 acres
<i>Parcel size required</i>	25,000 sq ft
<i>Current use</i>	Dwelling
<i>Proposed use</i>	Apartments
<i>Building Footprint</i>	47,498 square feet
<i>Building Area</i>	87,960 square feet
<i>Units Permitted</i>	95
<i>Units Proposed</i>	95
<i>Bedrooms Permitted</i>	152
<i>Bedrooms Proposed</i>	119
<i>Parking Required</i>	143
<i>Parking Proposed</i>	219

BACKGROUND

July 19, 2023 (CPA/16/23; Item 2.3) – The Authority resolved to adjourn the matter in order to obtain NRA comments as well as to confirm the number of objectors on record.

Recommendation: Discuss planning permission for the following reasons:

- 1) Suitability for apartments
- 2) Lot width (87' vs 100')
- 3) Concerns of the Objectors

AGENCY COMMENTS

The following comments have been received to date:

Department of Environment

This review is provided by the Director of the Department of Environment (DoE) under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

The application site consists primarily of tidally flooded mangrove forest and woodland (refer to Figure 1) and features several ponds or pools.

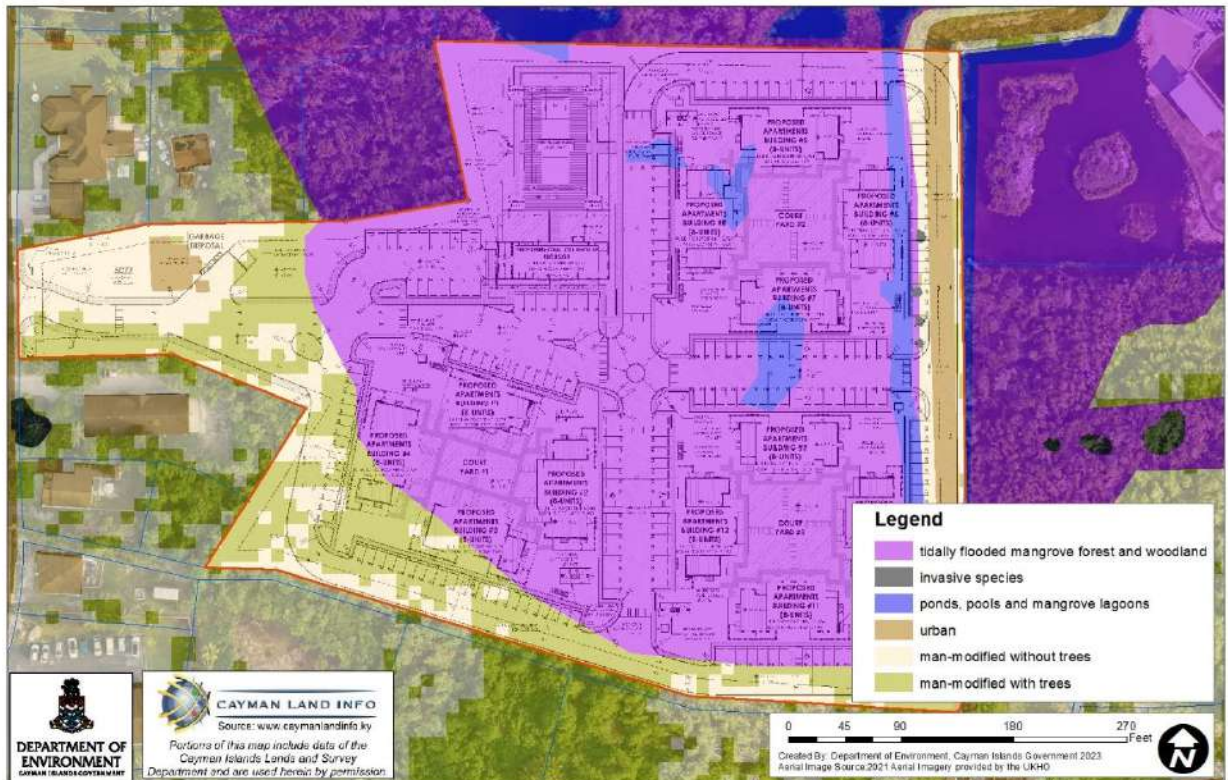


Figure 1: Land cover map overlaid on proposed site plan, note the majority of the site is covered by tidally flooded mangrove forest and woodland (Source: DoE, 2023)

The site is very low lying, averaging around 1 foot above Mean Sea Level (refer to Figure 2). As such, drainage is likely to be a significant concern. The proposed site plan also features a large amount of hardscaping. We recommend that the applicant considers the use of porous or permeable paved surfaces in areas of hard standing such as the driveways and parking areas. The low elevation of the site should be considered during the production of a storm water management plan. The level of the site relative to the water table is likely to mean that commonly used drainage systems such as catch basins and deep wells are likely to be much less effective. The proposed site plan features a number of courtyard areas which could be used to incorporate sustainable urban drainage systems (SUDS) such as detention basins or retention ponds. This would not only improve the drainage of the site, but also the surrounding area.

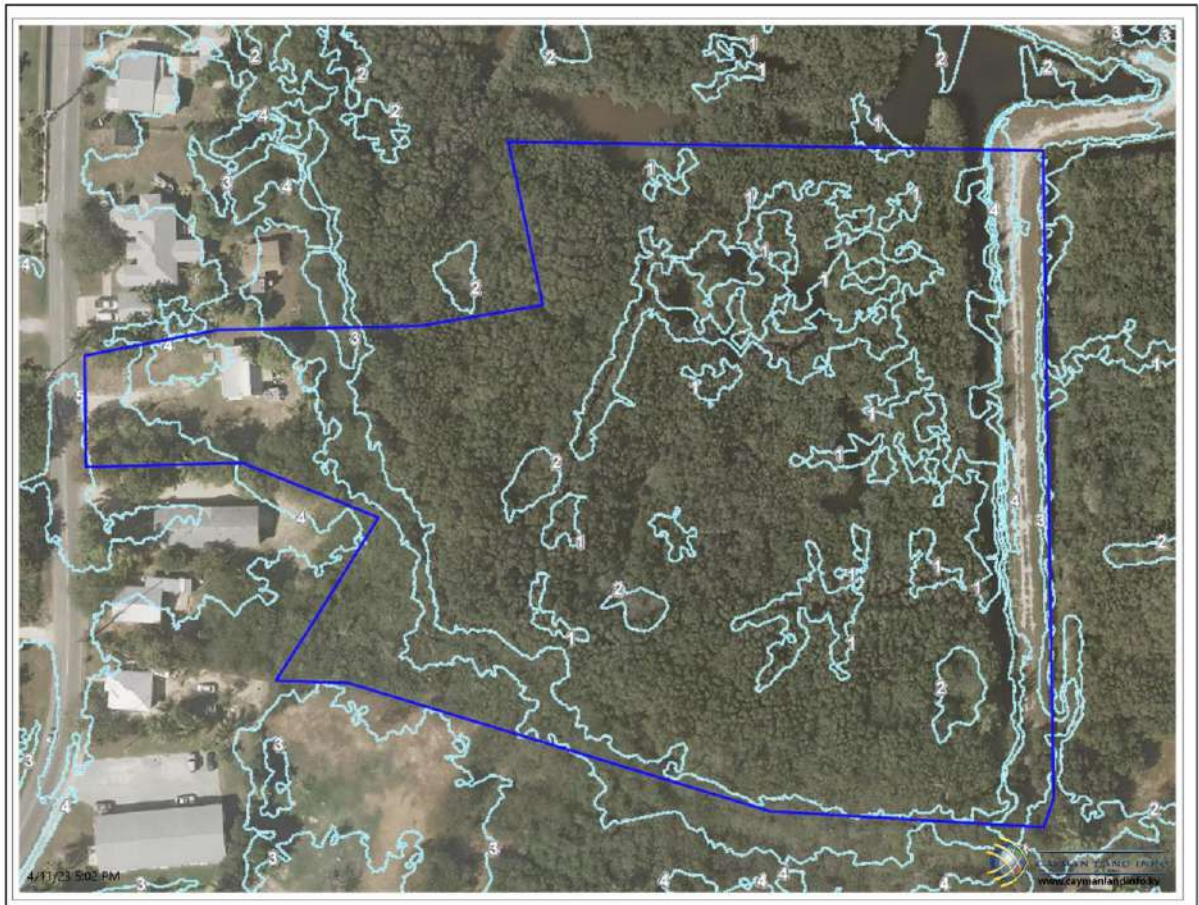


Figure 2: Site contours overlaid on 2018 aerial imagery (Source: LIS, 2018)

We recommend that native plants are incorporated into the landscaping scheme. Native plants are best suited for the conditions of the site, including the temperature and the amount of rainfall. They are climate-appropriate and require less maintenance and irrigation. Landscaping with native vegetation also provides ecological benefits by creating habitat and food for native fauna such as birds and butterflies, promoting biodiversity and providing valuable ecosystem services. Stormwater management, flooding and drainage could all be greatly improved by retaining as much of the original wetland vegetation as possible.

We recommend that wherever possible, sustainable design and energy efficiency features are included in projects such as this one. We especially encourage renewable energy installations given that the Cayman Islands has a target of 70% of energy generation being renewably sourced by the year 2037 (Cayman Islands National Energy Policy 2017-2037). Photovoltaic solar panels in particular could be installed on suitable roof space or over proposed parking spaces.

Best management practices should be adhered to during construction to reduce impacts on the environment. In particular, control measures should be put in place to address pollution from expanded polystyrene (EPS) beads on construction sites, for example those used in insulating concrete forms (ICF). Polystyrene is not biodegradable, and the EPS beads can be consumed by wildlife when it enters the food chain. These beads are very difficult to remove once they enter the environment and they do not naturally break down.

If the Central Planning Authority or Planning Department is minded to grant planning permission for the proposed development, the DoE recommends the inclusion of the following condition in any planning permission:

1. If the construction uses insulating concrete forms (ICF) or other polystyrene materials, measures (such as screens or other enclosures along with vacuuming) shall be put in place to ensure that any shavings, foam waste or polystyrene debris are completely captured on-site and does not impact the surrounding areas.

Water Authority Cayman

The Water Authority's requirements for the proposed development are as follows:

Wastewater Treatment and Disposal

The developer, or their agent, is required to submit an Onsite Wastewater Treatment Proposal, per the attached Form, which meets the following requirements. Water Authority review and approval of the proposed system is a condition for obtaining a Building Permit.

- The proposed development **requires Aerobic Treatment Unit(s) with NSF/ANSI Standard 40 (or equivalent) certification** that, when operated and maintained per manufacturer's guidelines, the system achieves effluent quality of 30 mg/L Biochemical Oxygen Demand and 30 mg/L Total Suspended Solids. **The proposed system shall have a treatment capacity of at least 15,600 US gallons per day (gpd)**, based on the following calculations.

BUILDING	UNITS/BLDG	GPD/UNIT	GPD/BLDG	GPD
Building 1	5 x 1-Bed Units	150gpd/1-Bed	750	750
Buildings 2 – 12	66 x 1-Bed Units	150gpd/1-Bed	900	9,900
	22 x 2-Bed Units	225gpd/2-Bed	450	4,950
Gym, Clubhouse, Storage	4,249 sq. ft.	0	0	0
Cabanas	4 x 144 sq. ft.	0	0	0
TOTAL				15,600

- Treated effluent from the ATU shall discharge to an effluent disposal well constructed by a licensed driller in strict accordance with the Authority's standards. The minimum well casing diameter for this development shall be 8".** Licensed drillers are required to obtain the site-specific minimum borehole and grouted casing depths from the Authority prior to pricing or constructing an effluent disposal well.
- To achieve gravity flow, treated effluent from the ATU must enter the disposal well at a minimum invert level of 4'5" above MSL.** The minimum invert level is that required to maintain an air gap between the invert level and the water level in the well, which fluctuates with tides and perching of non-saline effluent over saline groundwater.

Water Supply

Please be advised that the proposed development site is located within the Cayman Water Company's (CWC) piped water supply area.

- The developer is required to notify the Cayman Water Company without delay, to be advised of the site-specific requirements for connection.

- The developer shall provide water supply infrastructure per CWC's specification and under CWC's supervision.

Department of Environmental Health

Solid Waste Facility:

This development requires (2) 8 cubic yard container with three times per week servicing.

Table 1: Specifications for Onsite Solid Waste Enclosures

Container size (yd3)	Width (ft)	Depth (ft)	Height (ft)	Slab Thicknes s (ft)	Requirements
(2) 8	20	10	5.5	0.5	Water (hose bib), drain, Effluent Disposal well; guard rails

NOTE:

The drain for the enclosure must be plumbed to a garbage enclosure disposal well as per the Water Authority's specifications. Contact development.control@waterauthority.ky for deep well details.

Swimming Pool:

A swimming pool application must be submitted to DEH for review and approval prior to constructing the pool.

National Roads Authority

As per your memo dated March 23rd 2023 the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

General Issues

The NRA request that the CPA have the applicant provide and consider,

1. A phasing plan for the project;
2. The area is prone to flood and if this application is approved it **will** cause major flooding issues for homes etc. around it, therefore, the applicant needs to think more holistically. The applicant needs to keep in mind the intensity of the site as well as the use of fill and how it will affect the surrounding parcels; simply stated the SWMP will guide how the site is designed.

Therefore, the NRA requests that the CPA have the applicant develop a strategic SWMP not just for the site but for the area as a whole considering the most recent development on Block 5C Parcel 442; and

3. *How will access be provided for a variety of parcels (specifically Block 5C Parcels 183, 66, and 65) in the area, who at the moment only have access off of a six (6) ft. public road.*

Please have applicant revise,

4. *Entrance and exit curves shall have no less than fifteen (15) feet radius curves, and have a width of twenty-four (24) ft.*

Road Capacity Issues

The traffic demand to be generated by a residential development of ninety-three(93) multi-family units has been assessed in accordance with ITE Code 220. Thus, the assumed average trip rates per dwelling unit provided by ITE for estimating the daily, AM and PM peak hour trips are 6.65, and 0.62 respectively. The anticipated traffic to be added onto Willie Farrington Drive is as follows:

Expected Daily Trip	AM Peak Hour Total Traffic	AM Peak 20% In	AM Peak 80% Out	PM Peak Hour Total Traffic	PM Peak 65% In	PM Peak 35% Out
618	47	9	38	58	38	20

Based on these estimates, the impact of the proposed development onto Willie Farrington Drive is considered to be moderate.

Access and Traffic Management Issues

Two-way driveway aisles shall be a minimum of twenty-two (22) ft. wide.

A six (6) foot sidewalk shall be constructed on Willie Farrington Drive, within the property boundary, to NRA standards.

Tire stops (if used) shall be placed in parking spaces such that the length of the parking space is not reduced below the sixteen (16) feet minimum.

Stormwater Management Issues

*The applicant is encouraged to implement state-of-the-art techniques that manage stormwater runoff **within the subject parcel** and retain existing drainage characteristics of the site as much as is feasible through innovative design and the use of alternative construction techniques. However, it is critical that the development be designed so that post-development stormwater runoff **is no worse than** pre-development runoff. To that effect, the following requirements should be observed:*

- The applicant shall demonstrate, prior to the issuance of any Building Permits, that the Stormwater Management system is designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties and/or nearby roads are not subject to stormwater runoff from the subject site.*
- The stormwater management plan shall include spot levels (existing and finished levels) with details of the overall runoff scheme. Please have the applicant provide this information prior to the issuance of a building permit.*
- Construct a gentle 'hump' at the entrance/exit (along the entire width of each driveway) in order to prevent stormwater runoff from and onto Willie Farrington Drive. Suggested dimensions of the 'hump' would be a width of 6 feet and a height of 2-4 inches. Trench drains often are not desirable.*
- Curbing is required for the parking areas to control stormwater runoff.*
- Roof water runoff should not drain freely over the parking area or onto the surrounding property. Note that unconnected downspouts are not acceptable. We recommend piped connection to catch basins or alternative stormwater detention devices. Catch basins are to be networked, please have the applicant provide locations of such wells along with details of depth and diameter prior to the issuance of any Building Permits.*
- Sidewalk detail needs to be provided as per NRA specifications. See (<https://www.caymanroads.com/upload/files/3/Sidewalk%20&%20Curbing%20Detail.s.p df>).*

At the inspection stage for obtaining a Certificate of Occupancy, the applicant shall demonstrate that the installed system will perform to the standard given. The National Roads Authority wishes to bring to the attention of the Planning Department that non-compliance with the above-noted stormwater requirements would cause a road encroachment under Section 16 (g) of The Roads Act (2005 Revision). For the purpose of this Act, Section 16(g) defines encroachment on a road as

"any artificial canal, conduit, pipe or raised structure from which any water or other liquid escapes on to any road which would not but for the existence of such canal, conduit, pipe or raised structure have done so, whether or not such canal, conduit, pipe or raised structure adjoins the said road;"

Failure in meeting these requirements will require immediate remedial measures from the applicant.

Fire Department

The Fire Department has stamp approved the drawings.

OBJECTION LETTERS

Objector 1 – Letter #1

The objection made to the Application is mainly in relation to a Low Density area having a Buffer Zone to ensure that it is not destroyed during the development as projects continue to grow larger in the Cayman Islands. We reserve the right to make further submissions, especially in light of any response that might be issued by the Applicant in relation to any Regulation question that might be posed. We would be grateful if you would place this letter before the Central Planning Authority (CPA).

The Buffer Zone:

Where the development is going to be located is in the vicinity of a buffer zone of an integral area. The buffer of mangroves has long served for protection during hurricanes. It has protected erosion in this area and property value.

- 1) The buffer area is very wet and swampy as it never seems to keep dry. This is important to note and important to surface water runoff. The site plan accounts for a drainage catchment and a deep well unlikely to be insufficient. The Notice of Application for planning permission is for proposed apartments (building 1-12) etc. whereas the site plan information shows up to 12 Building areas, a lot of construction digging would take place for a saturated area to be disturbed. We ask the Central Planning Authority (CPA) to consider this in the proposed development as this is an established residential area on Willie Farrington Drive and zoned Low Density.*
- 2) This application also needs to be looked at in the nature of conservation of the kept flooded mangroves. Attached is an extract of a previous application in respect of The Willie Farrington Drive area which came before the board on July 6, 2022 which a review was provided by the Director of Environment (DOE) where the applicant was encouraged to retain the mangroves in the northeastern corner of the site. The proposed development falls close by and would be a harmful precedent if approved. This is important for the CPA to be minded of this buffer area offering to the privacy to the neighbours as well. Section 26 of the Development and Planning Law sets out the Mangrove Buffer on the Development shall not be subject of development or clearance other than by the person authorized in that behalf by the authority and to the extent and in the manner, if any, directed by them.*
- 3) It is a well know area that is within a flooded risk area, the drainage as far as one would say is insufficient from the application to satisfy us.*
- 4) The applicant needs to make clear that the Zoned Buffer must be retained and should be identified on the site plan.*

- 5) *There is a certain amount of wild life in the zoned area. Failure to comply during development and cause damage should it occur then there should be a penalty not as in some cases nothing happened.*

Low Density Area

East Side of Willie Farrington Drive:

- 1) *The development should respect the surrounding character area. The area on the proposed side of Willie Farrington Drive is dominated by low density single storey houses. This development would be less uniform.*
- 2) *The proposed development should not be significantly higher than those found on this particular east side of Willie Farrington Drive as the homes are all single storey buildings in keeping with that side of Willie Farrington Drive as this is an established residential area.*
- 3) *The development could have a damaging effect in changing the neighbourhood particularly to that side of Willie Farrington Drive due to the current lay out. If this application is approved in a low density area definitely there will be concerns about possible future development.*
- 4) *It is also noted that the road side to the east of Willie Farrington Drive of the proposed development the density of the proposed new development is out of keeping with its surroundings and loss of amenity for neighbouring houses.*
- 5) *Other Impacts: This would include increase in traffic, noise and could be an element of nuisance as well as the loss of privacy in respect to the homes on this east side where the development is proposed.*

Notice of Application for Planning Permission

From the envelope of posting it appears that the notice was sent by ordinary post as there is no evidence of sending it in a prepaid registered letter or by a certified mail addresses which appears not to be duly served as per Section 40 of the Development and Planning Law. Whether you feel this trivial service should be properly done. Checked with the post office and has confirmed that the letter was sent by ordinary post.

We hope that this application is denied or if it should be approved that conditions be put in place based on what has been stated.

Referenced attachment in Letter #1

2.20 REBECCA MOORE Block 4D Parcel 494 (P22-0430) (\$1,000) (NP)

*Application for
land clearing.*

FACTS


<i>Location</i>	<i>Private Road off of Willie Farrington Dr.</i>
<i>Zoning</i>	<i>Low Density Residential</i>
<i>Notification</i>	<i>No Objections</i>
<i>Results</i>	<i>15,158.8 sq. ft.</i>
<i>Parcel size</i>	<i>10,000</i>
<i>Parcel size</i>	<i>sq. ft.</i>
<i>required</i>	<i>Vacant</i>
<i>Current use</i>	<i>None</i>
<i>Proposed use</i>	

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the timing of the proposed land clearing given there is no approved development application for the site.

AGENCY COMMENTS

Comments from the Department of Environment are noted below:

This review is provided by the Director of the Department of Environment (DOE) under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

 *The application site consists of a mixture of tidally flooded mangroves (primary habitat), and man-modified areas along with secondary growth as shown in Figures 1 and 2. -*

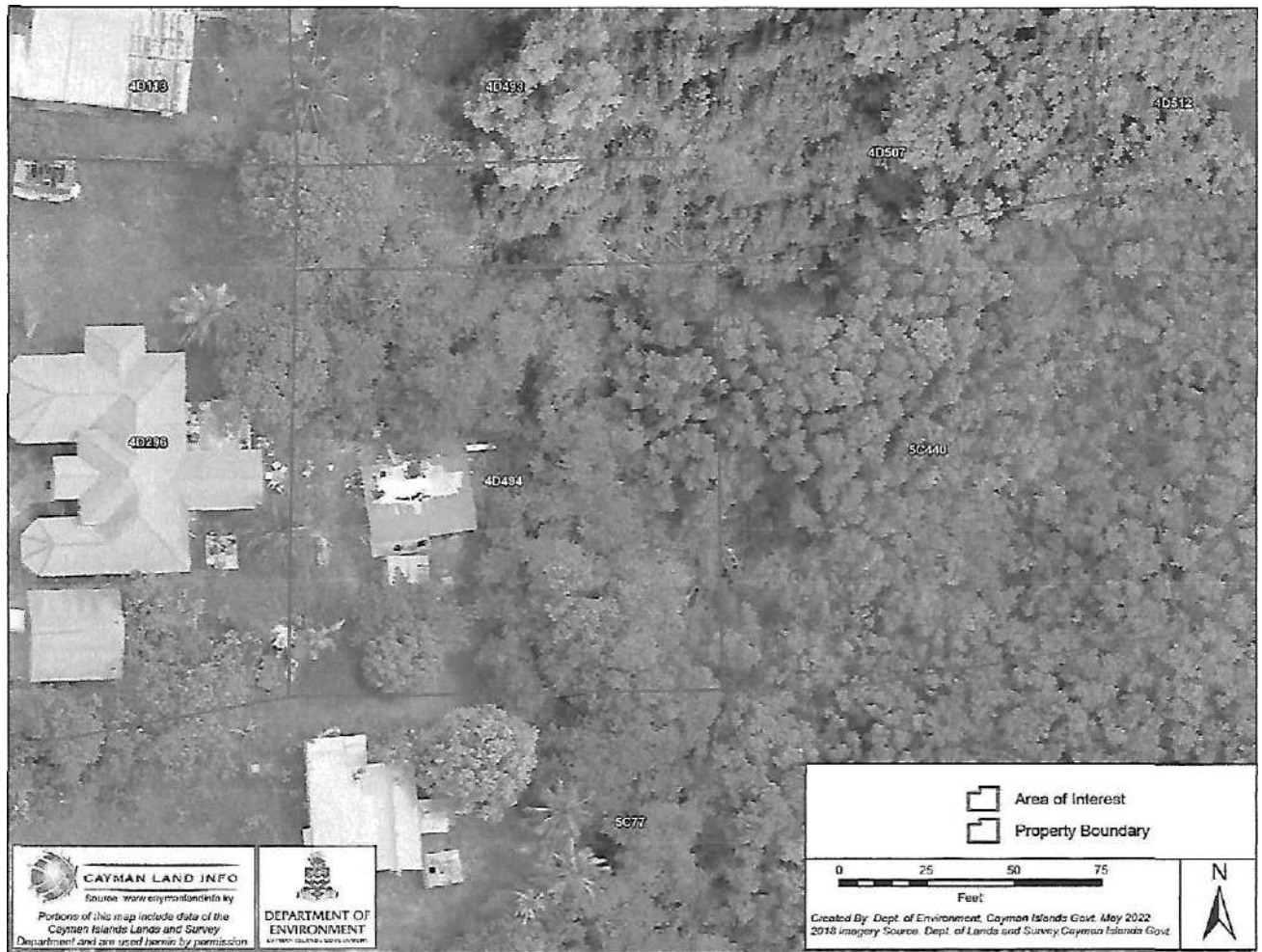


Figure 2. LIS 2018 Aerial Imagery showing the Application Site outlined in red

Justification for the land clearing has not been included in the applicant's submissions, therefore, the DoE considers the proposal to be speculative clearing. The DoE does not support speculative clearing of parcels prior to planning permission for development being granted. We recommend that applications for land clearing are presented along with the development proposal so that appropriate mitigation measures can be recommended, as there may be varying recommendations depending on the form and nature of the development being proposed. Once planning permission has been received, the DoE encourages applicants not to undertake land clearing until development is imminent to allow ecosystem services to continue to function until they are ready to begin construction.

However, it is noted that that there is any existing structure on site as shown in Figure 2 and that much of the site is man-modified with regrowth around the existing structure. Without a rationale for the clearing we would encourage applicants to retain as much native vegetation as possible to incorporate into the landscaping scheme. We particularly encourage the applicant to retain the

mangroves in-the northeastern corner of the site.

Native vegetation is best suited for the habitat conditions of the Cayman Islands, requiring less maintenance and less supplemental irrigation. Once it is established, landscaping with native vegetation is a very sustainable and cost-effective choice. The retention of primary and secondary regrowth allows for the continuation of ecosystem services benefits for the property owner and surrounding area such as:

- Providing habitat and food for wildlife;*
- Assisting with the management of run-off and drainage;*
- Reducing the amount of greenhouse gas emissions by avoiding the unnecessary clearing of land (which releases carbon dioxide into the atmosphere); and*
- Providing sound and privacy buffers from neighbouring properties and development.*

APPLICANT'S LETTER

Currently the reason for clearing my land is to remove a shed and overgrowth.

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located on a private driveway off of Willie Farrington Drive in West Bay.

The property is currently occupied by a shed and the application is to clear the parcel to the boundaries.

Adjacent properties were notified by Registered Mail and no objections have been received.

The DOE has noted that there are mangroves in the northeast corner of the property and these should be maintained at a minimum.

Zoning

The property is zoned Low Density Residential.

Objector 1 – Letter #2

This 2nd application is for the purpose of proposed new unit count from 93 units to 95 and from 115 bedrooms to 119 bedrooms; and a front land with setback variance of 13 feet. This objection letter with the one dated March 21 2023 should be read together as it is for the development of the same parcel mentioned in the above captioned matter to fully encapsulate both objection letters.

Objections:

Setback Variance to 13 feet

The proposed request for 13 feet variance does not meet the required set back of 20 feet for the type of buildings proposed on the above mentioned parcel of land. (Regulation 9 (7) (i)). The Department should fully investigate as this should not be necessary for 12 acres of land to make such a request. The Central Planning Authority (CPA) should determine this site if there is sufficient reason to ask for a variance.

Low Density Residential

The reason why this application should be denied is that it is out of line of the character of the neighborhood which is exclusively single storey family homes. In a residential area the applicant shall ensure that the massing, scale, proportion and design of such development are consistent with the historic architectural tradition of the Islands. (Regulation 9 (1)). This is simply a huge development into a small area that is zoned low density residential. On the Willie Farrington Drive itself (not to be confused where the bypass comes out) there is no such buildings as those proposed by the Applicant. If a serious count was taken from the north to the south of Willie Farrington Drive (see attached Registry Map Extract) that is from the junction to Batabano and Mt. Pleasant then to Fosters Republic junction it would proven that there is less than 40 residential homes. A view of the Aerial photography will definitely prove that this area is a very small community. This is all due to the layout of the land therefore it is for the Authority (CPA) in determining whether the applicant has satisfied the requirement of sub regulation 9 (1) to the compatibility of the buildings proposed with the land form. (Regulation 9 (2) (a)).

It is only recently in over more than 30 years only 4 new single storey homes has been built on Willie Farrington Drive that is because of the layout of the land. The few lots that remain vacant are family owned. This speaks for itself why the area is zoned as low density residential.

Harm to the Area

With the surrounding low density developed area this particular large development will take from the neighbours the enjoyment of the tranquility of the area where residents have long enjoyed. This could have a negative impact of the value of properties in the area. Now to have some development of that magnature spoil such a nice area that is home to us is a disgrace for such a peaceful area.

Studies have proven that when a development of this size in a low density residential area how the affects can be in respect of new buildings units whereby rents can decrease. This new development due to the large scale will change the face of the neighbourhood and more.

Willie Farrington Drive development as it stands is of a low density subject to the area requirement in law and should not be superseded by the development. The developer should be told that the development proceed in the manner consistent with surrounding

properties in order to permit the development. If this development is allowed it will only cause an impact of a high density residential when this area is zoned Low Density Residential and is clearly incompatible with the character in a low density residential area. This could be a serious breach of the law.

In the circumstances we urge the CPA not to approve the project to such an unreasonable development. There must be compatibility of any building with the land form.

It would be in the interest of the developer to sell off the land as individual plots or to build single storey buildings for sale.

Mangrove Buffer Zone

The proposed development location will result in loss of mangroves and their ecological function. It should be noted that the Ramsar Convention has been extended to the Cayman Islands to keep our mangroves alive according to the Convention. In considering any matter relating to a Mangrove Zone the CPA shall have regard to the ecological function by the mangroves (Regulation 18(1)).

Planned area developments in all areas are permissible of the island and in all zones, except Industrial, Public Open Space AND MANGROVE BUFFER. (Regulation 24(3)).

Type of Land on which the proposed buildings will sit.

*The development site consists of tidally flooded area that is considered primary habitat which is likely would need to be filled in to build up the site. This could result in higher ground for water runoff to **affect surrounding residential properties causing flooding to their homes. This would be critical to those homes. It must be ensured that the surrounding properties nearby is not subject to flooding.***

Traffic

Traffic from the development of the apartments will lead to the main Willie Farrington road from the development and certainly owners from the apartment units would rather use Willie Farrington Drive to get on the bypass rather than the south intersection opposite the Fosters Republic since it is closer by to the proposed voluminous apartments units. The 12 acres for the proposed development has no other way of making a right of way from the property on to the bypass since the other properties are not owned by the developer which will result in a large volume of traffic each day. The traffic impact in such a low residential density will affect the residents greatly and has to be considered as a serious objection as the purposed development is not a small one.

Loss of Air and Light

The development as to air and light will be an impact to the closest surrounding properties as the project will be detrimental. These surrounding properties are occupied by single storey homes. The development should be consistent with historical architectural and traditions of the islands. (Regulation 9 (1)).

Noise

Noise could be a contributing factor from such a large development creating a nuisance such as audible noise. There are 4 cabanas for the proposed development.

Conclusion:

It is believed that the proposed development is a direct contravention for a Low Density Residential area. This development does not respect the local context of the area in particular the scale of the development and height of the buildings and would be entirely out of character of the area and detrimental of the whole of Willie Farrington Drive itself.

It should further be noted that some of us residents having other properties on Willie Farrington Drive which we believe falls within the radius of the proposed application have not been served with the Application Notice. Should that be the case we expect to be properly served and the application should not be allowed to proceed until that is done.

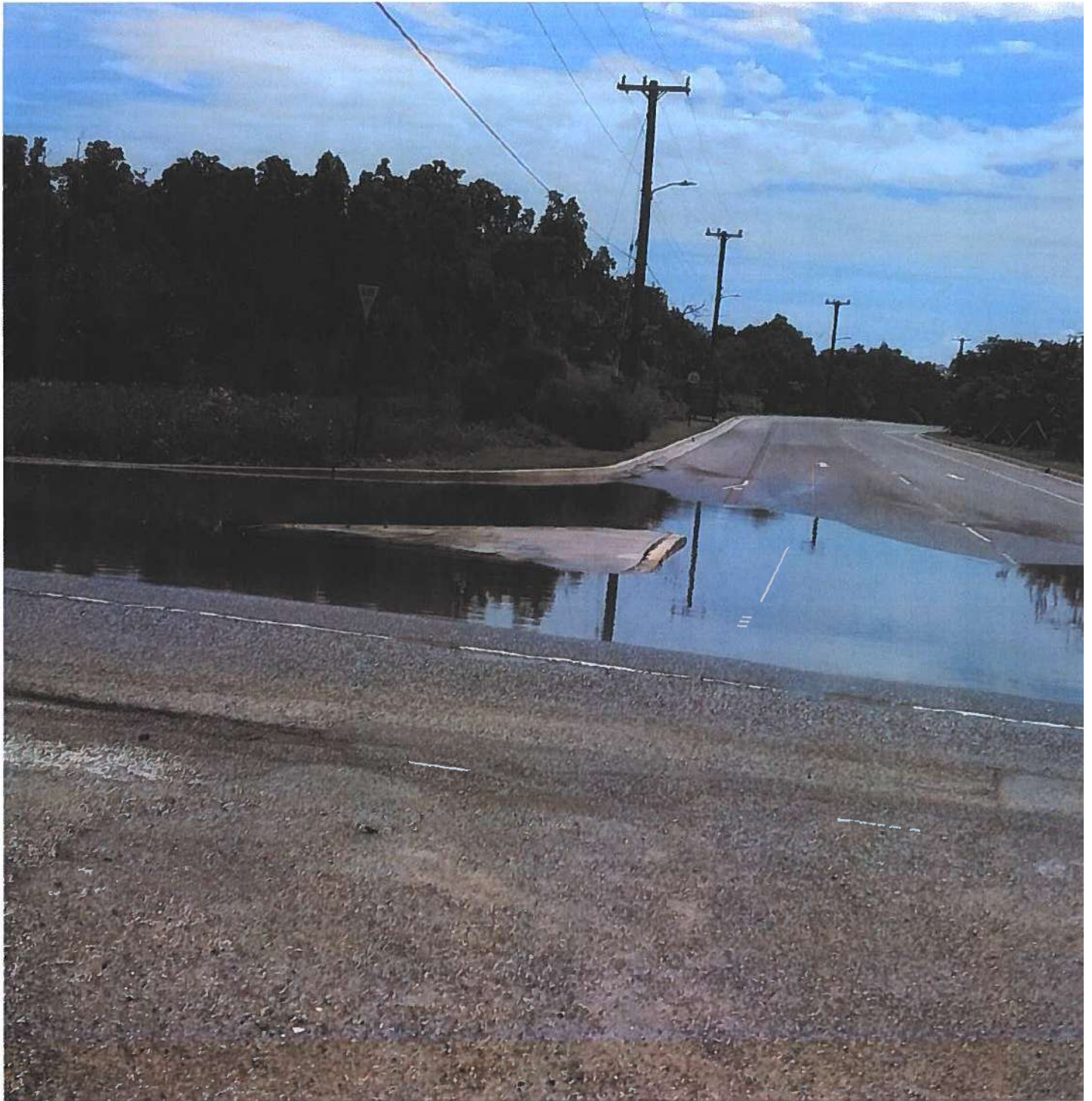
For the reasons outlined in the foregoing objections this application should be denied in its entirety.

Attachment submitted with Letter #2

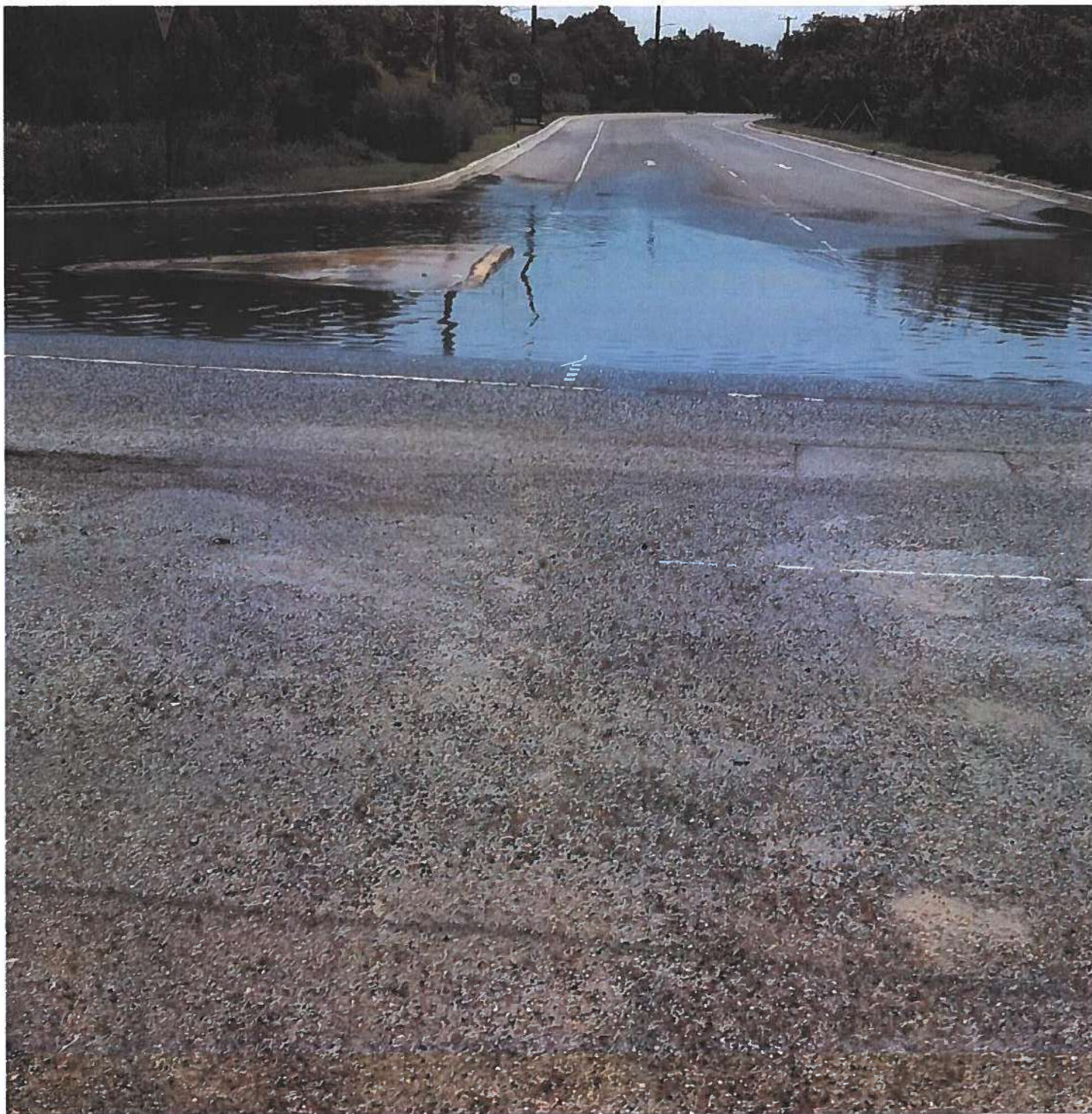


Objector 1 – Photographs









Objector 2

I am writing to lodge an objection to the above referenced application for planning permission. This objection is being made because the property is located in a low density area having a Buffer Zone and because it will alter the character of the neighborhood and have a major impact on the traffic flow. Although the current application is for a 12 unit block of apartments, the longer term plans show a much larger development. I reserve the right to make further submissions, especially in light of any response that might be issued by the Applicant in relation to any Regulation question that might be posed. I would be grateful if you would place this letter before the Central Planning Authority (CPA).

Objection No. 1 — Buffer Zone

This development is going to be located in the vicinity of a buffer zone which is an integral area as it has long served as a buffer that protects the neighborhood during hurricanes. It should be noted that during Hurricane Ivan the sea caused damage to homes in the area with this buffer intact. If this buffer is removed, it could be catastrophic for the houses in this area when faced with another hurricane as intense as Ivan. There is also a certain amount of wild life in the zoned area and this development will disturb their natural habitat.

Objection No. 2 - Low Density Residential Area

This area currently consists of one story private single residences and this development should respect the character of this area. The proposed development should not be significantly higher than those currently in this area. A development of this magnitude will cause an increase in traffic and will completely change the neighborhood increasing the noise level and privacy of existing residents.

Accordingly, I am respectfully asking that this application is denied or if approved that conditions be put in place to address the above concerns.

Objector 3 – Letter #1

I am pleased to have an opportunity to comment on the above development.

My main concern centers around the safety of the neighborhood. I am very concerned about the possible loss of the mangrove or other natural buffer and flood runoff. Therefore I am urging you to ensure that this development and the surrounding areas are adequately protected since it appears that a good portion of this parcel is deep Mangrove wetland.

Deep wells offer virtually no protection from a tidal flood on the scale previously experienced.

Based on my experience with flooding from the North Sound during hurricanes Ivan and Gilbert and keeping in mind the changes since then, it is more than likely that in another similar event my property and my neighborhood, including the planned development, would be devastated by the flood. The previous floods brought waves, including fish, other sea creatures and plenty of debris into my property. In Ivan my house was flooded and my garden destroyed from over 5 feet of seawater. Property to my south experienced even higher flooding.

The changes since that time include the destruction of much of the buffer zone that protected our homes and families. In addition, other inland developments, including this project, that cover the porous ground with cement, add to the risk of catastrophic flooding. It is worth noting that the storm surge from hurricane Ivan came in during low tide, otherwise the losses would have been unimaginable.

My other concern is the noise, pollution, disruption, accident risk and traffic congestion created by the possibility of over 200 cars entering and exiting on the otherwise relatively quiet Willie Farrington Rd. This will be challenging for residents of the project especially during peak hour traffic, and a frightening prospect in the event of a fire or other emergency causing mass evacuation. I feel strongly that this project poses a serious accident risk to its residents and other road users.

Thank you for taking these concerns seriously and including your professional advice when submitting this message along with the relevant submission to the CPA.

Objector 3 - Letter #2

Further to my letter of 26th March expressing concerns and seeking information on the above development I am in receipt of the second planning notice regarding additional units and rooms and a set back variance.

I object to the addition of units from 93 to 95 on the grounds that the addition will result in greater loss of the protective buffer and the wetlands that provide for flood runoff. This has the potential to create an unsafe neighborhood involving catastrophic damage and loss of life from flooding.

I object to the increase in the number of bedrooms to 119 on the grounds that this is not in keeping with character of the low density neighborhood.

I further object to the increase in the number of bedrooms on the grounds that by introducing some 200 new vehicles into the neighborhood the project will have a detrimental effect on the safety and well being of the neighborhood and other users of Willie Farrington Road.

I object to the variance and this cannot be justified when there are several acres of land on which the project could be designed in compliance with the Law.

I would appreciate it if this objection is submitted to the CPA to be read with my letter of 26th March and I trust that these objections and concerns will be taken seriously.

APPLICANT'S LETTER

Further to the application submitted in relation to the above referenced Project, we hereby request for a Lot Width Variance which requires a minimum 100' in a Low-Density Residential Zone

We would appreciate your consideration for this variance request on the following basis:

- (1) Under Regulation 8 (13)(d), the adjoining property owners have been notified of the application.*
- (2) Under Regulation 8 (13)(b), the characteristics of the proposed development are consistent with the character of surrounding area and the proposal will not be materially detrimental to persons residing to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare. We'd like to present the following points for consideration:*
 - a. While the lot width adjacent to the main public road is at 87'-1" and below the required 100' minimum width wide, due to the irregular shape of the property.*
 - b. In consideration of the irregular shape of the property, the width of the general concentration of the development is approximately 418' wide and the entire lot size is more than sufficient to sustain the full capacity of the development.*
 - c. The design of the entire development does not intrude, obstruct, or disturb the existing community and neighborhood.*

We look forward to the CPA board's favorable consideration to this request for variances.

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located on Willie Farrington Drive in West Bay.

The proposal is for 95 apartments with 119 bedrooms and parking for 219 vehicles.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Suitability for Apartments

Regulation 9(8) states that apartments are permitted in suitable locations in a Low Density Residential Zone.

The Department has reviewed the GIS mapping for the area and would note that there appears to be apartments and townhouses existing to the east and south of the subject property.

The Authority should discuss whether the area is suitable for the proposed number of apartments.

2) Lot Width (99.9' vs 100')

Regulation 9(8)(g) states that the minimum lot width for townhouses shall be 100 feet.

The subject parcel has a minimum width at the road of 87 feet.

The applicant has submitted a variance letter and the Authority should discuss whether the request is justified in this instance.

SUPPLEMENTARY ANALYSIS

Subsequent to the decision to adjourn the application on July 19, 2023, comments from the National Roads Authority have been received and are noted above. Also, the Department has confirmed that all objections on record are now contained within the Agenda. There have been no changes to the plans.

2.0 APPLICATIONS

(Items 2.6 to 2.19)

2.6 WESTON WILLIAMS (IWB Architecture) Block 27D Parcel 94 (P22-0793) (\$250,000) (EJ)

Application for an after-the-fact duplex.

FACTS

<i>Location</i>	Yellowstone Street, North Sound Estates
<i>Zoning</i>	LDR
<i>Notification result</i>	No objectors
<i>Parcel size proposed</i>	0.30 ac. (13,068 sq. ft.)
<i>Parcel size required</i>	25,000 sq. ft.
<i>Current use</i>	duplex & ATF duplex
<i>Proposed building size</i>	787 sq. ft.
<i>Total building site coverage</i>	20.69%
<i>Required parking</i>	3
<i>Proposed parking</i>	4

BACKGROUND

1986 – permission granted for a house.

September 20, 2006 – The Department granted permission for an addition to create a duplex (never constructed)

September 21, 2017 – The Department issued an enforcement notice (CE17-0108).

July 27, 2018 – approval granted permission for an addition to create a duplex.

December 15, 2021 – an enforcement notice (CE21-0222) issued for the atf duplex.

Recommendation: Discuss the application, **for the following reason:**

- 1) Lot size variance (13,068 sq. ft. vs 25,000 sq. ft.)

APPLICANT'S LETTER

I was told to write you a letter and request a lot size variance exemption for the addition done to my home, and give reason for wanting lenience.

I am not one to disobey laws are one who deliberately break polices or regulation but under the circumstances in which I am faced I saw it necessary to do what I did. I am a hard-working person who believes that no matter what life throws at me I need to find a

way to overcome, the cost of living in the Cayman Island has gotten to a point where living has become somewhat difficult and prices in all aspects of purchasing have gone up where my expenses have exceeded my income.

I have been working at the same company for over fifteen years and while my salary was ok and I was able to manage my bills, it has gotten to the point where I have to choose between food and paying my mortgage.

I have even gone as far as to start doing a part time job but even with that it was difficult to make ends meet. Because of this I decided to add two rental units in the back of my yard seeing that I had the space, this was done not to gain wealth or to live a life of luxury, it was done because of my financial situation, I have not left this Island for over four years and the Pandemic has made it even harder, I say this to express how desperate I am just to pay bills and to afford my mortgage and just to have the basic needs to survive in this country. This is my home and I have nowhere else to go so the little that I have which is my house I am fighting hard to keep.

Mr. Pandohie I humbly ask for some lenience on the addition that I have made to my property so that can keep my house and to maintain me and my family.

PLANNING DEPARTMENT ANALYSIS

General

The after-the-fact one by one-bedroom duplex is the result of enforcement notice CE21-0222 and is located on Yellowstone Street in North Sound Estate.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Minimum lot size

The after the fact duplex is located on the subject parcel of 13,068 sq. ft. vs 12,500 sq. ft. which would meet regulations 9 (8)(e) per duplex; however, there is an existing duplex on the subject parcel which would require a total of 25,000 sq. ft.; consequently, the applicant is seeking a 11,932 sq. ft. lot size variance for both duplexes.

Interesting to note that in 2017, CE17-0108, an enforcement notice on the subject parcel for enclosing of garage space to increase habitable space. Therefore, the subject has two duplexes with both already being occupied.

The Authority is asked to consider the merits of the applicant's letter and to bear in mind that the North Sound Estate area has hundreds of parcels that is similar in lot size and therefore should be concern for any proliferation of applications.



Photos courtesy of CE21-0222.



Photos courtesy of Google Maps.

2.7 EVELIN MENA (Brewster's Designs) Block 24E Parcel 486 (P23-0584) (\$60,000) (NP)

Application for a temporary house.

FACTS

<i>Location</i>	Prospect Drive in Prospect
<i>Zoning</i>	Low Density Residential
<i>Notification result</i>	Not Applicable
<i>Building Area</i>	672 square feet
<i>Current use</i>	Vacant

BACKGROUND

February 1, 2023 (CPA/03/23; Item 2.18) – The Authority resolved to grant planning permission for a duplex on the property. (P22-0677)

Recommendation: Discuss the application, for the following reason:

- 1) Temporary nature of the application

PLANNING DEPARTMENT ANALYSIS

General

The subject parcel is located on Prospect Lane in Prospect.

The property is presently vacant and has planning permission for a duplex.

The applicant is seeking planning permission for a temporary house with 672 square feet of area.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Temporary Nature of the Application

The Authority has found over the years that many temporary houses or structures end up becoming permanent. It is noted that the permission for a duplex is relatively recent and the owner has the option to build in stages.

2.8 LENNY HEW (Abernethy & Assoc.) Block 69A Parcel 164 (P22-1055) (\$3,773) (EJ)

Application for a two (2) lot subdivision.

FACTS

<i>Location</i>	Sunnyfield Road, East End
<i>Zoning</i>	AGR
<i>Notification result</i>	No objectors
<i>Parcel size proposed</i>	32.7 ac. (1,424,412 sq. ft.)
<i>Parcel size required</i>	21,780 sq. ft.
<i>Current use</i>	Vacant

BACKGROUND

April 22, 2022 – Approval granted for a two-lot subdivision (P21-1138). This subdivision created a parcel where the current plan shows lot 1. The final survey plan has been signed, but it has not yet been registered to create the parcel.

Recommendation: Discuss the application, **for the following reason:**

- 1) Road parcel vs VROW

AGENCY COMMENTS

Comments from the Water Authority and Department of Environment are noted below.

Water Authority

Water Supply:

The proposed development site is located within the Water Authority's piped water supply area.

- *The developer shall contact Water Authority's Engineering Services Department at 949-2837 without delay to be advised of the site-specific requirements for connection to the piped water supply.*
- *The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- *The developer shall install the water supply infrastructure within the site, under the Water Authority's supervision, and in strict compliance with the approved plans and Water Authority Guidelines for Constructing Potable Water Mains. The Guidelines and Standard Detail Drawings for meter installations are available via the following link to the Water Authority's web page: <http://www.waterauthority.ky/water-infrastructure>.*

The Authority shall not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority.

Stormwater Management

*This development is located over the **East End fresh water lens** or within the 500m buffer zone of the lens. In order to protect the fresh water lens, the Water Authority requests that stormwater drainage wells are drilled to a maximum depth of 80 ft. below the water table instead of the standard depth of 100ft as required by the NRA.*

Wastewater Treatment:

- *The developer is advised that wastewater treatment and disposal requirements for built development are subject to review and approval by the Water Authority.*

Department of Environment

This review is provided by the Director of the Department of Environment (DoE) under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

*The application site consists of a mixture of primary dry forest and primary dry shrubland habitats and man-modified areas. These habitats are of high ecological value and provide a biodiverse habitat for native wildlife including Grand Cayman Blue Iguanas (*Cyclura lewisi*). The DoE previously provided comments for a two-lot subdivision on this site in 2021 under planning application reference: P21-1138.*

The concerns regarding Blue Iguanas and the retention of primary habitat remain. However, the DoE does not object to the modification of the subdivision as long as Conditions 2 and 3 of the previous Planning Decision Letter (P21-1138) dated 22 April

2022 are upheld. For convenience, we reiterate our original comments regarding this site below.

Blue Iguanas

The subject parcel falls within the natural distribution range of the Blue Iguanas that have been released into the Salina Reserve and their presence has been confirmed near Sunnyfield Road. Blue Iguanas are listed as endangered on the IUCN Red List and they are a Part I protected species under the National Conservation Act (2013) making them a species 'protected at all times'.

Blue Iguanas are endemic to Grand Cayman meaning they are unique to Cayman and found nowhere else on earth. They are an iconic Caymanian flagship species and their presence serves as a valuable tourism asset. Blue Iguanas typically live solitary, territorial lives. As they reproduce and seek to establish territory the urbanisation of valuable primary habitat continues to be a concern for the future of our wild population that rely on this habitat to forage, shelter and nest.

Importance of Primary Habitat

Primary habitat is mature habitat in its natural state, otherwise uninfluenced by human activity where ecological processes are not significantly disturbed. These habitats are often very old, existing long before humans and may consist of many endemic and ecologically important species.

*The subject parcel and surrounding area currently serve as a wildlife corridor connecting two extremely important conservation areas: the **Colliers Wilderness Reserve** and the **Salina Reserve**. Habitat loss and fragmentation are huge threats to our wildlife. Our native species have complex daily requirements that require them to travel safely from place to place, looking for nesting sites, food, water, a resting haven and shelter. With the increased urbanisation of the island, wildlife corridors are vital for the survival of our species. They bridge the gap between habitats which otherwise would be small and isolated and join them together. Linking core wildlife habitats helps to restore and preserve biodiversity, allowing movement between important habitats to maintain genetic diversity in wildlife populations. Without this, local extinctions can occur.*

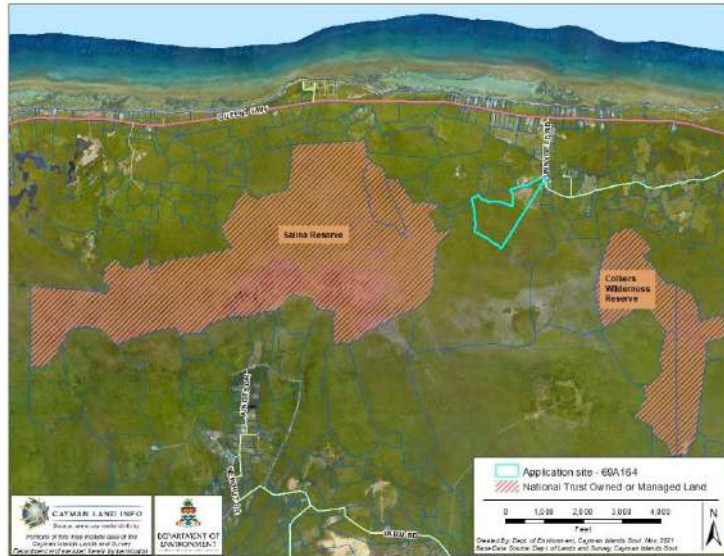


Figure 1: Aerial image showing the subject parcel in relation to the Salina Reserve and Colliers Wilderness Reserve. Base imagery source: Lands & Survey 2018 aerial imagery.

Primary habitat can be retained and utilised in a variety of ways on a parcel:

- *It can be retained along parcel boundaries and between buildings to serve as privacy buffers/screening.*
- *It can be incorporated into the landscaping schemes for low-maintenance low-cost landscaping,*
- *It can serve as an amenity, providing green space and shade for those who live nearby/on the property.*
- *It can assist with on-site stormwater management and drainage.*
- *It can remain as a habitat for endemic wildlife (helping contribute to the conservation of our local species).*
- *It can help cut back on carbon emissions by leaving the habitat to act as a carbon sink through avoiding its destruction and allowing natural processes to occur which assist with the removal of carbon dioxide in the atmosphere.*
- *When located in an area of wider primary habitat, wildlife corridors can be created connecting areas of a habitat that would have otherwise been isolated through development, allowing for the movement of animals and the continuation of viable populations.*

*For these reasons, we do not support clearing beyond the already impacted area (see Figure 1). Heavy machinery can crush or bury iguanas and their nests. It is therefore crucial that **no mechanical clearing, excavation or filling takes place prior to DoE consultation**. Should minor clearing be required, mechanical clearing must not take place during the Blue Iguana nesting season (1 June – 30 September yearly) without DoE consultation.*

Should the Central Planning Authority or Planning Department be minded to grant planning permission for the proposed subdivision, the DoE recommends the inclusion of the following conditions in the Planning approval to minimise impacts to Blue Iguanas and this important primary habitat.

- 1. There shall be no land clearing, excavation, filling or development of the resultant subdivided parcels without planning permission for such works being granted.*
- 2. Hand-clearing should be minimal and not extend into the primary habitat.*
- 3. Any future development, clearing, filling or excavation of the resultant subdivided parcels shall be the subject of a separate consultation with the Central Planning Authority and National Conservation Council.*

PLANNING DEPARTMENT ANALYSIS

General

The proposed two-lot subdivision is located on Sunnyfield Road in East End.

Zoning

The property is zoned Agriculture / Residential.

Specific Issues

1) Road vs VROW

The proposed two-lot subdivision is to create a two-acre (lot-2) with a 30' VROW over the remaining 30.7 (lot-1). The proposed meets all planning regulations for lot size and width; however, the Authority is asked to consider if the proposed 30' VROW vs 30' road parcel is sufficient bearing in mind the potential future development for remaining lot-1.

2.9 GEORGE P. EVANS (Brewster's Designs) Block 45A Parcel 202 (P23-0058) (\$30,000) (NP)

Application for an after-the-fact shed, containers & porch.

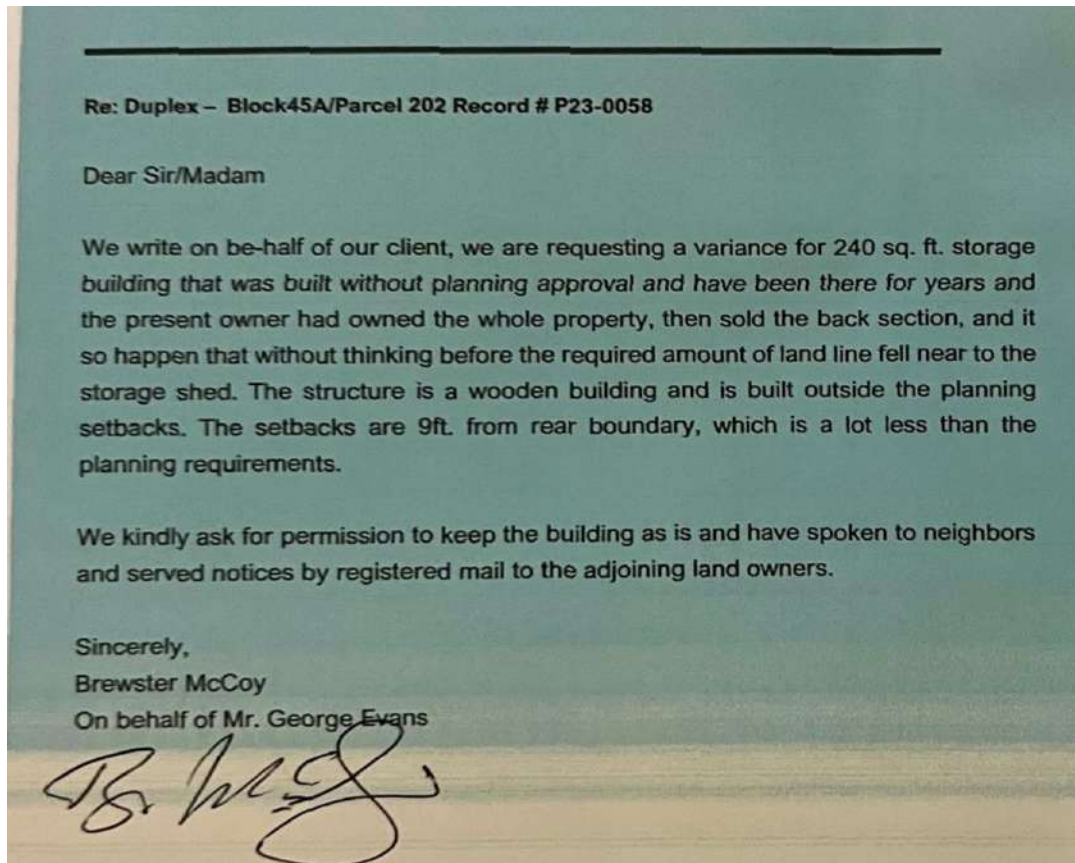
FACTS

<i>Location</i>	Chisholms Drive in North Side
<i>Zoning</i>	Medium Density Residential
<i>Notification result</i>	No objections
<i>Parcel size proposed</i>	22,298.4 square feet
<i>Parcel size required</i>	7,500 square feet
<i>Current use</i>	House & Ancillary Buildings

Recommendation: Discuss the application, for the following reasons:

- 1) after the fact nature of the application
- 2) rear setback (9'11" vs 20')
- 3) visual appearance

APPLICANT'S LETTER



PLANNING DEPARTMENT ANALYSIS

General

The subject parcel is located on Chisholms Drive in North Side.

The property contains a total of one house and four outbuildings.

The applicant is seeking after the fact permission for the following items:

- two 8 x 10 containers
- one 8 x 20 container
- one 12 x 10 storage shed
- a 120 sq ft porch addition on the front of the house

Zoning

The property is zoned Medium Density Residential.

Specific Issues

1) After the fact Nature of the Application

The Planning Department would note that this is an after the fact application for all of the structures listed above.

2) Proposed Rear Setback (9'11" vs 20')

The proposed detached storage shed located to the rear of the house has a 9'11" setback to the rear boundary.

Regulation 8(7)(i) requires a minimum 20' setback.

The applicant has submitted a variance letter and the Authority should consider whether a variance is appropriate in this instance.

3) Visual appearance

The Authority is asked to determine if the visual appearance of the containers and shed detracted from the amenity of the area and if so, if mitigation measures are required.

2.10 PATRICK LEVER (JMP Construction) Block 20D Parcel 438H11 (P23-0027) (\$12,000) (MW)

Application for a covered patio addition.

FACTS

<i>Location</i>	Old Crewe Rd., George Town
<i>Zoning</i>	Low Density Residential
<i>Notification result</i>	No Objectors
<i>Parcel size proposed</i>	2.168 ac. (94,438.08 sq. ft.)
<i>Parcel size required</i>	25,000 sq. ft.
<i>Current use</i>	existing townhouse development
<i>Proposed building size</i>	210 sq. ft.
<i>Total building site coverage</i>	23.01%

BACKGROUND

April 10, 2019 – (32) Unit Townhouses, (33) Raw Land Strata Lots, Covered Parking, Cabana, Swimming Pool, 3' & 6' boundary walls & sign – the application was considered and it was resolved to grant planning permission. (CPA/07/19; Item 2.1)

September 11, 2019 – Modification to Site Plan – Add LPG tanks – the application was considered and it was resolved to grant planning permission. (CPA/19/19; Item 2.2)

October 8, 2019 – Modification to revise layout of cabana – the application was considered and it was resolved to grant planning permission.

July 3, 2020 – Modify site, floor plans and elevations – the application was considered and it was resolved to grant planning permission.

October 19, 2020 – Modify the floor layout, elevations & reduce floor area of cabana; 392 sq. ft. – the application was considered and it was resolved to grant planning permission.

February 24, 2021 – Modification to pool & cabana – the application was considered and it was resolved to grant planning permission.

Recommendation: Discuss the application, **for the following reason:**

- 1) Strata lot side setback (2'-6" vs. 10')

APPLICANT'S LETTER

Further to the submitted application of a patio addition on Block 20D Parcel 438H11, JMP Construction requests a variance on the patio rear setback from 20' to 10' to the strata line.

We request permission for the subject matter per the drawings provided and humbly give the following reasons:

- 1) The proposed variance does no harm to either public or private interests and is not injurious to any property or interest. It will not encroach or infringe on any neighbouring property, impose any hardship on any neighbours, or create a situation where any neighbour's quality of life, property value, or peaceful co-existence would*

- be negatively affected. The characteristic of the development is being consistent with the surrounding neighbourhood.*
- 2) The surrounding characteristic of the development is townhouses use on which a numerous amount of patio additions has been incorporated and are being constructed. We have identified similar covered patios on 20D408, 20D430, 20D436, 20D437, 22E182, 22E183, 22E260, 22E223 and 23B64.*
 - 3) This variance request applies to the Strata line only. The distance to the side property line is 63'-5" (10'-0" required). The property is separated to the adjacent property by a lake and a broad natural mangroves area.*
 - 4) The Strata Executive Committee of the property have fully approved alterations of the rear gardens with fixed structures for the enjoyment of families and have provided a guidelines binder which we have followed on the submitted design – see guidelines attached.*
 - 5) The proposed patio will maintain the aesthetic nature of the existing development matching the same materials and colours.*
 - 6) Per section 8(13)(d) of the Planning Regulations, the adjoining property owners have been notified of the lesser setback to the Strata line associated with the application and they have not objected.*

We would like to thank you for your consideration of this matter.

PLANNING DEPARTMENT ANALYSIS

General

The application is for a covered patio addition; 210 sq. ft. located on Old Crewe Rd., George Town.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Strata lot side setback

Regulation 9(8)(j) of the Development & Planning Regulations (2022 Revision) states “*the minimum side setback is 10 feet for a building of one story.*” Although the proposed covered patio meets the required side setbacks from the property boundary with a distance of 63'-5", the proposed covered patio would be setback from the strata property line at approximately 2'-6" as the required side boundary minimum requirement is 10' the proposed would have a difference of 7'-6 respectively.

The Authority should assess if there is sufficient reason and exceptional circumstances that exists in accordance with Section 8(13) to warrant granting the proposed strata lot side setback variance.

2.11 RAINBOW DEVELOPMENT LTD. (AE Designs) Block 15B Parcel 247 (P23-0507) (\$3.2 Million) (NP)

Application for two duplexes, four pools, a wall and two signs. There is a 4 lot land strata subdivision associated with this application under item 2.12 of this Agenda.

FACTS

<i>Location</i>	Sandalwood Crescent in George Town
<i>Zoning</i>	Low Density Residential
<i>Notification Results</i>	No Objections
<i>Parcel size</i>	26,022.7 sq ft.
<i>Parcel size required</i>	25,000 sq ft
<i>Current use</i>	Vacant
<i>Proposed use</i>	2 duplexes, pools, wall, signs
<i>Site coverage</i>	28.9%
<i>Required parking</i>	4
<i>Proposed parking</i>	4

BACKGROUND

NA

Recommendation: Discuss the application, **for the following reasons:**

- 1) Proposed wall height (5' vs 4')
- 2) Solid waste setback (2' vs 6')
- 3) Pool deck rear setback (16' vs 20')

APPLICANT'S LETTER

On behalf of my client Rainbow Development, we are pleased to submit a letter of variance for the two points below.

- 1. Property wall of 5ft high*
- 2. Garbage enclosure setback*

We understand the minimum side setback for the garbage enclosure has been recently enforced by the planning department to 6ft from the side boundary. However, many homeowners and immediate adjacent properties have their garbage enclosures installed right against their property boundary and to the road. My client would like to kindly request a variance on the garbage enclosure setback from 6ft to 2ft from the side boundary.

Please see image below as this refers to the current conditions of the street and adjacent owners' garbage enclosures.



In Addition, we would like to request a wall height variance from 4ft to 5ft to add additional privacy to the future homeowners. We don't see where the additional 1ft height would have any negative impact on the neighbors or community surrounding this project.

In connection to this variance letter, please find enclosed the following:

- *Revised Planning Drawings dated [26-June-2023 Rev1](#)*

We are kindly requesting CPA approval and a variance granted for the side setback and lot width for this development.

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located on Sandalwood Crescent in George Town.

The property is currently vacant and the proposal is for two identical duplexes, four pools, a 5 foot wall, and two signs.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Wall height

CPA Guidelines state that the maximum height of a wall shall be 4 feet.

The applicant is proposing a 5 foot high wall and has submitted a variance request for the wall height.

2) Solid waste enclosure side setback

Regulation 8(7) requires that solid waste storage areas be setback a minimum of 6 feet from adjacent property boundaries.

In this instance, the solid waste enclosures would be 2 feet from the adjacent and proposed property boundaries.

The Authority should consider whether the applicant's variance request is satisfactory in this instance.

3) Pool deck rear setback

The deck for the pool for Duplex 1 – Unit A is 16' vs the required 20'. The pool itself is setback 23'. The Authority needs to determine if the setback is acceptable.

2.12 RAINBOW DEVELOPMENT LTD. (Eric Cronier) Block 15B Parcel 247 (P23-0538) (\$10,000) (NP)

Application for a 4 lot land strata subdivision. This application is associated with item 2.11 of this Agenda.

FACTS

<i>Location</i>	Sandalwood Crescent in George Town
<i>Zoning</i>	Low Density Residential
<i>Notification Results</i>	No Objections
<i>Proposed Parcel size</i>	6,100 to 6,900 sq ft.
<i>Parcel size required</i>	12,500 sq ft
<i>Proposed Parcel Width</i>	37 & 38 feet
<i>Parcel Width Required</i>	80 feet
<i>Current use</i>	Vacant
<i>Proposed use</i>	2 duplexes

Recommendation: The decision on this application will be determined by the decision of item 2.11 of this Agenda.

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located on Sandalwood Crescent in George Town.

The property is currently vacant and the proposal is for a four lot land strata subdivision. There is an associated Duplex application (P23-0507).

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Regulation 9(8)(ja)

The individual strata lots would not satisfy the various development provisions of the LDR zone but Regulation 9(8)(ja) states that “the minimum lot size, lot width, setbacks and site coverage for land strata lots and volumetric parcels which are intended to allow the conveyance of dwelling units in an approved duplex, apartment building or townhouse shall be at the discretion of the Authority”.

2.13 EVERTON VIDAL (TSC Architecture) Block 25C Parcel 111 (P23-0049) (\$230,000) (EJ)

Application for addition to house to create a duplex.

FACTS

<i>Location</i>	Jasmin Lane
<i>Zoning</i>	LDR
<i>Notification result</i>	No objectors
<i>Parcel size proposed</i>	0.33 ac. (14,374 sq. ft.)
<i>Parcel size required</i>	12,500 sq. ft.
<i>Current use</i>	House & Shed
<i>Proposed building size</i>	1,285 sq. ft.
<i>Total building site coverage</i>	11.10%
<i>Required parking</i>	2
<i>Proposed parking</i>	2

BACKGROUND

1997 - The Authority granted permission for a one-bedroom house.

August 18, 2006 – The department granted permission for house addition and swimming pool.

February 29, 2008 – The department granted permission for a house addition and swimming pool.

Recommendation: Discuss the application, **for the following reason:**

- 1) Rear setback variance (16’-8” vs 20’)

APPLICANT’S LETTER

This letter is written on behalf of Everton Vidal; he recently applied to the department for a 2- story addition to the existing house to create a Duplex on the referenced property. The

total square footage is 1,285. As required, notices were sent by registered mail to all owners within an 80 feet radius on July 12th, 2023. He requested a side setback variance and would like the board's consideration.

As per section 8 (13) (b), (iii), there is sufficient reason to grant a side setback variance as exceptional circumstances exist, which may include the fact; the proposal will not be materially detrimental to persons residing or working in the vicinity to the adjacent property or the public welfare.

PLANNING DEPARTMENT ANALYSIS

General

The two-bedroom (two-storey) addition to create duplex on Jasmin Lane in Spotts, George Town.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Minimum rear setback

The applicant is seeking permission from the Authority for the proposed addition to create a duplex; however, the proposed addition does not meet the required rear setback proposed at 16'8" vs 20' not meeting regulations 9(8)(i).

2.14 JEWEL STUDENHOFFT (Roland Bodden & Co.) Block 4C Parcel 139 (P22-1168) (\$11,150) (MW)

Application for a 7 lot subdivision.

FACTS

<i>Location</i>	Capt. Reginald Parsons Dr., West Bay
<i>Zoning</i>	Low Density Residential
<i>Notification result</i>	No Objectors
<i>Parcel size proposed</i>	1.62 ac. (70,567.2 sq. ft.)
<i>Parcel size required</i>	10,000 sq. ft.
<i>Current use</i>	Existing Digicel cell tower.

BACKGROUND

December 10, 2003 – Proposed telecom antennae – the application was considered and it was resolved to grant planning permission. (CPA/35/03; Item 3.024)

December 10, 2003 -Proposed radio base station – the application was considered and it was resolved to grant planning permission. (CPA/35/03; Item 3.024)

December 10, 2003 – Proposed fence – the application was considered and it was resolved to grant planning permission. (CPA/35/03; Item 3.024)

March 24, 2004 – Proposed storage building – the application was considered and it was resolved to grant planning permission. (CPA/06/04; Item 2.24)

October 5, 2005 – Proposed (3) bedroom house & guest quarters – the application was considered and it was resolved to grant planning permission.

October 5, 2005 – Proposed Pool – the application was considered and it was resolved to grant planning permission.

August 3, 2011 – Generator for Logic – the application was considered and it was resolved to grant planning permission. (CPA/16/11; Item 2.16)

Recommendation: Discuss the application for the following reason:

- 1) Size of LPP (4.94% vs 5%)

AGENCY COMMENTS

Comments from the Water Authority, National Roads Authority and Department of Environment are noted below.

Water Authority

Please be advised that the Water Authority's requirements for this development are as follows:

Wastewater Treatment:

Please be advised that the development is outside the Water Authority's West Bay Beach Sewage System (WBBSS) collection area; therefore, the required onsite treatment of wastewater will be specified by the Water Authority when the proposal for built development is reviewed.

Water Supply:

Please be advised that the proposed development site is located within the Cayman Water Company's (CWC) water supply area.

- *The developer is required to notify the Cayman Water Company without delay, to be advised of the site-specific requirements for connection.*
- *The developer shall provide water supply infrastructure per CWC's specification and under CWC's supervision.*

If there are questions or concerns regarding the above, please email them to: development.control@waterauthority.ky

National Roads Authority

As per your email of January 12th, 2023, the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

Stormwater Management Issues

A comprehensive drainage plan needs to be provided by the applicant for the entire project.

The applicant shall demonstrate that the Stormwater Management system can be designed to include storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and nearby public roadways are not subject to stormwater runoff from this site.

Infrastructure Issues

*The NRA advises the CPA to require the developer to provide for signage (stop signs, etc.), street lighting and any other traffic calming measures on the proposed roads of the subdivision. Once the roadway has been taken over as a public road, the NRA can then assume this responsibility. **This site will need a stop sign with stop bars at the junction of Capt. Reginald Parsons Drive.***

A thirty (30) ft. wide road parcel needs to be provided in order to have adequate access as the NRA does not endorse the use of vehicular ROWs.

The subdivision's road base shall be constructed to NRA minimum design and construction specifications for subdivision roads - this includes elevations, minimum longitudinal slopes and minimum cross fall of minus 2 percent from the centre line to the shoulder.

The roadway shall be Hot Mix Asphalt (HMA). The NRA shall inspect and certify the road base construction prior to HMA surfacing activities.

All internal roadway curves (horizontal alignment) shall be no less than 46 feet centreline radius. This requirement ensures that the minimum vehicle sweeps for a standard garbage and/or fire truck can be accommodated by the site layout.

Should you have any questions, please do not hesitate to contact the undersigned.

Department of Environment

This review is provided by the Director of the Department of Environment under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013). The Department of Environment confirms that we have no comments at this time.

PLANNING DEPARTMENT ANALYSIS

General

The application is for a (7) lot subdivision located on Capt. Reginald Parsons Dr., West Bay.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) LPP size

Regulation 28 allows the Authority to require LPP in an amount not exceeding 5% of the gross area of the land. In this instance, the applicant is proposing lot 5 as LPP and that amounts to 4.94% of the gross area of the land. The Authority should determine if this is acceptable or if the subdivision needs to be redesigned such that lot 5 is slightly increased in size.

2.15 ADAM & KATHERINE JACKSON (Architectural Designs & Cayman Contemporary Style) Block 5C Parcel 23 (P23-0419) (\$6,000) (MW)

Application for a 6' wooden picket fence.

FACTS

<i>Location</i>	Elizabeth St., West Bay
<i>Zoning</i>	Low Density Residential
<i>Notification result</i>	No Objectors
<i>Parcel size proposed</i>	0.5 ac. (21,780 sq. ft.)
<i>Current use</i>	Approved Residence under construction

BACKGROUND

September 24, 2021 – House – the application was considered and it was resolved to grant planning permission.

Recommendation: Discuss the application, **for the following reasons:**

- 1) Fence height (6' vs. 4')

PLANNING DEPARTMENT ANALYSIS

General

The application is for a 6' high wooden picket boundary fence to be located on Elizabeth St., West Bay.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Fence height

The CPA fence guideline 4.3.1 stipulates that “*In residential and tourism-related*

zones, no part of a solid wall or fence should exceed 48 inches in height” - The proposed wooden picket boundary fence would be 6’ a difference of 2’. The applicant’s plans indicate there is an existing 6’ fence along half of the easterly boundary and they propose to extend that fence along the remainder of that boundary and then along the rear boundary and westerly side boundary. The fence is not situated along the road.

The Authority should assess if there is sufficient reason granting planning permission for the proposed fence height.

2.16 TRAVIS PARSONS (GMJ Home Plans Ltd.) Block 27C Parcel 495 (P23-0387) (\$62,000) (MW)

Application for an after-the-fact addition to unit A of the existing duplex and an after-the-fact deck.

FACTS

<i>Location</i>	Dugan St., Bodden Town
<i>Zoning</i>	Low Density Residential
<i>Notification result</i>	No objections
<i>Parcel size proposed</i>	0.2224 ac. (9,687.744 sq. ft.)
<i>Parcel size required</i>	12,500 sq. ft.
<i>Current use</i>	existing duplex; 1,770 sq. ft.
<i>Proposed building size</i>	2,125 sq. ft.
<i>Total building site coverage</i>	21.93%
<i>Required parking</i>	2
<i>Proposed parking</i>	3

BACKGROUND

November 27, 1989 – Proposed House – the application was considered and it was resolved to grant planning permission.

Recommendation: Discuss the application, **for the following reasons:**

- 1) Rear setback (18’-7” (addition) / 7’-5” (deck) vs. 20’-0”)

APPLICANT’S LETTER

We write on behalf of the applicant, Mr. Travis Parsons, who is asking the Authority to allow the following variance in order to retain the subject addition for his personal use:

- *A rear setback variance – of 1ft 5in. as the subject addition to date exists at 18ft7in. from the rear property line instead of the required 20ft.*

As such, permission is requested for the subject variance and we humbly give the following reasons:

- 1. Per section 8(13)(d) of the Planning Regulations, the owners of the adjacent properties were notified by register mail and there were no objections to the current location of the structure from the rear property line.*
- 2. Per section 8(13)(b)(iii) of the Planning Regulations, granting the variances to allow this structure to remain as shown has not and will not cause it to be detrimental to persons residing or working in the vicinity, nor to the adjacent property, nor to the neighbourhood, or to the public welfare going forward.*
- 3. The construction to date consists of reinforced concrete block walls aligned with the front and rear walls of the existing structure, and a reinforced concrete slab and foundation built to match the existing finish floor level. When completed, the extension in no way will detract from the current aesthetics of the existing or the harmonious look of the area. Its location is the most suitable area on this property and any alteration at this time would be a time-consuming, cumbersome, and a costly exercise for Mr. Parsons.*
- 4. It is noted that there are neighbouring parcels that currently enjoy the use of structures that were built with reduced setbacks from rear property lines.*
- 5. The application complies with all other relevant planning requirements.*

We look forward to your favourable response to this variance request. Should you have any queries, please do not hesitate to contact us at 947-7020 or via email at gmj@candw.ky.

PLANNING DEPARTMENT ANALYSIS

General

The application is for an after-the-fact addition to unit A of the existing duplex and an after-the-fact deck located on Dugan St., Bodden Town.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Rear Setback

Regulation 9(8)(i) states “*the minimum rear setbacks are 20’*”. The existing ATF rear deck is currently 7’-5” from the rear boundary, in addition the ATF addition to unit A is currently 18’-7” from the rear boundary. The proposed will have a difference of 12’-7” (rear deck) & 1’-5” (ATF addition) respectively.

The Authority should assess if there is sufficient reason and an exceptional circumstance that exists in accordance with Section 8(13) to warrant granting the rear setback variance.

2.17 GREG ROMUNDT (Trio Design) Block 10A Parcel 147 (P23-0386) (\$80,000) (MW)

Application for a dock, 4' boundary fence with 5' columns & 6'-8" entrance gate.

FACTS

<i>Location</i>	Ironshore Dr., West Bay
<i>Zoning</i>	Low Density Residential
<i>Notification result</i>	No Objectors
<i>Parcel size proposed</i>	0.51ac. (22,215.6 sq. ft.)
<i>Parcel size required</i>	-
<i>Current use</i>	Vacant
<i>Proposed building size</i>	-
<i>Total building site coverage</i>	-
<i>Allowable units</i>	-
<i>Proposed units</i>	-
<i>Allowable bedrooms</i>	-
<i>Proposed bedrooms</i>	-
<i>Required parking</i>	-
<i>Proposed parking</i>	-

Recommendation: Discuss the application, **for the following reasons:**

- 1) Gate roadside setback (5'-1" vs. 12'-0")

AGENCY COMMENTS

Comments from the Department of Environment are noted below.

Department of Environment

This review is provided by the Director of the Department of Environment (DoE) under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

The application site is man-modified and of limited ecological value. We are encouraged that some native plants (e.g. green buttonwood) are being proposed in the landscaping scheme. Native plants are best suited for the conditions of the site, including the temperature and amount of rainfall. They are climate-appropriate and require less maintenance and irrigation. Landscaping with native vegetation also provides ecological benefits by creating habitat and food for native fauna such as birds and butterflies, promoting biodiversity and providing valuable ecosystem services.

Best management practices should also be adhered to during construction to reduce impacts on the environment and the canal, including impacts on water quality. Materials should be stockpiled away from the canal's edge to avoid run-off into the canal. Control measures should be put in place to address pollution from expanded polystyrene (EPS) beads on construction sites, for example, those used in insulating concrete forms (ICF). Polystyrene is not biodegradable, and the EPS beads can be consumed by wildlife when it enters the food chain. These beads are very difficult to remove once they enter the environment and they do not naturally break down.

If the Central Planning Authority or Planning Department is minded to grant planning permission for the proposed development, we recommend the inclusion of the following conditions in the approval:

- 1. All construction materials shall be stockpiled at a minimum of 20 feet from the canal edge to reduce the possibility of run-off washing material and debris into the canal causing turbidity and impacting water quality.*
- 2. If the construction uses insulating concrete forms (ICFs) or other polystyrene materials, measures (such as screens or other enclosures along with vacuuming) shall be put in place to ensure that any shavings, foam waste or polystyrene debris is completely captured on-site and does not impact the surrounding areas or pollute the adjacent marine environment.*
- 3. The dock shall have a minimum dock height of 4 feet and the installation of dock decking shall have a minimum of ½ inch spacing between decking boards to allow light penetration to occur to support marine life under the dock.*
- 4. The dock construction area shall be fully enclosed with silt screens with a 4-foot minimum skirt depth to contain any sedimentation or debris arising from the construction of the dock as depicted by the submitted site plan.*
- 5. The silt screens shall remain in place until the water contained inside the screens has cleared to the same appearance as the water outside of the screens.*

PLANNING DEPARTMENT ANALYSIS

General

The application is for a dock, 4' boundary fence with 5' columns & 6'-8" entrance gate to be located on Ironshore Dr., West Bay.

Zoning

The property is zoned Low Density Residential.

Specific Issues

1) Gate roadside setback

Regulation 8(18) states "walls and fences adjacent to a road shall be setback a minimum of 4' from the roadside parcel boundary, and vehicular gates adjacent to a road shall be setback a minimum of 12' from the roadside parcel boundary." The proposed gate would be 5'-1" from the road edge a difference of 6'-11". It would appear the gate could be relocated to the required 12' setback as the site is currently vacant.

2.18 CRICKET SQUARE LTD. (CGMJ) Block 14C Parcel 151 (P23-0158) (\$50,000) (NP)

Application for a parking lot (27 spaces).

FACTS

<i>Location</i>	George Town
<i>Zoning</i>	General Commercial
<i>Parcel size</i>	20,460.1 sq. ft.
<i>Parcel size required</i>	CPA Discretion
<i>Current use</i>	two dwellings
<i>Proposed use</i>	Paved Parking Lot

Recommendation: Grant planning permission.

AGENCY COMMENTS

Comments have been received from DOE:

Department of Environment

This review is provided by the Director of the Department of Environment (DoE) under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

The site is man-modified and of limited ecological value. That said, the DoE considers the conversion of large areas of land to paved parking to be poor use of land. There is an intention of the government (e.g. through the George Town Revitalisation Plan) to improve walkability and accessibility in central George Town. Large paved areas can discourage walking and decrease the vibrancy and liveliness of streetscapes, as well as contribute to environmental issues such as greenhouse gas emissions. Large paved areas can contribute to the heat island effect, raising local temperatures and leading to increased energy consumption to meet cooling demand. The impermeability of typical paving materials also increases the stormwater drainage demand for not only the site, but also the surrounding area.

We highly recommend that the applicant considers the incorporation of sustainable design features to help mitigate some of the environmental impacts associated with traditional single-level parking lots. Integration of renewable energy sources such as solar panels over the parking should be considered to help offset the additional cooling demand resulting from the additional paved area, as well as improve the utilisation of the land by adding other beneficial functions (e.g. renewable electricity, shading, etc.).

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located along Whitman Seymour Road in George Town.

The applicant seeks permission to create a 27space parking lot with access to other Cricket Square parking lots.

Zoning

The property is zoned General Commercial and there are no particular concerns with the application.

2.19 CAROLYN CHALONER (Johnson Design & Architecture) Block 15E Parcel 47 (P23-0490) (\$30,000) (NP)

Application for a change of use from a porch to classroom space.

FACTS

<i>Location</i>	Walkers Road & Stingray Drive in George Town
<i>Zoning</i>	Low Density Residential
<i>Notification Results</i>	No objections
<i>Parcel size</i>	9,757.4 square feet
<i>Parcel size required</i>	CPA Discretion
<i>Former use</i>	Porch
<i>Proposed Use</i>	Classroom Space

Recommendation: Grant planning permission

AGENCY COMMENTS

The following comments have been received to date.

Department of Education

Outdoor and indoor spaces as stated are in line with Education Regulations, 2017, space requirements.

National Roads Authority

As per your memo dated August 8th, 2023 the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

The NRA has no concerns or issues with the proposed change of use from porch to classroom. However the same conditions still apply.

Water Authority

Change-of-Use with Existing Septic Tank

If the developer proposes to utilize the existing septic tank and/or disposal well, the system shall be inspected and serviced per the Water Authority's Septic Tank Inspection Form.

Septic Tank Inspection Form: <https://bit.ly/2RO8MBB>

The completed inspection form shall be returned to the Water Authority for review and determination as to whether the existing system meets Water Authority design specifications. Any deficiencies noted will require repair or replacement prior to final approval for certificate of occupancy.

Water Supply

The proposed development site is located within the Water Authority's piped water supply area.

- The developer shall contact Water Authority's Engineering Services Department at 949-2837, without delay, to be advised of the site-specific requirements for connection to the public water supply.*
- The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- The developer shall install the water supply infrastructure within the site, under the Water Authority's supervision, and in strict compliance with the approved plans and Water Authority Guidelines for Constructing Potable Water Mains. The Guidelines and Standard Detail Drawings for meter installations are available via the following link to the Water Authority's web page: <http://www.waterauthority.ky/water-infrastructure>*

The Authority shall not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority.

Fire Department

The Fire Department has no objections to the proposal.

PLANNING DEPARTMENT ANALYSIS

General

The subject property is located in George Town at the corner of Walkers Road and Stingray Drive and operates as Sprogs Daycare.

The application is for a 301 square foot change in use from an existing porch to classroom space.

There is no associated increase in floor area or parking provided as the porch already exists and the new classroom would be served by existing staff.

Zoning

The property is zoned Low Density Residential.

3.0 DEVELOPMENT PLAN MATTERS

4.0 PLANNING APPEAL MATTERS

5.0 MATTERS FROM THE DIRECTOR OF PLANNING

5.1 PRESENTATION BY INTERNATIONAL CODE COUNCIL (ICC)

Appearance at 1:30

Members of the ICC requested a courtesy visit to meet the Central Planning Authority.

6.0 CPA MEMBERS INFORMATION/DISCUSSION