



## Department of Public Works

**To:** Milton Plan Commission  
**From:** Howard Robinson, Director of Public Works  
**Date:** July 5, 2016  
**Subject:** Discussion and Possible Action on a Site Plan Review for Sunset Apartments Expansion

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### Summary

Mike Lukas has requested a site plan review for the construction of three (3) new 8-unit apartments on East Sunset Drive (see attached site plan). These new apartment buildings will mirror the six existing 8-unit apartment buildings located along East Sunset Drive.

### Analysis

In addition to the site plan submittal, Mr. Lukas has provided a letter that describes the site plan requirements (attached). The site plan meets all requirements for this type of construction in the R-4 Residential Zone District.

When Mr. Lukas originally built the six existing apartment complexes, a Site Plan was reviewed and approved for full build out of the site. This new site plan mirrors that original plan, but must be resubmitted due to the length of time that has elapsed since the original approval.

The Site Plan does meet all ordinance requirements with one exception. The building on #553 needs to be moved 25-feet for a setback during construction. The plan shows 23-feet at this time. There is room to accommodate this change on the site during construction, and the applicant has agreed to make that change.

### Recommendation

Based on the site plan meeting all necessary requirements with the one exception that the applicant has agreed to address, the City Administration recommends approval of the site plan for the Sunset Drive Apartments expansion.