

# Alston Trace

3200-3208 Maldon Ct., 5714, 5716, 5718-5746 Maldon Dr.

Case No. 22-ZONE-0044

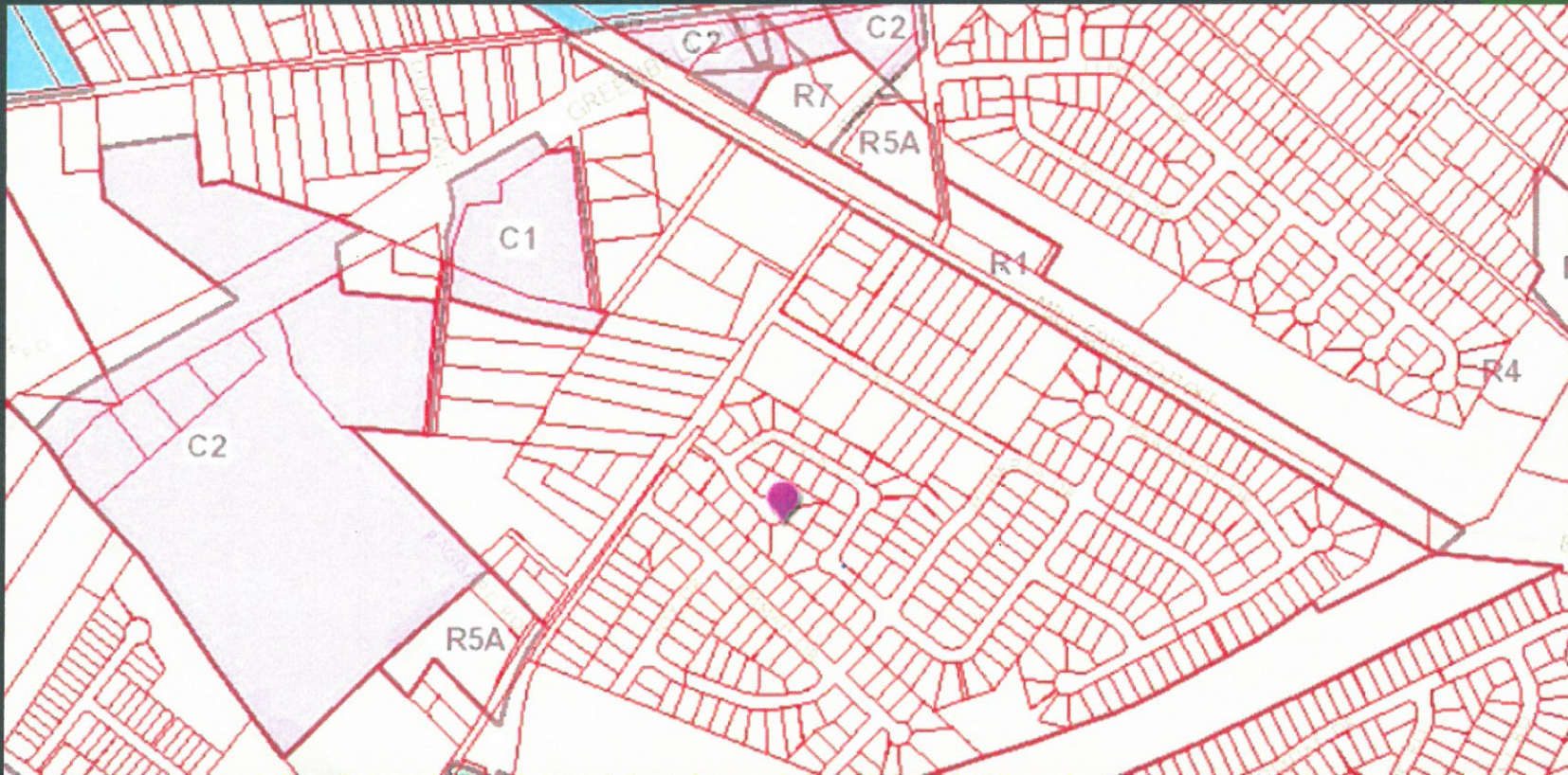
Change in Zoning from R-4 to R-5

Detailed District Development Plan/Major Preliminary Subdivision Plan

Waiver of Section 7.3.30E of the LDC

Variance from Table 5.3.1 of the LDC

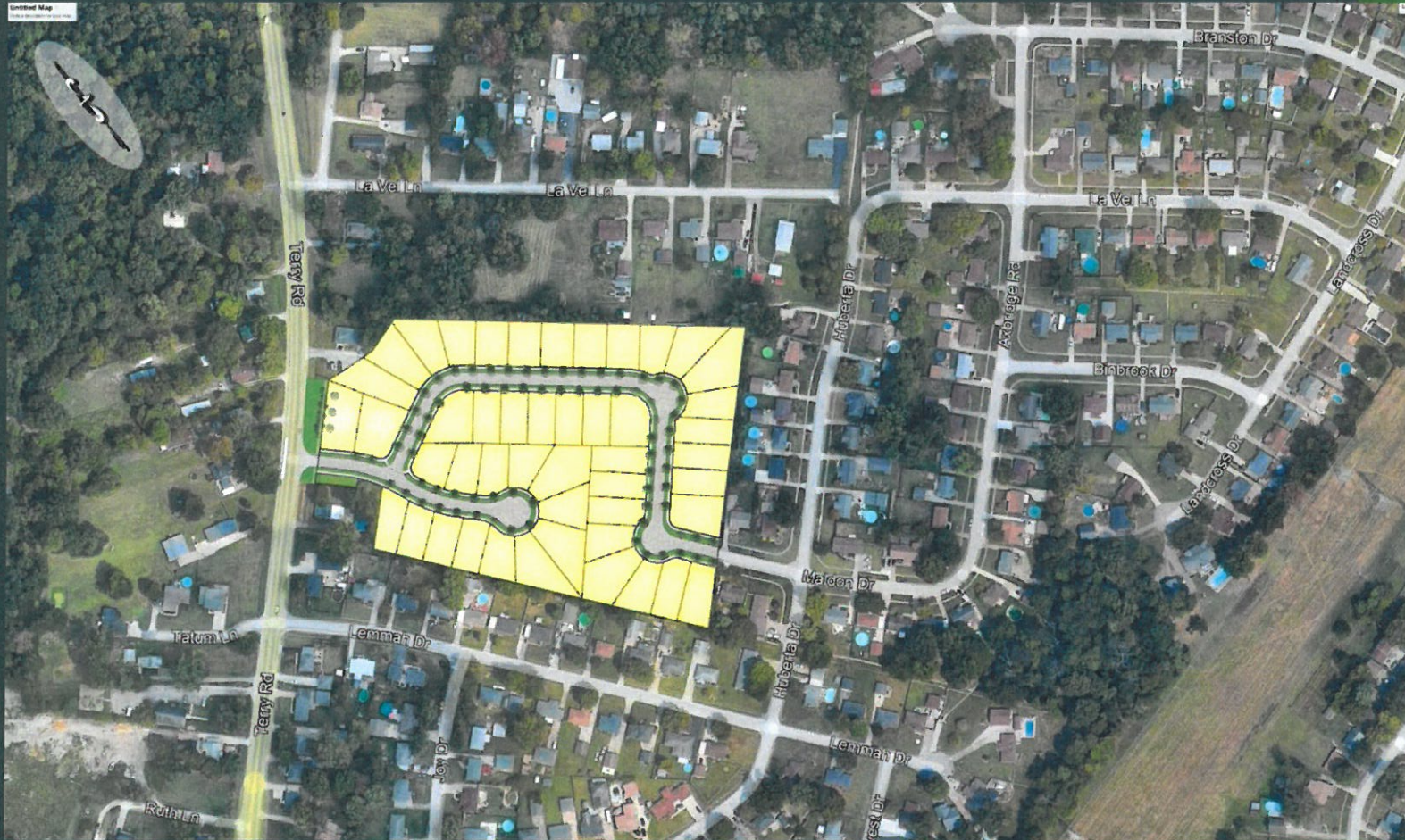
## Zoning in the Area



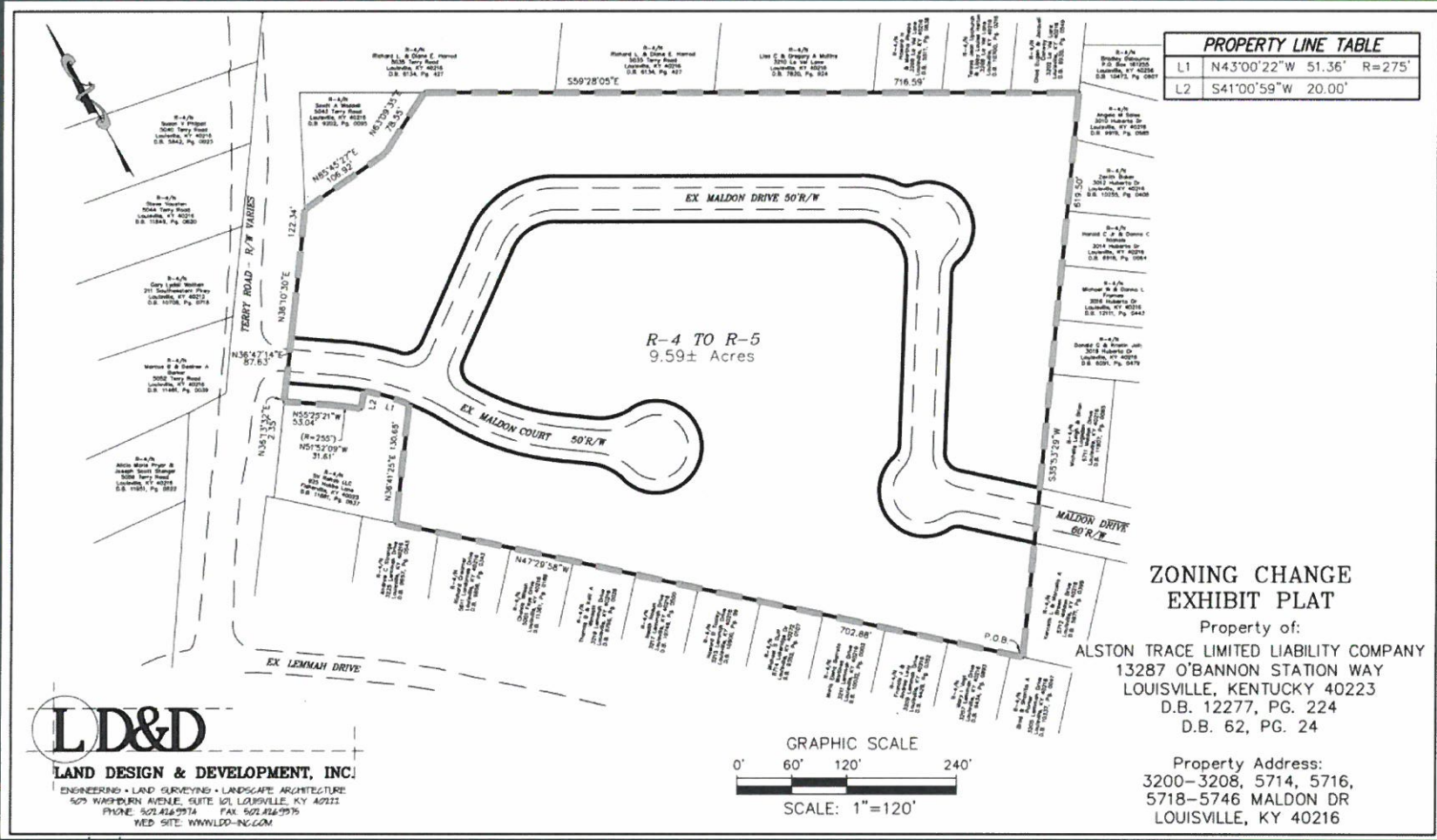
# Subject Property and Surroundings



# Subject Property



# Area to be Rezoned, R-4 to R-5



# Current State of the Property

Entrance from Maldon Drive



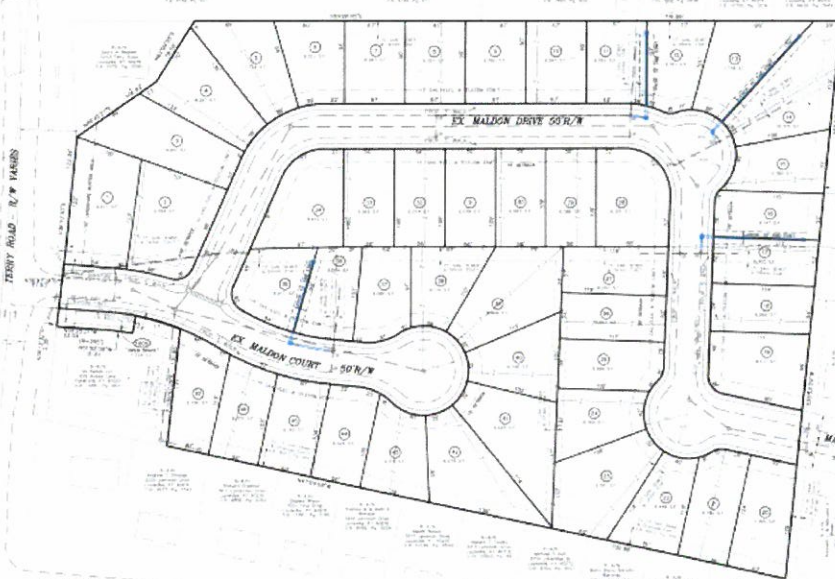
Entrance from Terry Road



# Proposed Development Plan

- GENERAL**
- 1. All open spaces may be substituted or reestablished resulting in the creation of a greater number of lots than originally proposed by the original subdivision.
  - 2. Construction timing shall be decided at the stage of the terms of reference prior to any existing or existing infrastructure, the timing to be decided in consultation with the relevant authority.
  - 3. All open spaces and infrastructure works shall be completed and implemented in accordance with the Metropolitan Council and WFA Engineering Services recommendations.
  - 4. All open spaces and infrastructure works shall be provided by open spaces and utility easements.
  - 5. Infrastructure works including drainage, power, water, storm and sewer services shall be provided in accordance with the relevant authority's requirements.
  - 6. Infrastructure works shall be provided in accordance with the relevant authority's requirements.
  - 7. Street trees shall be provided in a manner that does not affect sight lines or create safety concerns. Final locations will be determined during construction approval process.
  - 8. An open space may be provided in the form of a park.

**PROPERTY LINE SURVEY**  
1:10, 1:15, 1:20, 1:25, 1:30



EX LEMMAN DRIVE

NO.	DATE	REVISION	BY
1	1/1/00	INITIAL DESIGN	...
2	1/1/00	REVISED DESIGN	...



PRELIMINARY SURVEY FOR CONSTRUCTION  
PROFESSIONAL SEAL

**SURVEY & SURVEILLANCE**

- 1. All lots within the development shall have access to a public road with a width of 20 feet or more at 20 feet or less from the corner point.
- 2. Subdivisions within the subdivision shall be provided in accordance with Table 5.2.1 of the Land Development Code.
- 3. Street names shall be provided in a manner that does not affect public safety or create safety concerns. Final locations will be determined during construction approval process.
- 4. All lots shall be provided in a manner that does not affect public safety or create safety concerns. Final locations will be determined during construction approval process.
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- 12. All lots shall be provided in a manner that does not affect public safety or create safety concerns. Final locations will be determined during construction approval process.



LOCATION MAP NOT TO SCALE

**WAIVER REQUESTED**  
A waiver is requested from Section 5.2.1.1 of the Land Development Code to allow the use of a different lot size to those specified in the code.

**VARIANCE REQUESTED**  
A variance is requested from Section 5.2.1 of the Land Development Code to allow the use of a different lot size to those specified in the code.

**PROJECT DATA**

TOTAL SITE AREA	= 5,984 AC (257,025 SQ FT)
TOTAL AREA OF FIRM	= 3,906 AC (169,341 SQ FT)
TOTAL AREA OF LOT	= 2,874 AC (124,760 SQ FT)
EXISTING ZONING	= R-1
PROPOSED ZONING	= R-1
FORM OF USE	= RESIDENTIAL
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL UNITS	= 125 UNITS
TOTAL # OF LOTS	= 125 LOTS
NET DENSITY	= 1.0 UNIT PER AC
TOTAL OPEN SPACE PROVIDED	= 1,878 AC (81,950,000 SQ FT)
TOTAL OPEN SPACE PROVIDED	= 1,224 AC

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 5,984 SF
TOTAL TREE CANOPY AREA REQUIRED	= 1,021,841 SF
EXISTING TREE CANOPY	= 1,021,841 SF
PROPOSED TREE CANOPY TO BE MAINTAINED	= 1,021,841 SF
PROPOSED TREE CANOPY TO BE PLANTED	= 1,021,841 SF

**R-1 REQUIREMENTS**

MINIMUM LOT AREA	= 4,000 SF
MINIMUM LOT WIDTH	= 110 FT
MINIMUM LOT DEPTH	= 110 FT
MINIMUM SETBACK	= 10 FT

**BENCHMARK DESCRIPTIONS**

... (text describing benchmark locations) ...

**ALSTON TRACE**  
REVISED PRELIMINARY SUBDIVISION PLAN

PREPARED BY: ALSTON TRACE LIMITED LIABILITY COMPANY  
1000 ...  
DESIGNED BY: LAND DESIGN & DEVELOPMENT, INC.  
1000 ...

DATE: 5/21/00

## Requested Waiver

A waiver is requested from Section 7.3.30.F to allow more than 15% rear yard/drainage easement overlap for lots 5-16, 20-27, & 35-47.

## Requested Variance

A variance is requested from Table 5.3.1 of the LDC to allow the 20' front setbacks for garages on lots 6-12, 19, 24, 34-38, & 43.