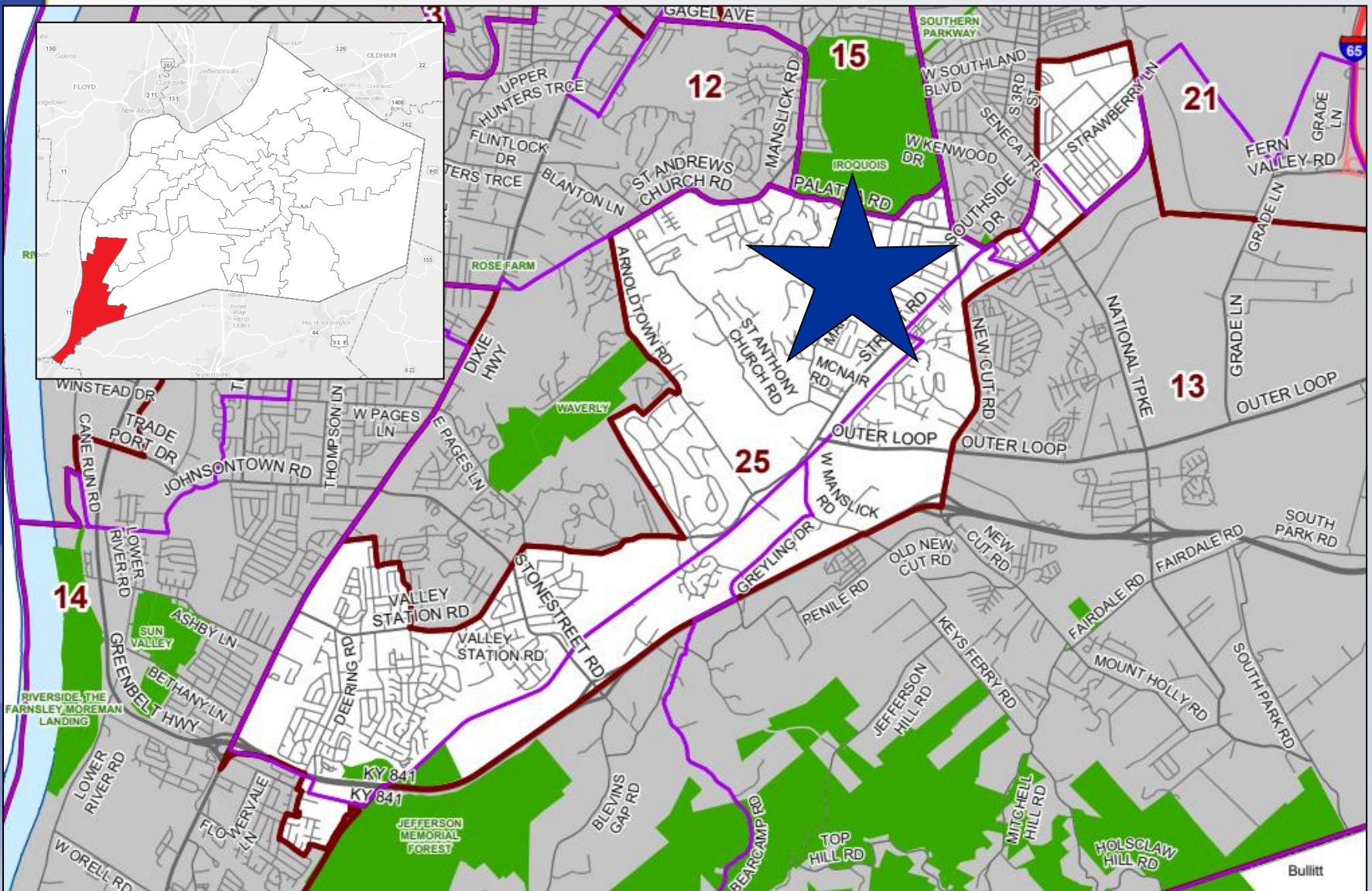


21-ZONE-0139

PADDOCKS OF PARKRIDGE



Planning & Zoning Committee
November 15, 2022

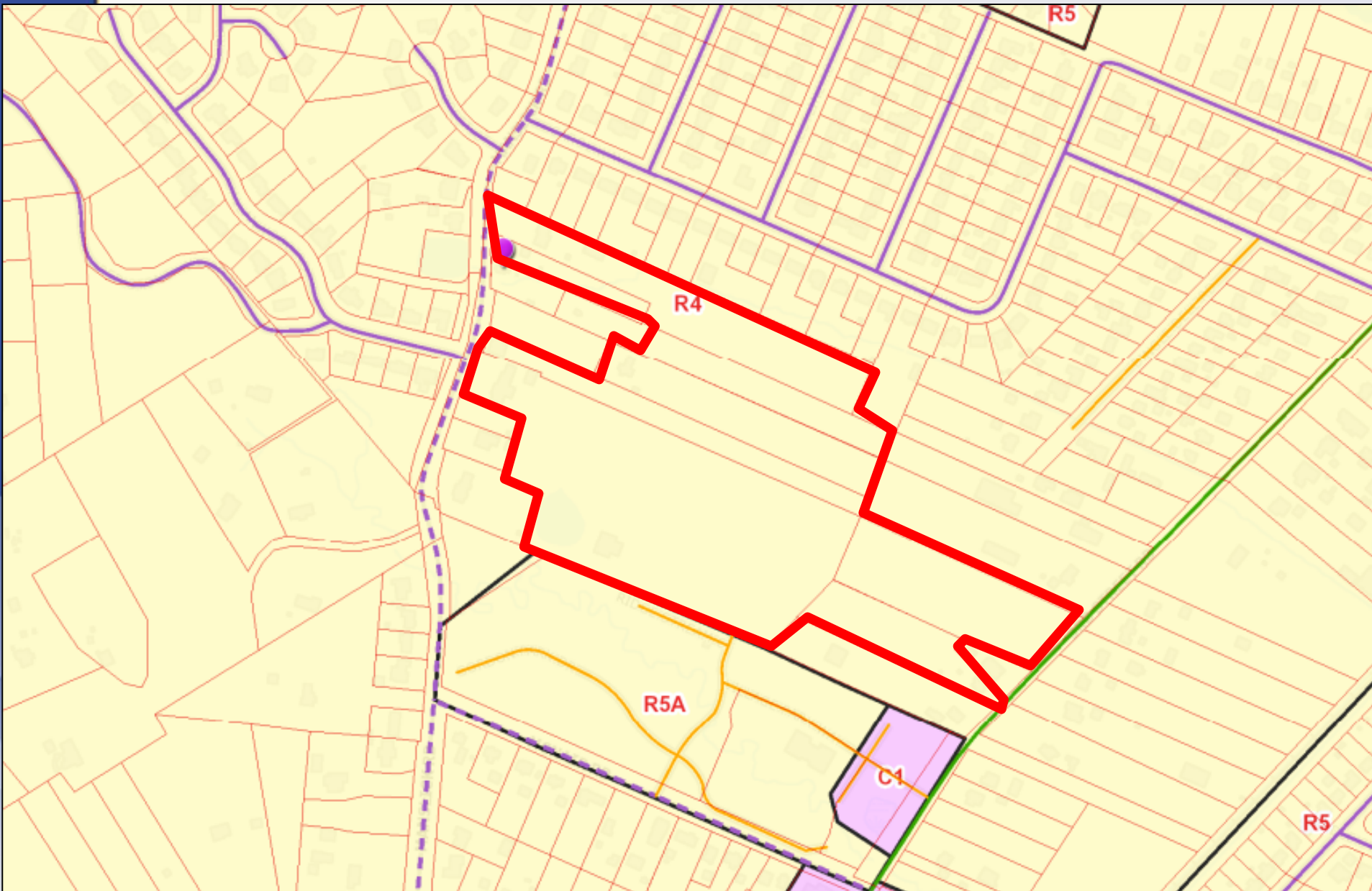


7803, 7809, 7813, 7817, 7819 & 7821 Manslick Rd
 7736 & 7742 3rd Street Road
 District 25 - Amy Holton Stewart



21-ZONE-0139





Requests

- **Change in Zoning** from R-4 Single Family Residential to R-5 Single Family Residential
- **Waiver** from 7.3.30.E to allow a drainage easement to overlap rear yards by more than 15% (22-WAIVER-0162)
- **Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements**

Case Summary

- Site is partially developed with single-family residences - residences mostly to be preserved on residual tracts
- Portions of 8 parcels - 21.80 gross acres, 17.37 net acres after ROW dedication
- Net density 4.78 DU/Acre
- Proposed 83-lot single-family subdivision
- Connection to future planned ROW from southern tract - Buddha Bless Temple
- Unstable soils over most of site

Site Photos-Subject Property



View of site from Manslick Road

Site Photos-Subject Property



View of site from Third Street Road

Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 6/15/2022
- LD&T meeting on 9/22/2022
- Planning Commission public hearing on 10/20/2022
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5 by a vote of 7-0.