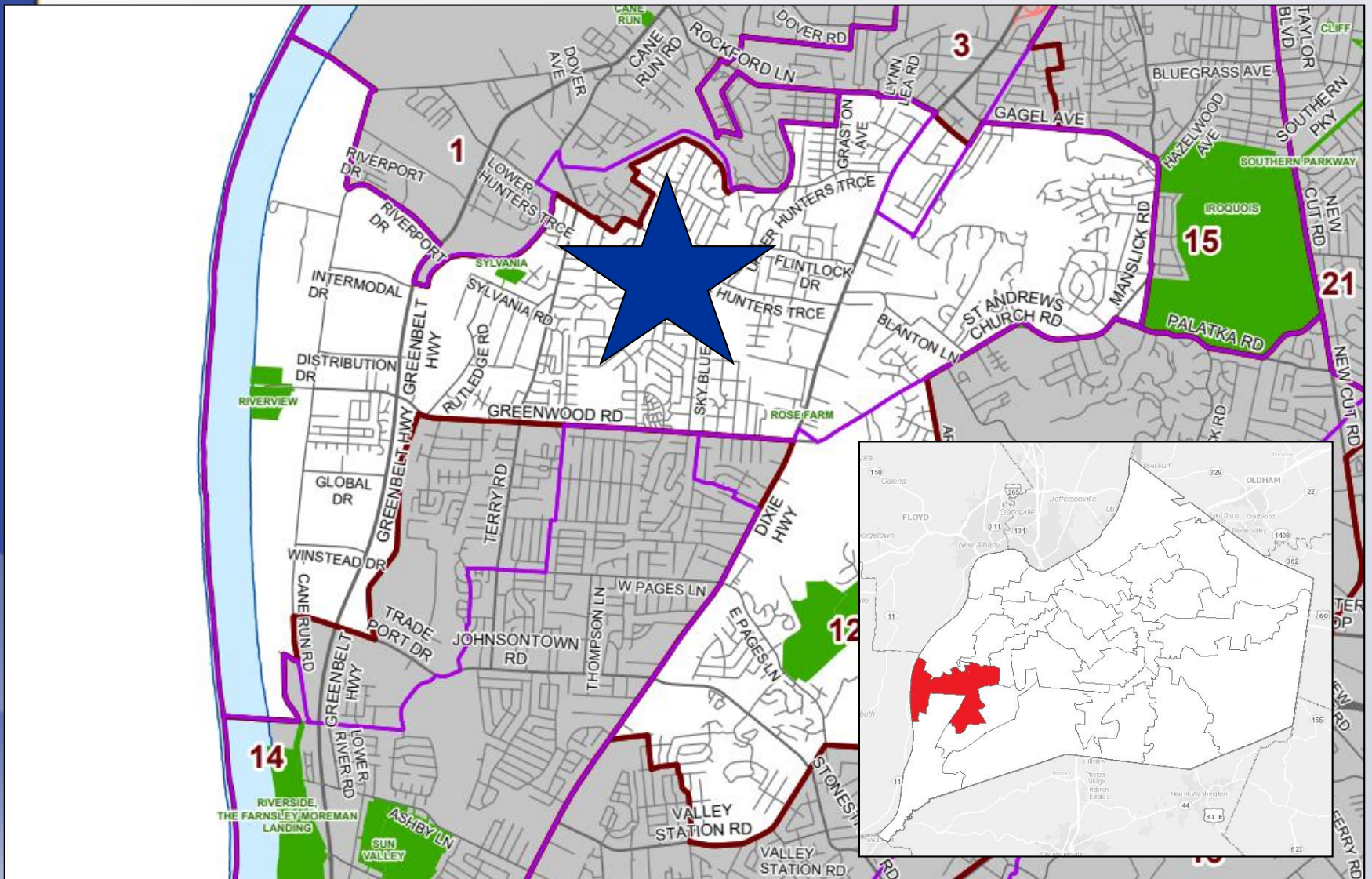


21-ZONE-0134
GREENBERG LOWER HUNTERS
TRACE

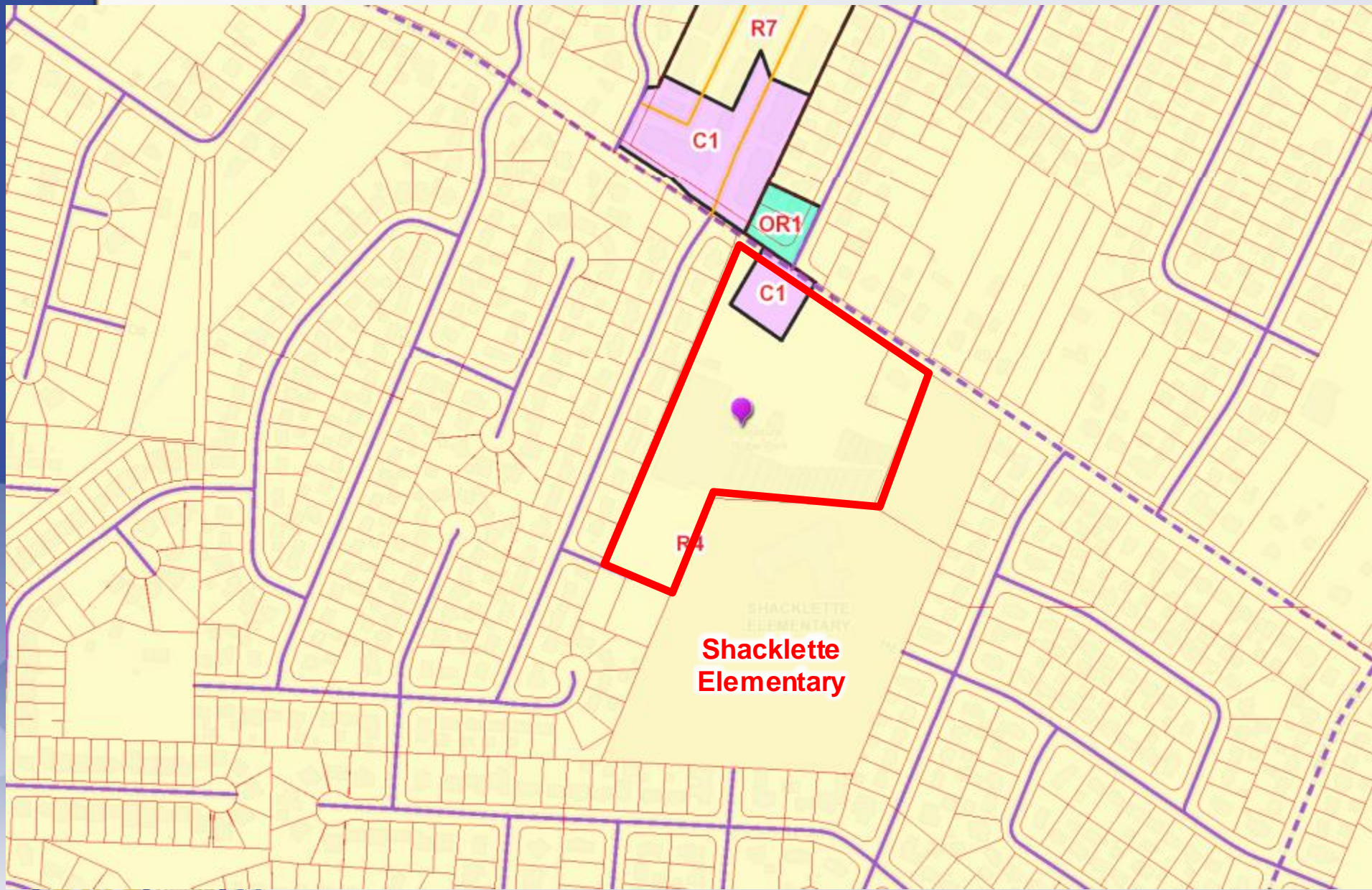


Planning & Zoning Committee
April 19, 2022



**2328 & 2400 Lower Hunters Trace
 2403 Cady Court
 District 12 - Rick Blackwell**





Requests

- Change in Zoning from R-4 Single Family Residential & C-1 Commercial to R-6 Multi-Family Residential
- Detailed District Development Plan with Binding Elements

Case Summary

- Site is currently undeveloped - previously used as commercial greenhouse, structures now removed
- Proposed 184-unit multi-family development
- Improvements to Lower Hunters Trace (left-turn lanes)
- Connections to Lower Hunters Trace & Cady Court

Case Summary

Previous Cases on Site

- 9-27-79 - 1979 - rezoned small portion of property to C-1 for retail

Site Photos-Site Context

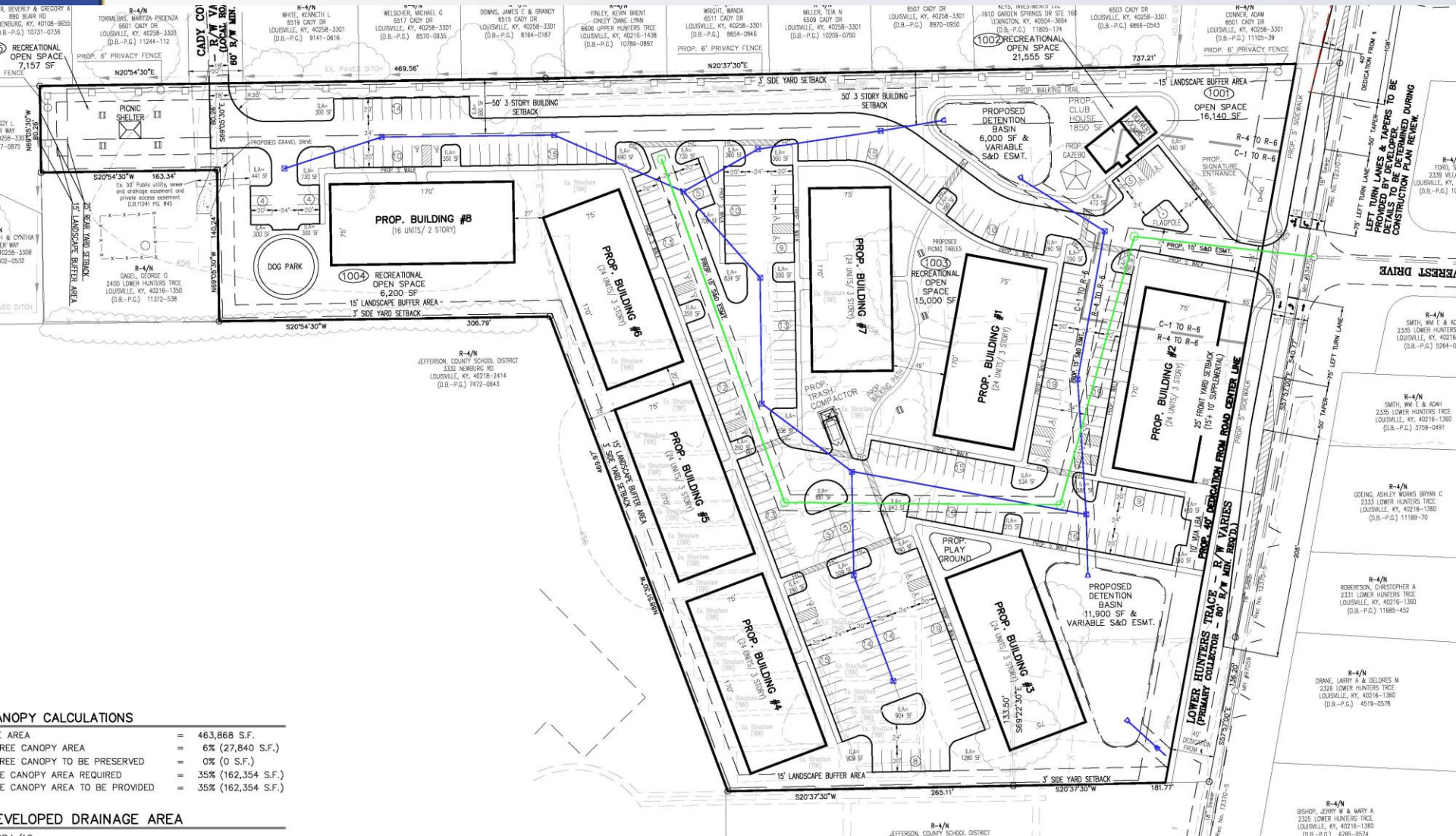
View into site from Lower Hunters Trace



View into site from Cady Court



Applicant's Development Plan



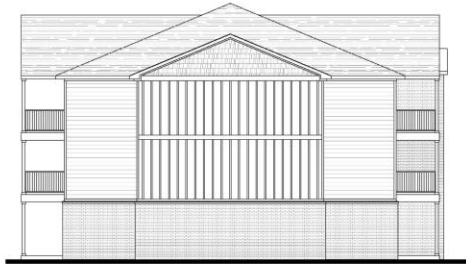
CANOPY CALCULATIONS

TOTAL CANOPY AREA	=	463,868 S.F.
TREE CANOPY AREA	=	6% (27,840 S.F.)
TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
TREE CANOPY AREA REQUIRED	=	35% (162,354 S.F.)
TREE CANOPY AREA TO BE PROVIDED	=	35% (162,354 S.F.)

DEVELOPED DRAINAGE AREA



Elevations



SIDING COLORS - TO VARY FOR EACH BUILDING

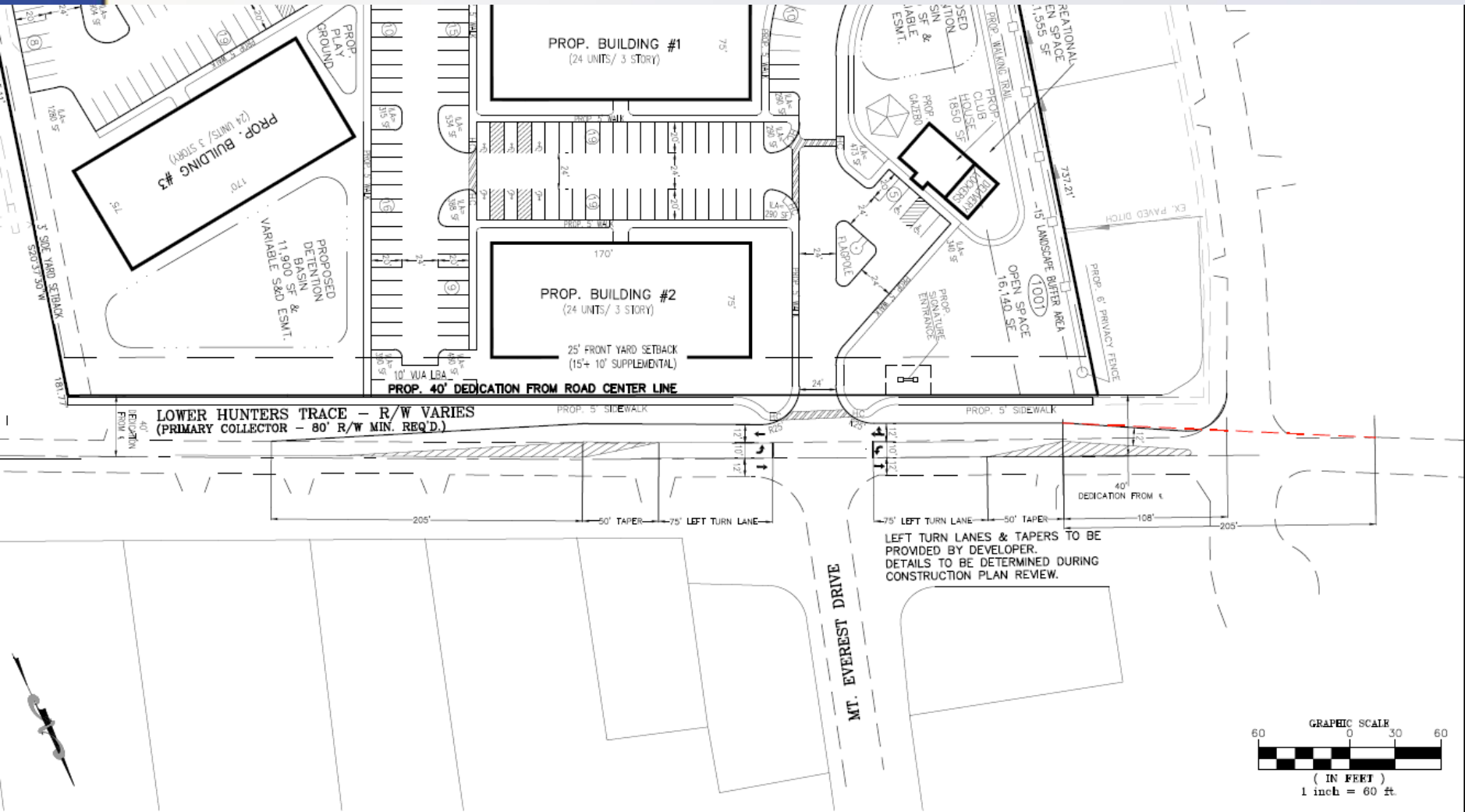


B SIDE ELEVATIONS
Scale: 1/8" = 1'-0"



C REAR ELEVATION
Scale: 1/8" = 1'-0"

Road Improvements



Public Meetings

- Neighborhood Meeting on 7/15/2021
- LD&T meeting on 2/24/2022
- Planning Commission public hearing on 3/21/2022
 - 16 people spoke in opposition.
 - Motion to recommend approval of the change from R-4 & C-1 to R-6 by a vote of 6-2-1.