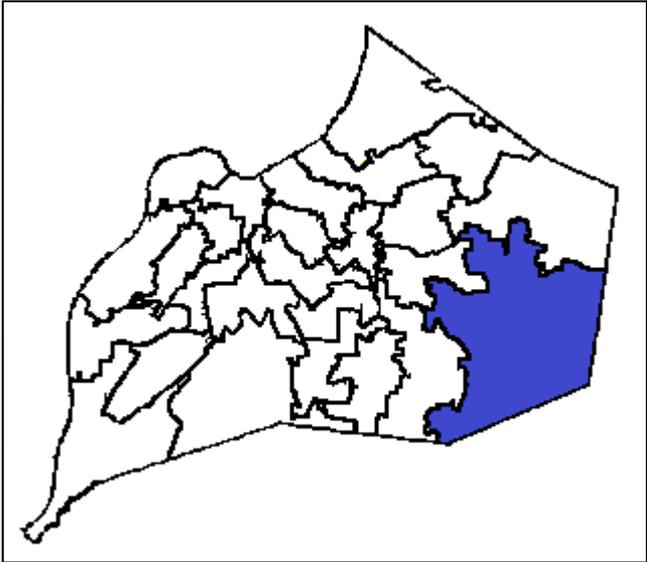
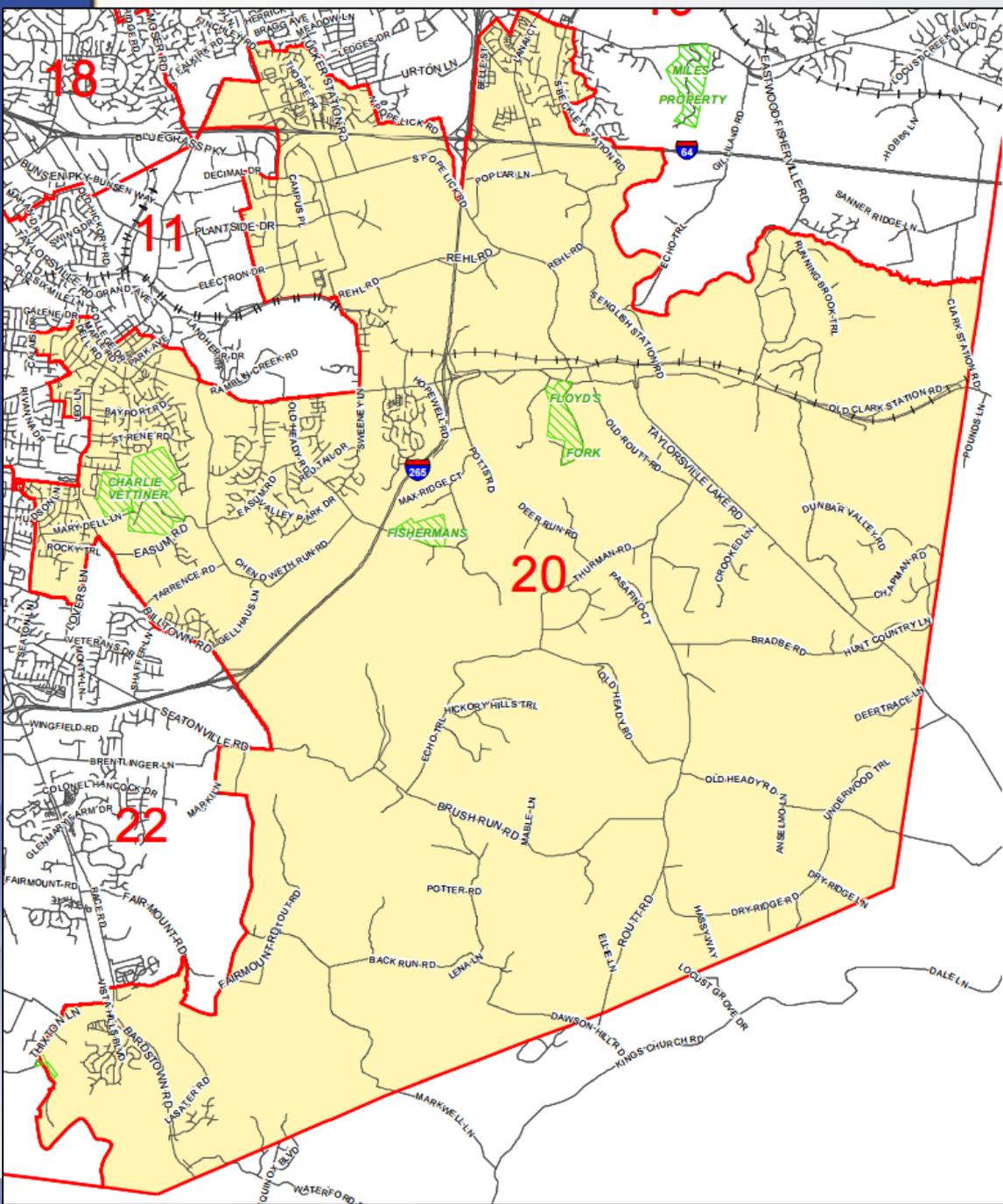


21-ZONE-0016
OLD HEADY ROAD
SUBDIVISION AND MULTI-
FAMILY

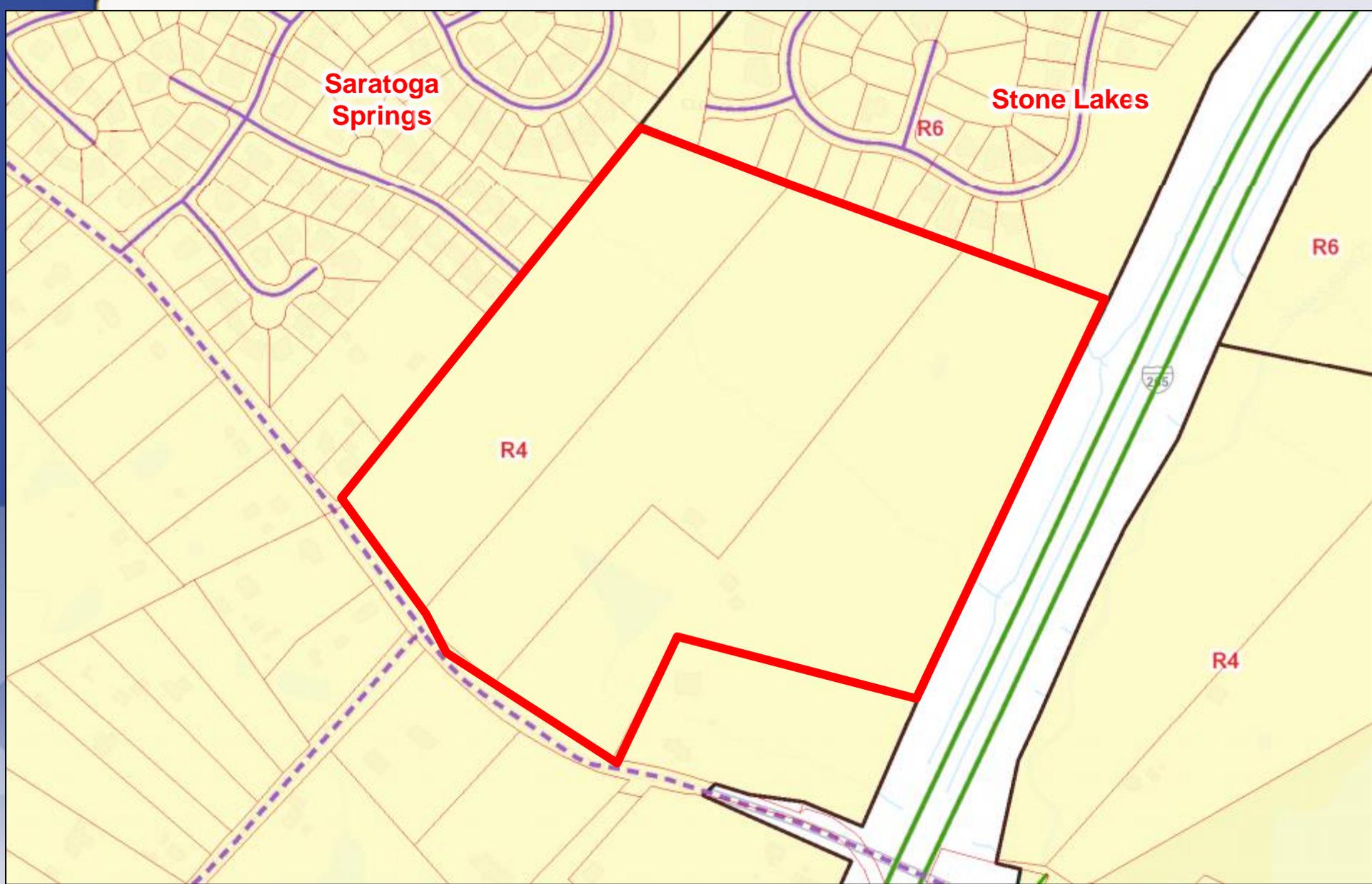


Planning & Zoning Committee
August 17, 2021



**Old Heady Road
 Parcels 004701920000,
 004702930000, and
 004702940000
 District 20 - Stuart Benson**





Requests

- Change in Zoning from R-4 to R-5A on a 6.4 acre portion of the site
- Variances:
 1. Variance from Land Development Code (LDC) Section 5.3.1.C.4 to allow single-family structures to encroach into the required supplemental setback along the future Urton Lane corridor
 2. Variance from LDC Section 5.3.1.C.4 to allow multi-family structures to encroach into the required supplemental setback along the future Urton Lane corridor
- Sidewalk waiver for western side of proposed Street A (denied by the Planning Commission)
- Detailed District Development Plan/Preliminary Subdivision with Binding Elements

Case Summary

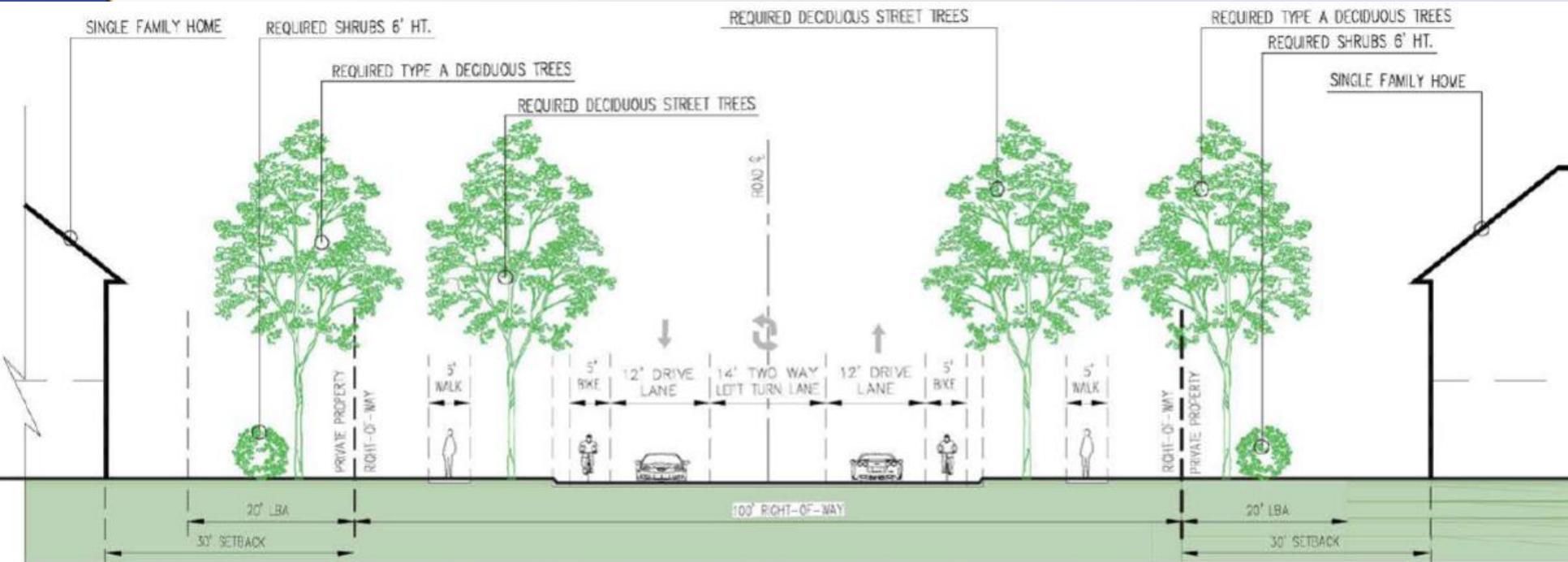
- 119 single family units on 49 acres on Tract 1, 25 attached units on 6 acres on Tract 2
- 100-foot wide right-of-way corridor for future Urton Lane (nearly 10 acres total)
- 60 percent of site is covered in Tree Canopy, applicant will preserve 20 percent and plant additional trees to get to 40 percent Tree Canopy coverage
- Onsite detention provided

Proposed Urton Ln
Corridor Extension - 9.7
acre ROW dedication

LDC 4.7.7 Density
Transfer Subdivision

Area to be rezoned
to R-5A







Public Meetings

- Neighborhood Meeting held 1/21/2021
- LD&T meeting on 6/24/2021
- Planning Commission public hearing on 7/15/2021
 - Three people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5A by a vote of 6-0.