

**Context of Proposed  
Zoning Change on  
Property at  
2810 Weissinger Road**

Project 19ZONE1017  
(9121 Blossom Ln)

**19ZONE1017**  
**Context Views**  
**Langdon Place Neighborhood**

# Corner of Weissinger Road and Blossom Lane



# Corner of Weissinger Road and Weissinger Court



# Blossom Lane



2-Unit Condos Next to Lot



9121 Blossom Lane & 2-Unit Condos

**Context Views  
of Jesse Murray Historic Home  
(2810 Weissinger Road)**

# Views of 2810 Weissinger Road Jesse Murray Historic Home



Exterior of Jesse  
Murray house  
built in 1823.

## Views of 2810 Weissinger Rd - Property Line at Project 19ZONE1017 L



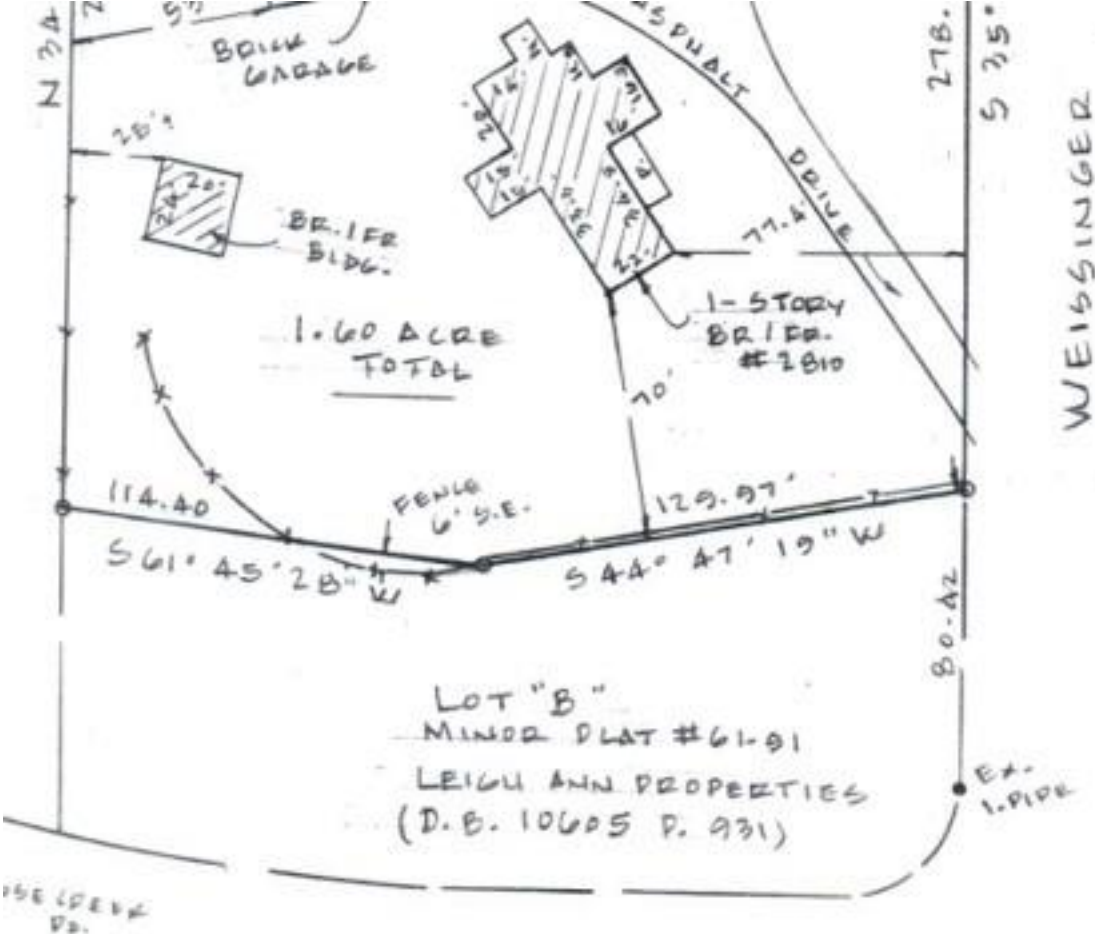
View from south property line of Jesse Murray House. Location needing enhanced landscape buffering as per UDStaff:

“The Jesse Murray house, (JF 501) is located at 2810 Weissinger Road. Staff recommends protecting the context of the house with tree preservation and landscape buffering.”



# Orientation of 2810 Weissinger Rd House

Detail from Survey of  
Colliver Property  
conducted in 2017

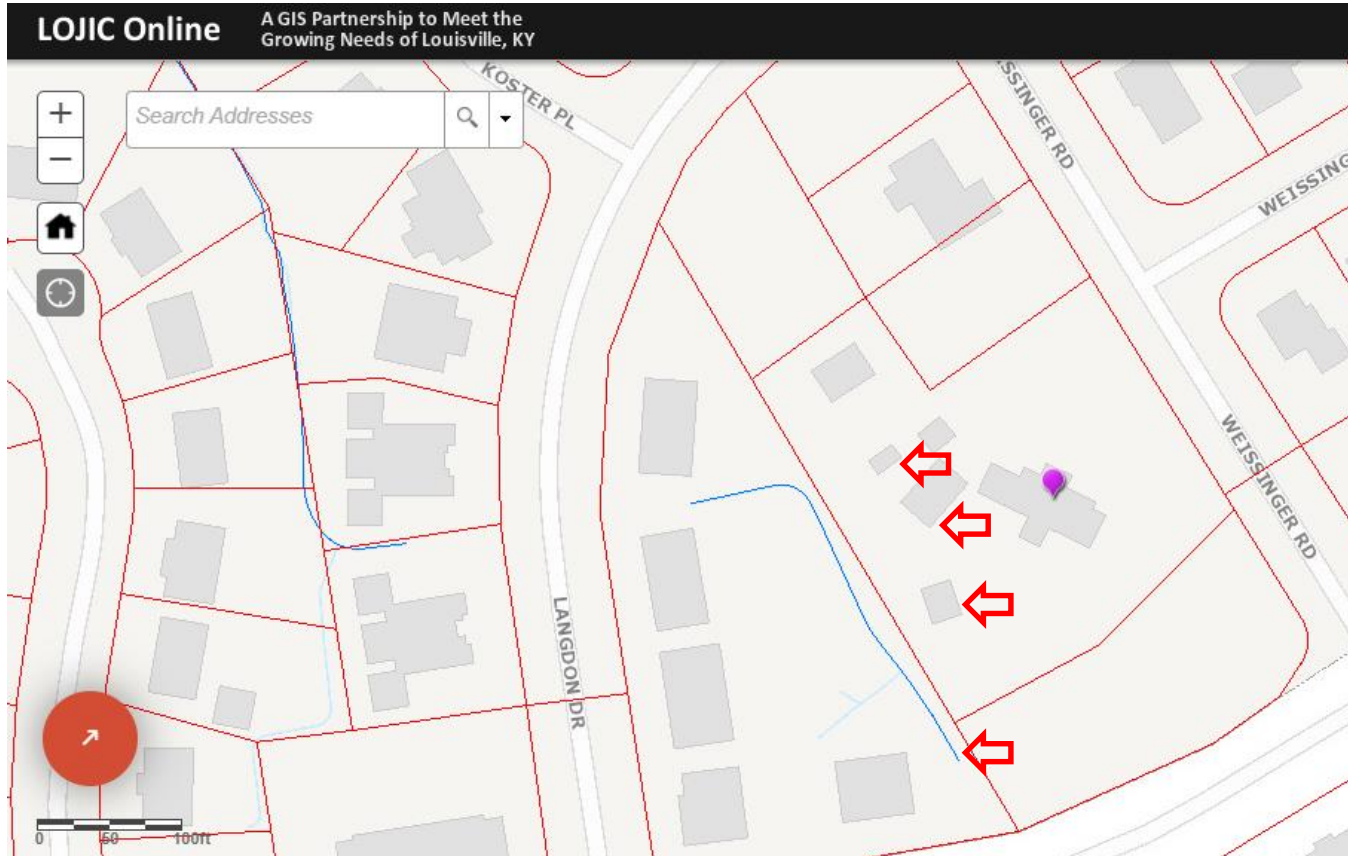


## Views of Property Line on Other Side of Fence & Fence Curve



Subject to Adverse  
Possession lawsuit

# Stream Proximity to Property & Outbuildings





View of  
Stream at SW  
Property Line

Stream filled  
with water year-  
round

# Stream Proximity to Historic Spring House



View of Stream  
behind Spring House

NW Corner  
of Spring House



View of Debris where Stream floods  
regularly including into the Spring House

# Stream Proximity to Garage, Barn & Toolshed



View of Stream behind Toolshed



View of Stream behind Garage



SW Corner  
of Toolshed



SW Corner  
of Garage

# Technical Issues

# Technical Issues

- 1) Colliver House not represented in orientation correctly.
- 2) Colliver Historic Springhouse not shown which is within same proximity to property line as Colliver house.
- 3) MSD Note #5 - does not match corresponding elevations shown on plan.
- 4) Elevations shown on plan do not appear to be accurate - parking lots are shown at a higher elevation than building.
- 5) VUA ILAs are clearly in perimeter of the VUA and in no way break up the large VUA area.
- 6) Inconsistent data shown: Landscape Data (VUA 5,700SQ Ft.), Parking Requirements Data for Interior Landscape Area calculations (states 668Sq ft, but appears to use 6,900 Sq ft.), and Calculations for Fill Material in Floodplain (Asphalt 6,689 SQ ft.) all use different numbers.
- 7) Jefferson Local Regulatory Floodplain does not appear to be indicated correctly.
- 8) Jefferson FEMA 100 year (1% annual) floodplain limit not indicated on plan.
- 9) There are no indications of curbs for the VUA.
- 10) Tree Canopy Data is incorrect. Shows Buffer Req. as 10' planting density multiplier 1.5. Correct data is 20 foot with multiplier of 1, or 15 feet with multiplier of 1.5.



# Technical Issues

- 11) There is no indication of 10 foot area between VUA and Limits of Disturbance.
- 12) Plan indicates existence of trees not present /do not exist - very few existing trees along property line shared with Colliver property.
- 13) Colliver fence not properly represented in areas (where fence curves, proximity to western property line, length along property line
- 14) Location, size, and orientation of Colliver driveway are not accurate.
- 15) As per 4.4.9A "No refuse disposal container shall be located in any required vehicular use area, required setback area or in any required buffer or landscape area." It is not clear if dumpster is located outside 20 ft front yard setback, vehicular use area (since adjacent land is labeled VUA ILA), or required landscape buffer area (15ft with 1.5 multiplier).
- 16) Required LBA fencing for this project still indicates going through area shown as removed from plan (area covered in adverse possession suit).
- 17) Location of dumpster on other side of street is not accurate; correct location is next to sidewalk.
- 18) Legend shows TCPS - Tree Canopy Preservation Area. Plan shows TCCA - Tree Canopy Credit Area.
- 19) Plan shows a new tree and a triangle structure on Colliver property.
- 20) 40' tree canopy indicated on plan does not seem to correspond to any other information on plan.
- 21) Current plan shows all storm drainage going into Colliver property.

# Clearing Outside the Limits of Disturbance



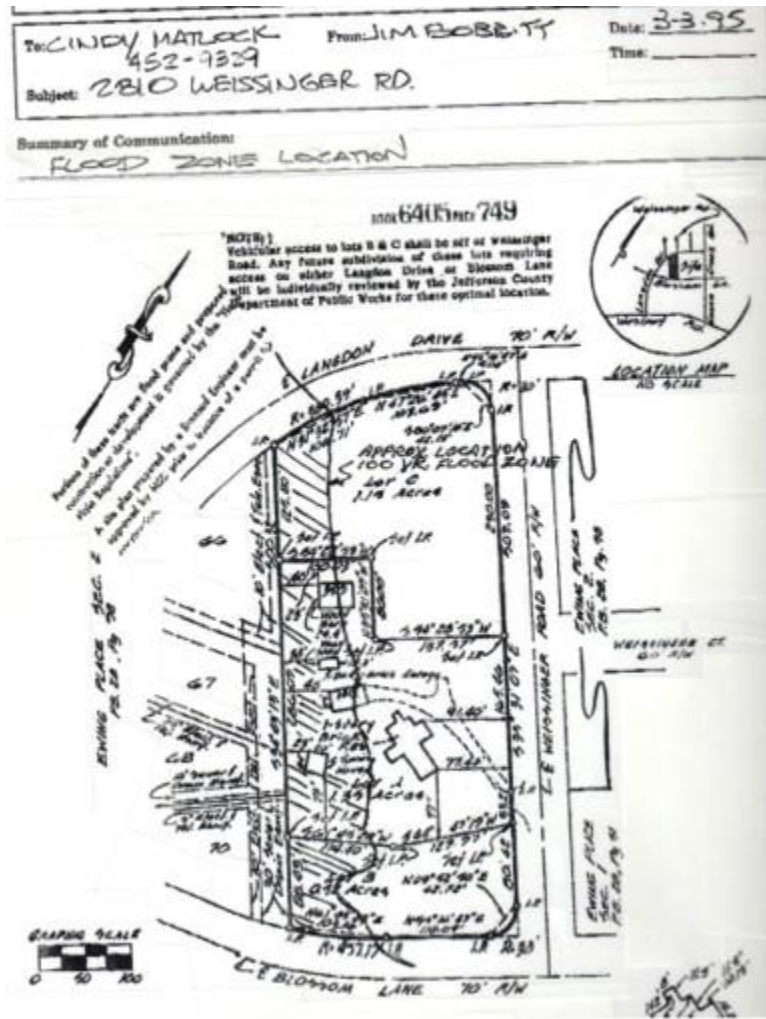
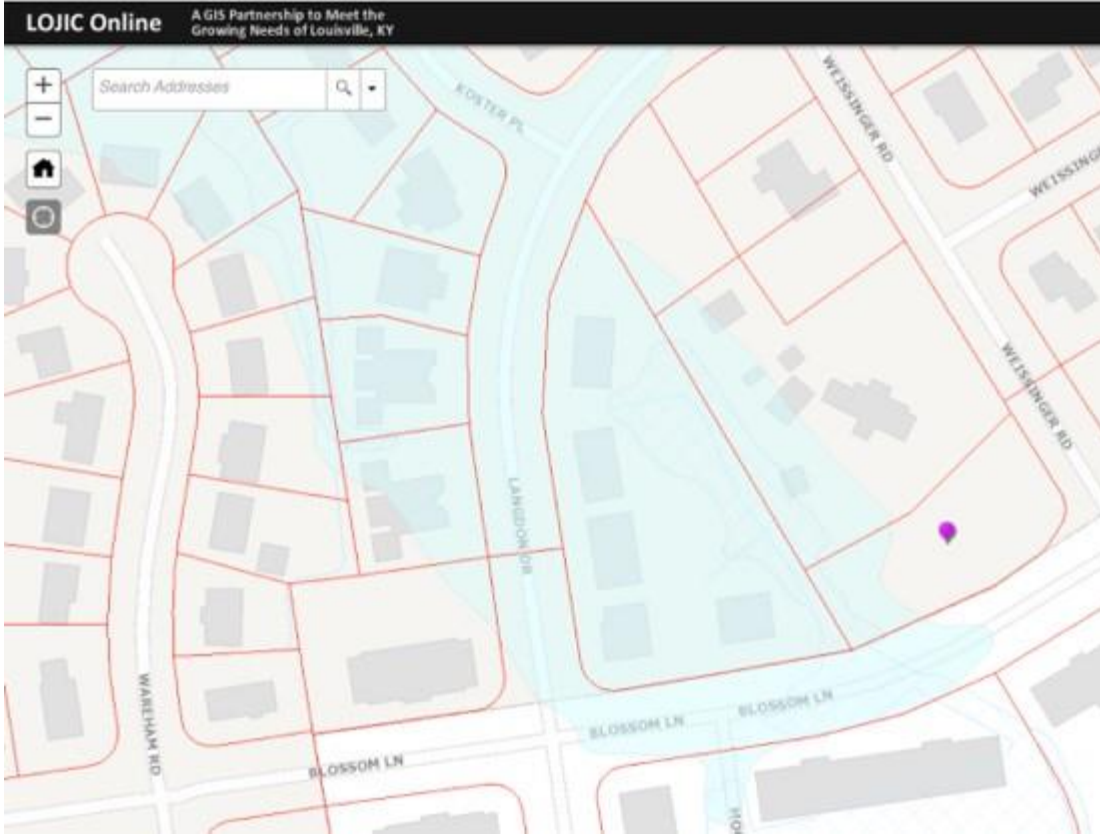
Tree clearing  
and remaining  
wood stacked  
against Colliver  
fence  
in September  
2017



# Drainage Impact

# MSD Floodplain Maps

Jefferson FEMA 100 Year (1% Annual) Review Zones and Jefferson Local Regulatory Floodplain from LOJIC Online.



# FEMA Floodplain Maps

FEMA 21111C0018E, effective on 12/05/2006



<p>PIN</p>	<p>Approximate location based on user input and does not represent an authorized property location</p>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, AE</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, F</li> </ul>	<p><b>20.2</b> Cross Sections with 1% Annual Chance</p> <p><b>17.5</b> Water Surface Elevation</p> <p>--- Coastal Transect</p> <p>--- Base Flood Elevation Line (BFE)</p>
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Esri, USDA Farm Service Agency



# Excerpts from Site Report Conducted by Kurt Masson, CPESC and former USDA Natural Resource Conservation Service

“In reviewing the development plans of the project, it does not appear that any on-site mitigation measures to address the concerns of additional stormwater runoff or lower quality runoff to your property or the stream has been considered. Since the proposed development property is at a higher elevation and slopes generally towards your property and the stream, without on-site mitigation, you can expect to be directly affected by the change in runoff.”

“Even small site developments such as the one proposed adjacent to your land can result in additional cost to the management of your property and impact your future enjoyment of your space. Increased occurrences of flooding from the adjacent stream, destabilization of the stream banks due to additional and high-volume runoff, managing additional sheet water flow across your property and mitigating the possible contaminated inputs to your land and the water in the springhouse are all real concerns that should be addressed by the developer as they exercise their right to make changes on their property.”

# Requested Concessions

# Concession Summary - 19ZONE1017 (9121 Blossom Lane)

- Substantial full-year, evergreen landscape buffering between properties (see note from Urban Planning re: protecting context of historic Jesse Murray House)
- Move entrance to Blossom Lane instead of Weissinger Rd - previous placement of Weissinger Rd entrance was for an R4 lot
- Relocate dumpster away from property line and next to proposed building
- Lower density to 4 units or 2 duplexes - other townhouses & condos nearby are 4 units or less in each building
- Single story
- Protection of driveway in the form of a fence or other delineator in right of way to prevent others from parking on or blocking residential driveways on Weissinger Road.
- Substantial on-site mitigation measure (i.e. underground retention system) for stormwater and runoff
- No construction vehicles on Weissinger Rd



Additional Views of Lots from Colliver  
Property & Views of Colliver Property  
from Lot Property Line if Needed

# Views of 2810 Weissinger Road Jesse Murray Historic Home



Exterior of Jesse  
Murray house  
from Weissinger  
Road - front of  
house.

## Views of 2810 Weissinger Rd - Property Line at Project 19ZONE1017



View from south property line -  
Patio and House,  
directly across  
from proposed  
parking lot.

# View from South Property Line to Project 19ZONE1017 Lot

