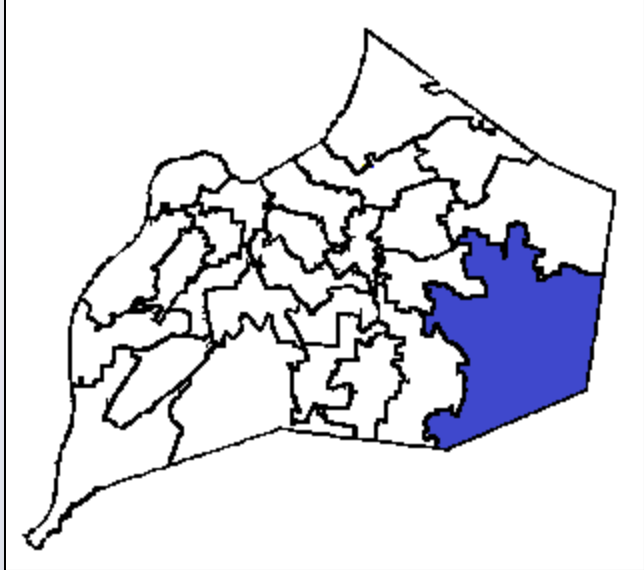
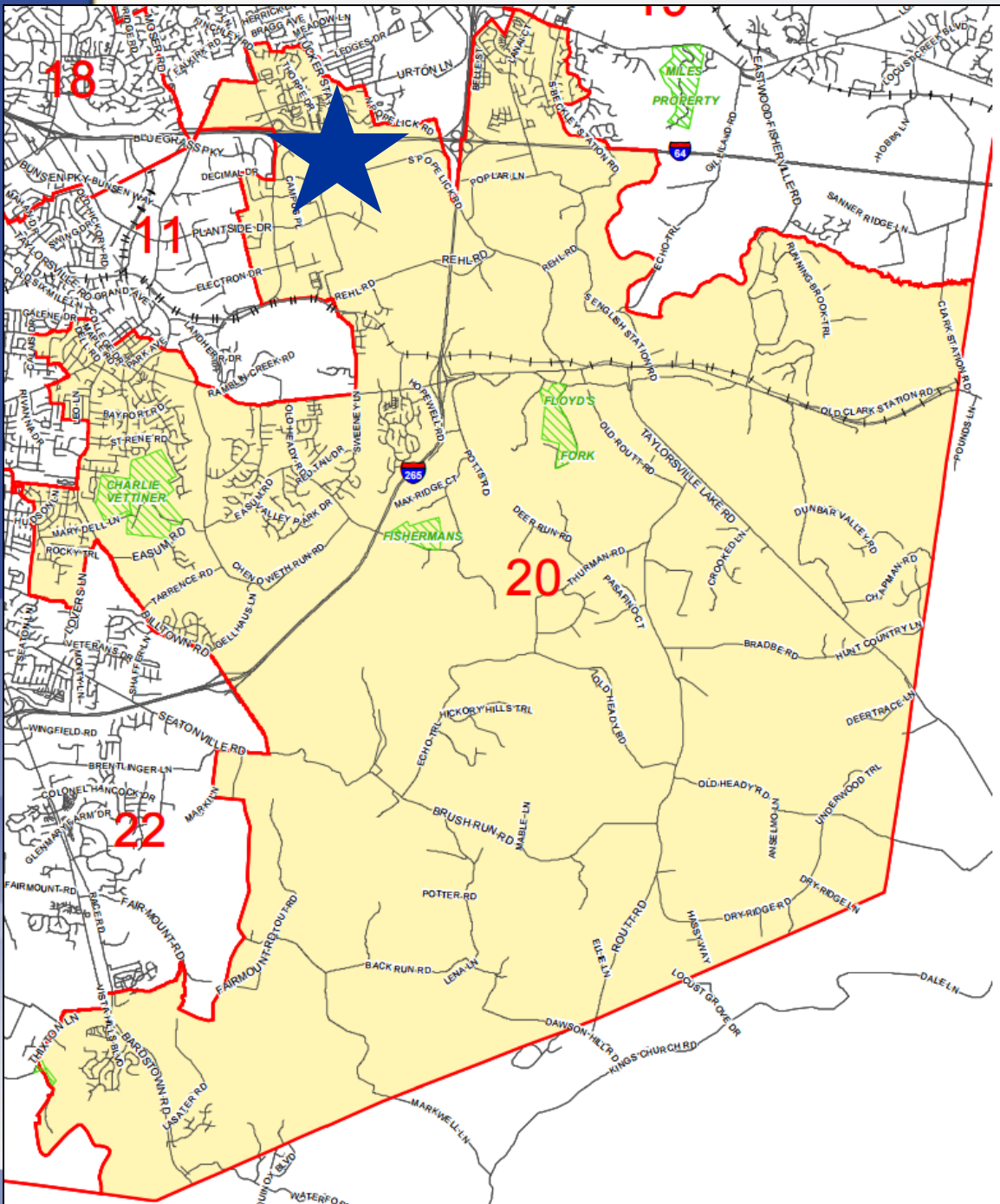


16ZONE1083

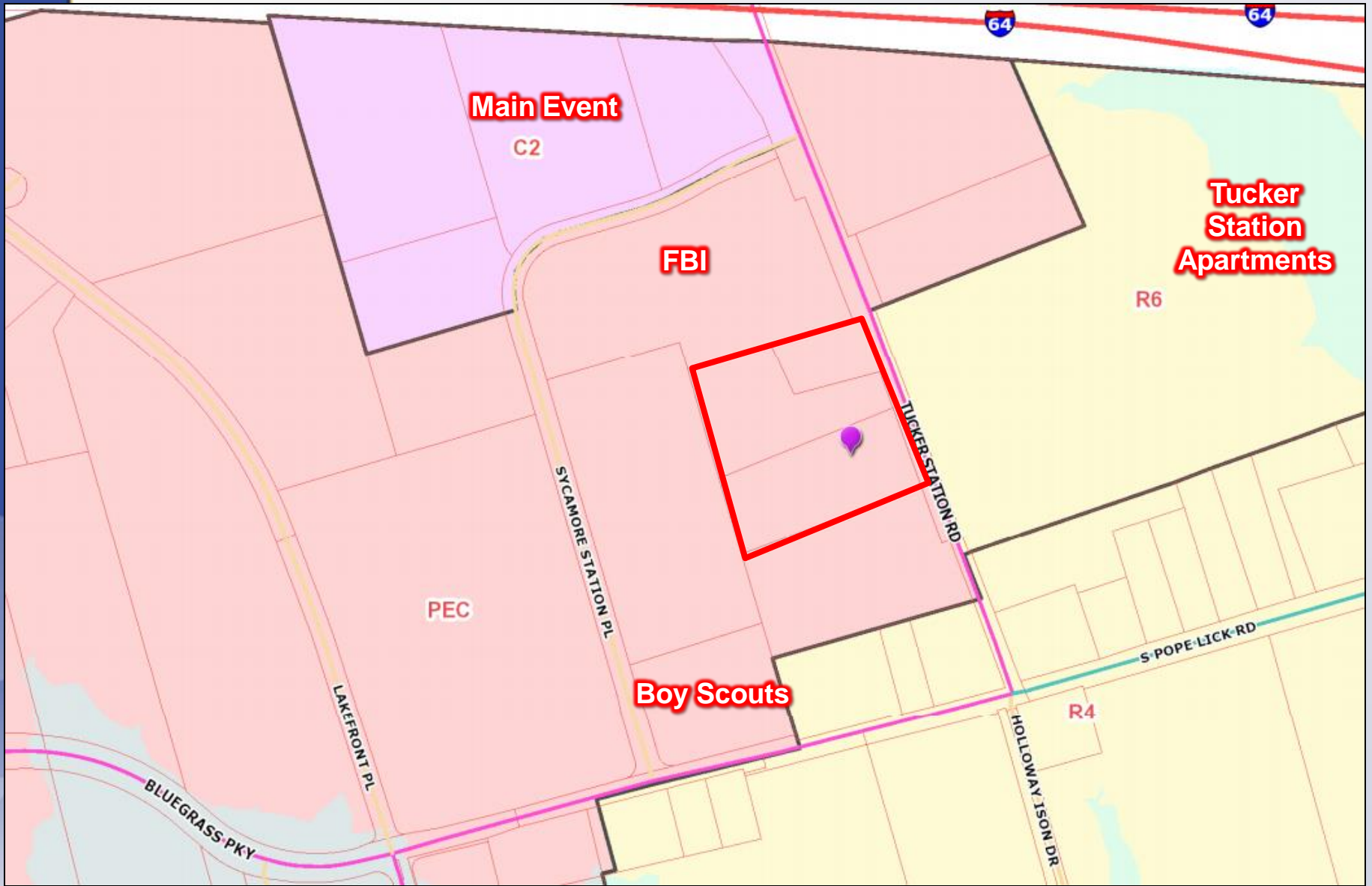
Clover Senior Apartments



Planning, Zoning & Annexation Committee
March 13, 2018



**1408-1412 Tucker
Station Road
District 20 - Stuart Benson**





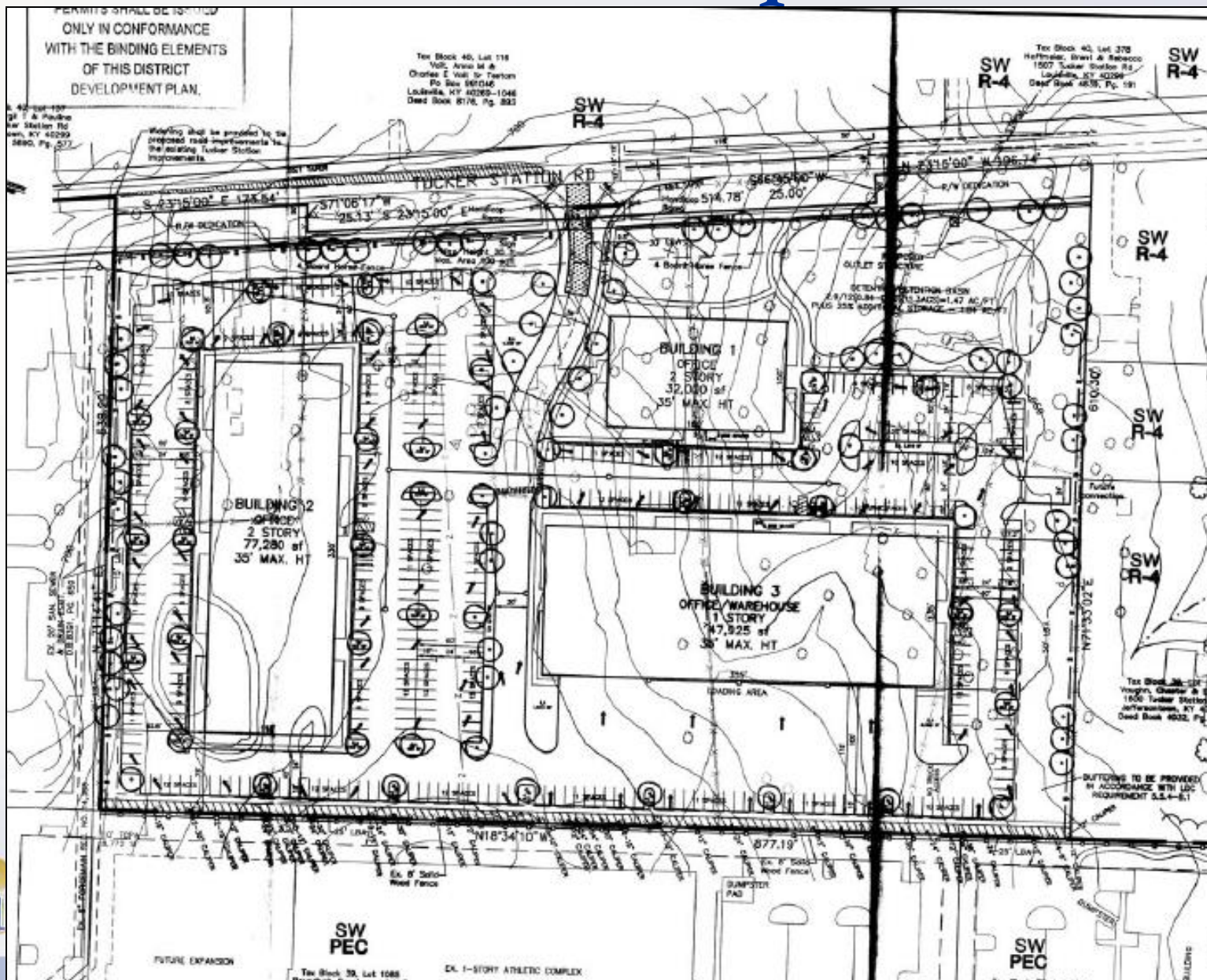
Request(s)

- Zoning from PEC to OR-1 on 6.72 acres
- District Development Plan with Binding Elements (Existing Binding Elements to be removed/replaced with the Proposed Binding Elements)

Case Summary / Background

- 119 units
- Suburban Workplace Form District
- Access from Tucker Station Road
- Surrounded by PEC zoning
- R-6 across Tucker Station
- Rezoned from R-4 to PEC in 2008

Previous Development Plan



CON. DIMS SIZE= 150 FT. X 85 FT. X 2.5 FT.
= 31,875 SF

LOT 1
PLAN OF SYCAMORE STATION PLACE, SECTION 3
PLAT & SUB. BOOK 52, PAGE 38

SYCAMORE STATION PL.
DEED BOOK 3067, PAGE 611
PARCEL ID: 0039-1092-0000
SUBURBAN WORKSPACE FORM DISTRICT
ZONED REC

PROPOSED CURBSTOP TO BE
MATCHED TO MATCH PROPOSED
BUILDING MATERIAL, TYPE AND
COLOR IS ACCORDANCE WITH
UNLAWY L.L. LOT CHAPTER 10-
ENVY
C STATION PL.
9, PAGE 385
1985-0000

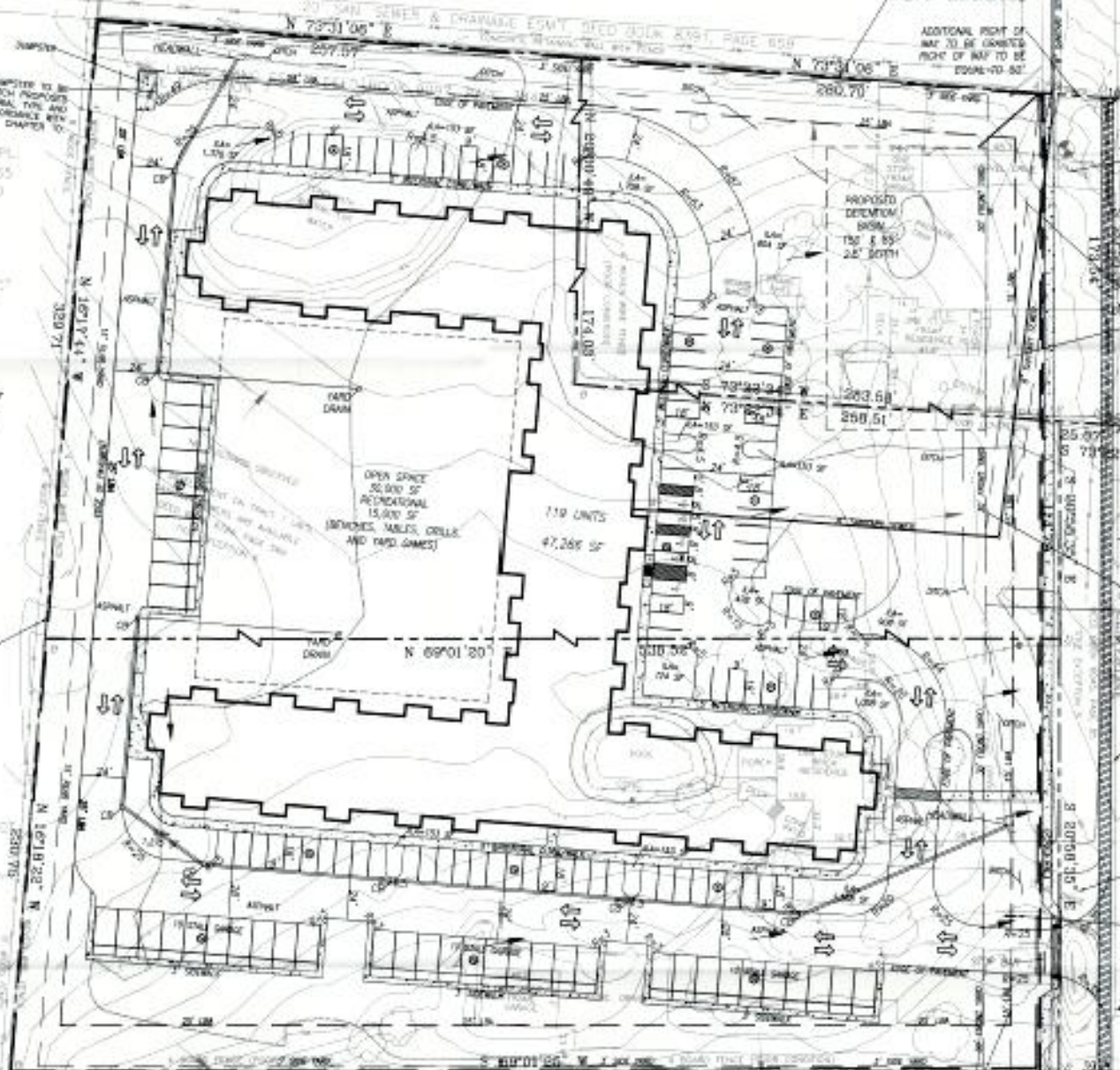
N. PLAT
AGE 98B
CRM DISTRICT



URBANCE
LLC
CON. PL.
C 300
0000
FORM DISTRICT

UNLAWY L.L. LOT CHAPTER 10-
ENVY
C STATION PL.
9, PAGE 385
1985-0000

UNLAWY L.L. LOT CHAPTER 10-
ENVY
C STATION PL.
9, PAGE 385
1985-0000



AREA OF DISTURBANCE
ADDITIONAL RIGHT OF WAY TO BE COMPLETED
RIGHT OF WAY TO BE 25'-0" TO 50'

TO BE REMOVED AND RESTORED WITH GRASS AND SEEDS
KIPPA M & CHARL
PROPERTY
1411 TUCKER ST
DEED BOOK 3176,
PARCEL ID: 0040-0
SUBURBAN WORKSPACE FORM DISTRICT
ZONED REC

WOOD IMPROVEMENTS ALONG THE
SECTION FRONTAGE SHALL BE IN
ORDER TO MATCH THE EXISTING
SECTION TO THE NORTH AND BE
FEET FROM CENTERLINE PARCEL
NUMBER 2 (SEE MEASUREMENTS AND
SHOULDER PER METRO PUBLIC WORKS
STANDARDS)

WOOD IMPROVEMENTS ALONG THE
SECTION FRONTAGE SHALL BE IN
ORDER TO MATCH THE EXISTING
SECTION TO THE NORTH AND BE
FEET FROM CENTERLINE PARCEL
NUMBER 2 (SEE MEASUREMENTS AND
SHOULDER PER METRO PUBLIC WORKS
STANDARDS)

TO BE REMOVED AND RESTORED WITH GRASS AND SEEDS
PROPOSED MONUMENT SIGN
6 FT. MAX. HIGH
10 TO 30 FT. MARK

- 1/2" DIA. PLASTIC CAP
- PARKED-TO STAMPS
- LEIST POLE
- 300WATT/10
- PORNER POE
- FIRE HYDRANT
- UTILITY SA
- WATER VALV
- WATER VALV
- PHYSICALLY
- CLEAN OUT
- 0.7 CROWN LIM
- 0.4 GAS METER
- 0.2 WATER MET
- PROPOSED
- EXISTING

557.31' JOHN D. BRENNENSTUHL
PROPERTY
1411 TUCKER ST
AREA OF DISTURBANCE



WEST PERSPECTIVE

10' 0" 00'



SOUTH ELEVATION

10' 0" 00'



SOUTH ELEVATION WITH GARAGE

10' 0" 00'

LEGEND	
1	CONCRETE CURB CONCRETE CURB CONCRETE CURB
2	CONCRETE CURB CONCRETE CURB CONCRETE CURB
3	CONCRETE CURB CONCRETE CURB CONCRETE CURB
4	CONCRETE CURB CONCRETE CURB CONCRETE CURB
5	CONCRETE CURB CONCRETE CURB CONCRETE CURB
NOTES:	
ALL CURB SHALL BE CONCRETE AND SHALL BE CAST IN PLACE. CURB SETS SHALL BE CAST IN PLACE. CURB SHALL BE	
LAYING - CURB ELEVATION	
1	CONCRETE CURB ELEVATION SHALL BE AS SHOWN
2	CONCRETE CURB ELEVATION SHALL BE AS SHOWN
3	CONCRETE CURB ELEVATION SHALL BE AS SHOWN
4	CONCRETE CURB ELEVATION SHALL BE AS SHOWN
5	CONCRETE CURB ELEVATION SHALL BE AS SHOWN

Public Meetings

- Neighborhood Meeting on 1/26/2017 and 10/17/2017
 - Conducted by the applicant
- LD&T meeting on 1/25/2018
- Planning Commission public hearing on 2/15/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from PEC to OR-1 with a vote of 6-0. Four members were not present.