

Case No. 20-ZONE-0086

3311 Tucker Station Road

Objections from Tucker Station Neighborhood Association

1. The development does not abide by conservation subdivision principles as required in LU2 in the Tyler Rural Settlement District Neighborhood Plan (Tyler Plan).
2. The development is not a conservation subdivision and does not conserve open space as encouraged in Livability Goal 1 Policy 1 of Plan 2040. The open space in the plan consists almost entirely of road right-of-way, scenic corridor setback, yard setback and detention basin.
3. The contiguous units exceed 4 units in violation of LDC 5.3.1.D.1.b.vi. and Tyler Plan SD2.m.
4. The buildings do not have 50' buffers between buildings as required in Tyler Plan SD2.m.
5. Four of the units have the rear of the unit facing Tucker Station Road in violation of Tyler Plan SD2.g.
6. There are no elevations showing the rear and sides of the proposed buildings and the front facades do not seem to use enough traditional building materials as required by Tyler Plan SD2.f.
7. There is no provision for Dark Sky lighting as required by Tyler Plan SD2.l. (see the attached proposed Lighting Binding Element)
8. The landscaping does not show groupings of plants that appear natural (rather than equally spaced rows) as required by Tyler Plan SD4.b.