

Neighborhood Meeting – January 7, 2020

Docket No. 19-ZONEPA-0092

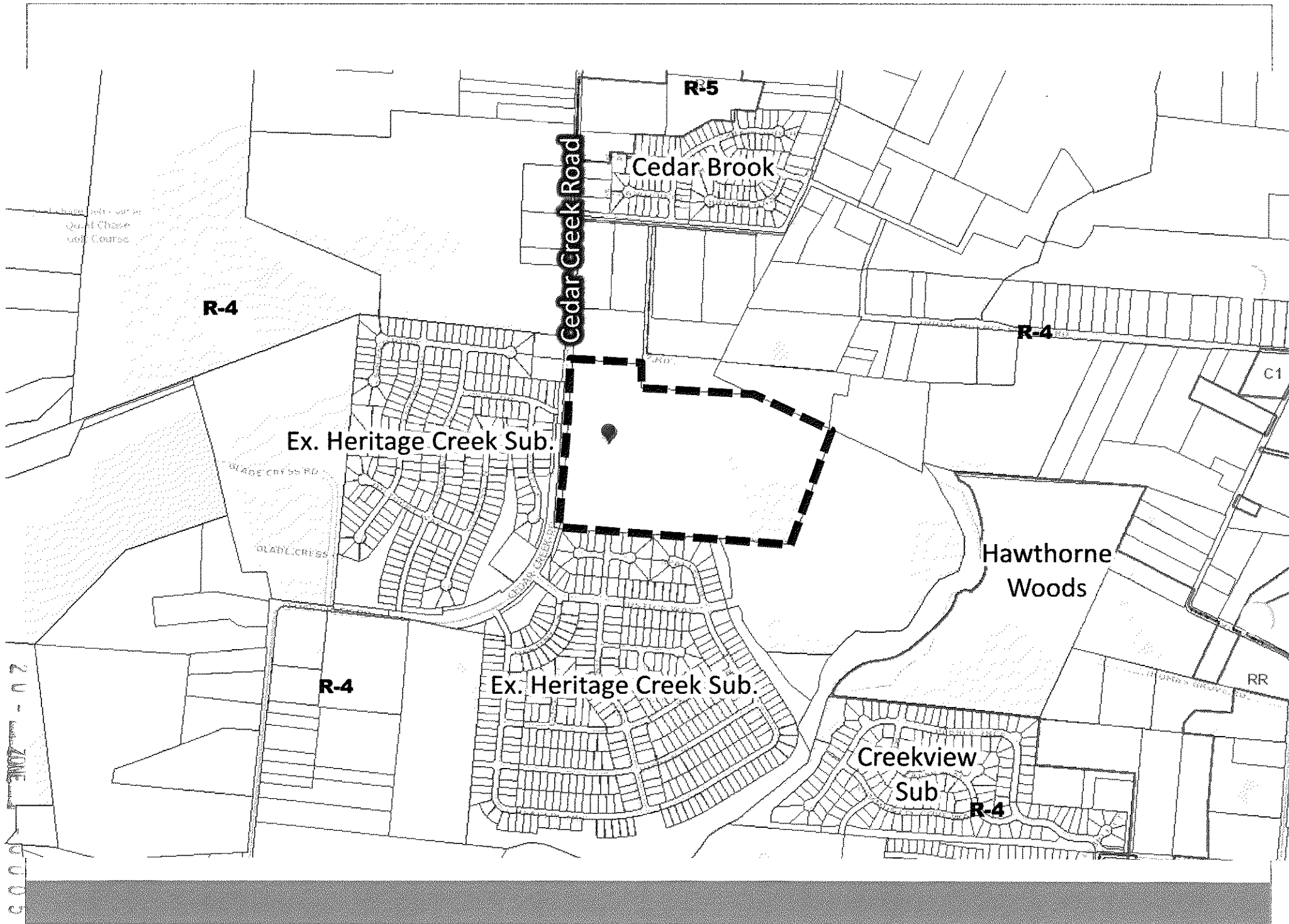
(Julia Williams, DPDS Case Manager)



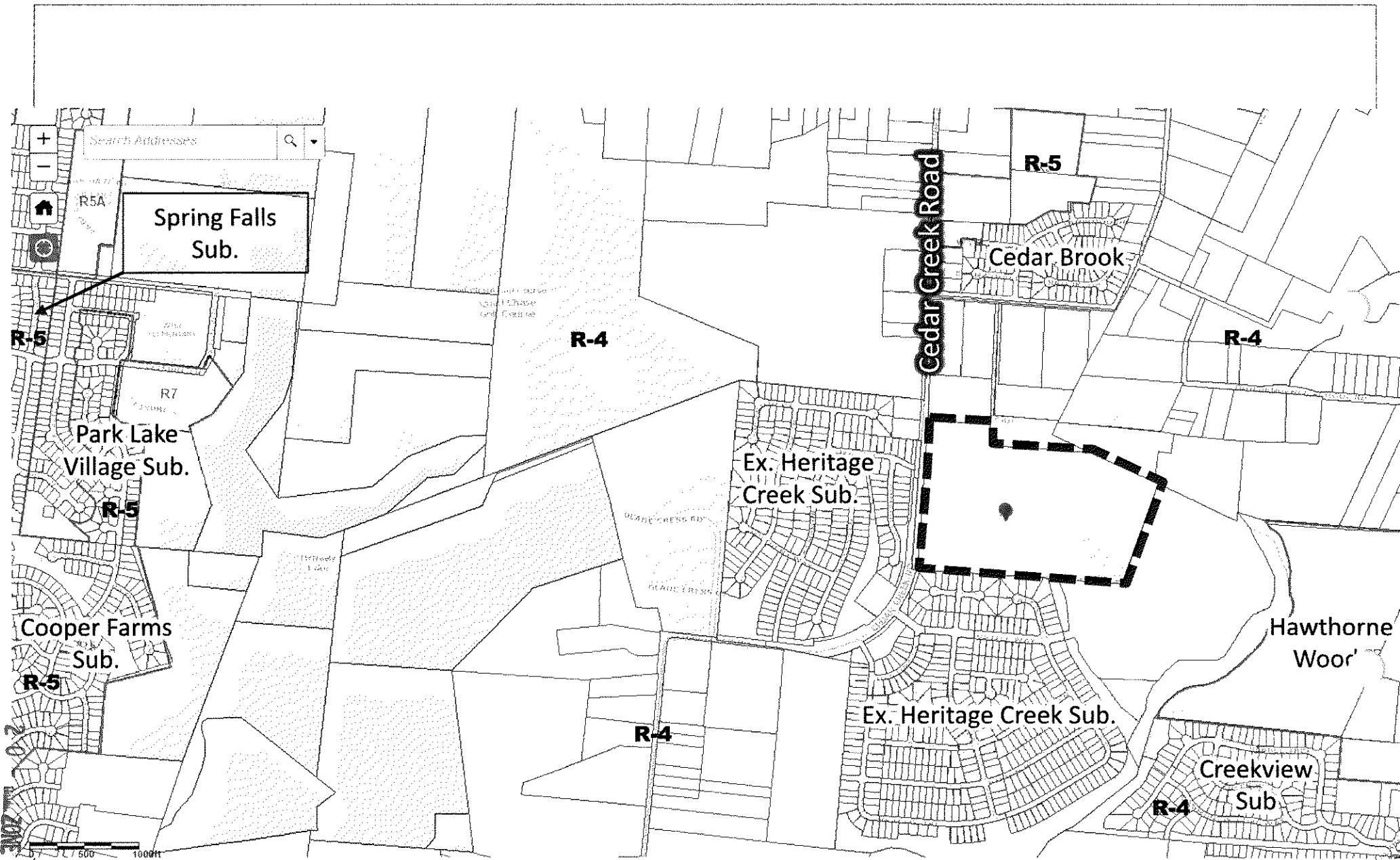
Zone change from R-4 to R-5 to allow a 247-lot subdivision on 58.03 +/- acres, which is to be an extension of the existing Heritage Creek Subdivision, on property located at 10001 Cedar Creek Road

Attorneys: Bardenwerper Talbott & Roberts, PLLC

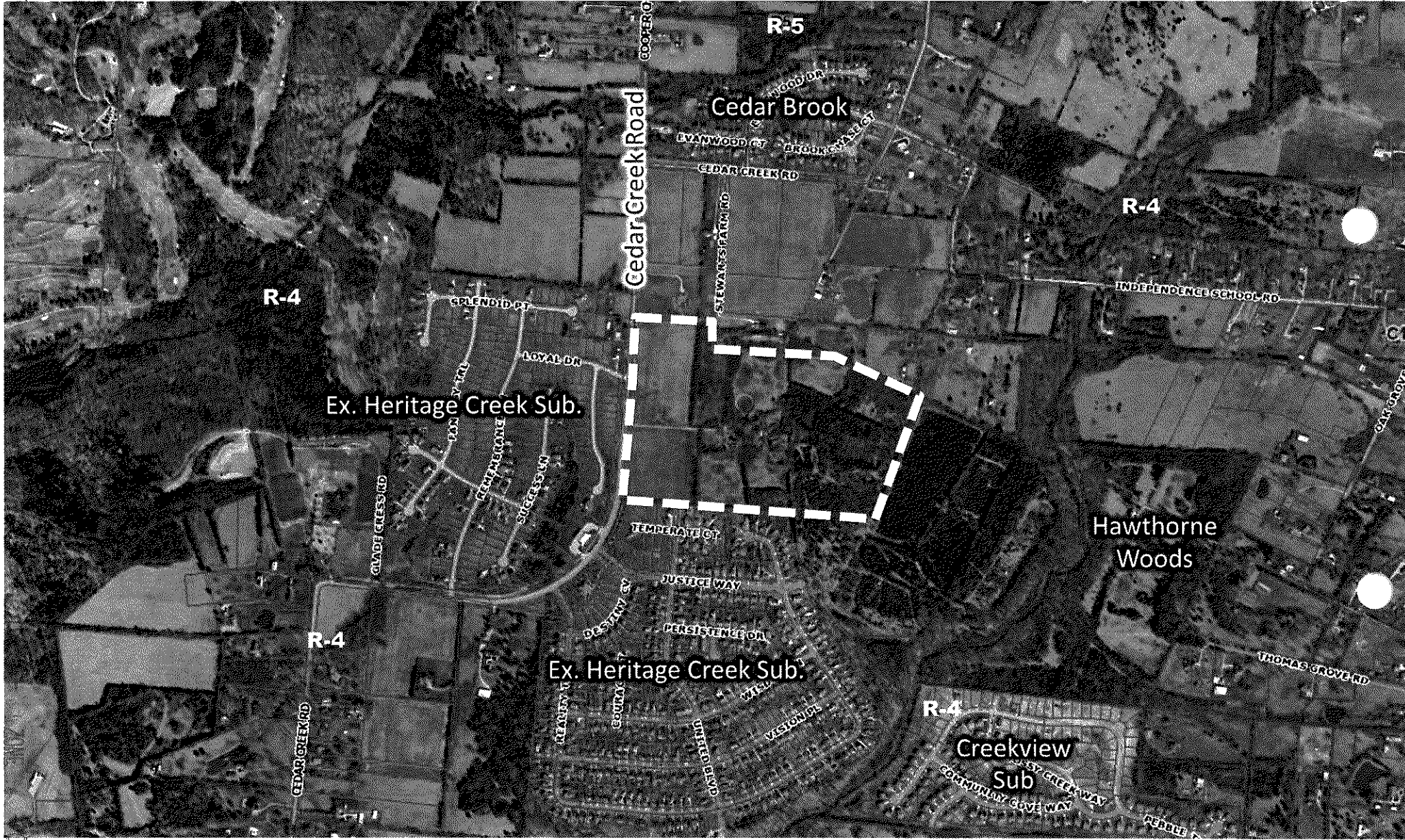
Land Planners, Landscape Architects & Engineers: Mindel Scott & Associates, Inc.



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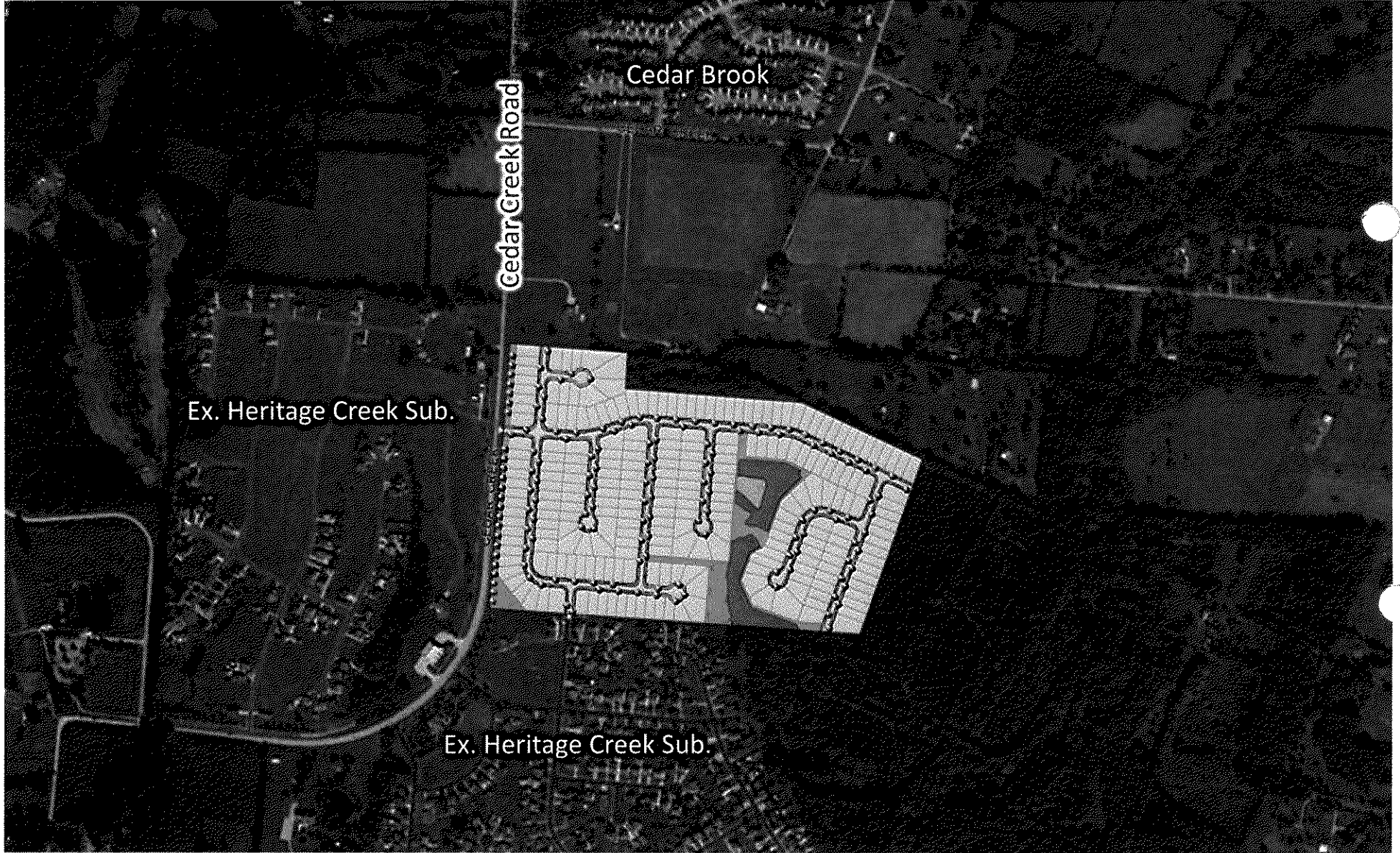
Cedar Brook

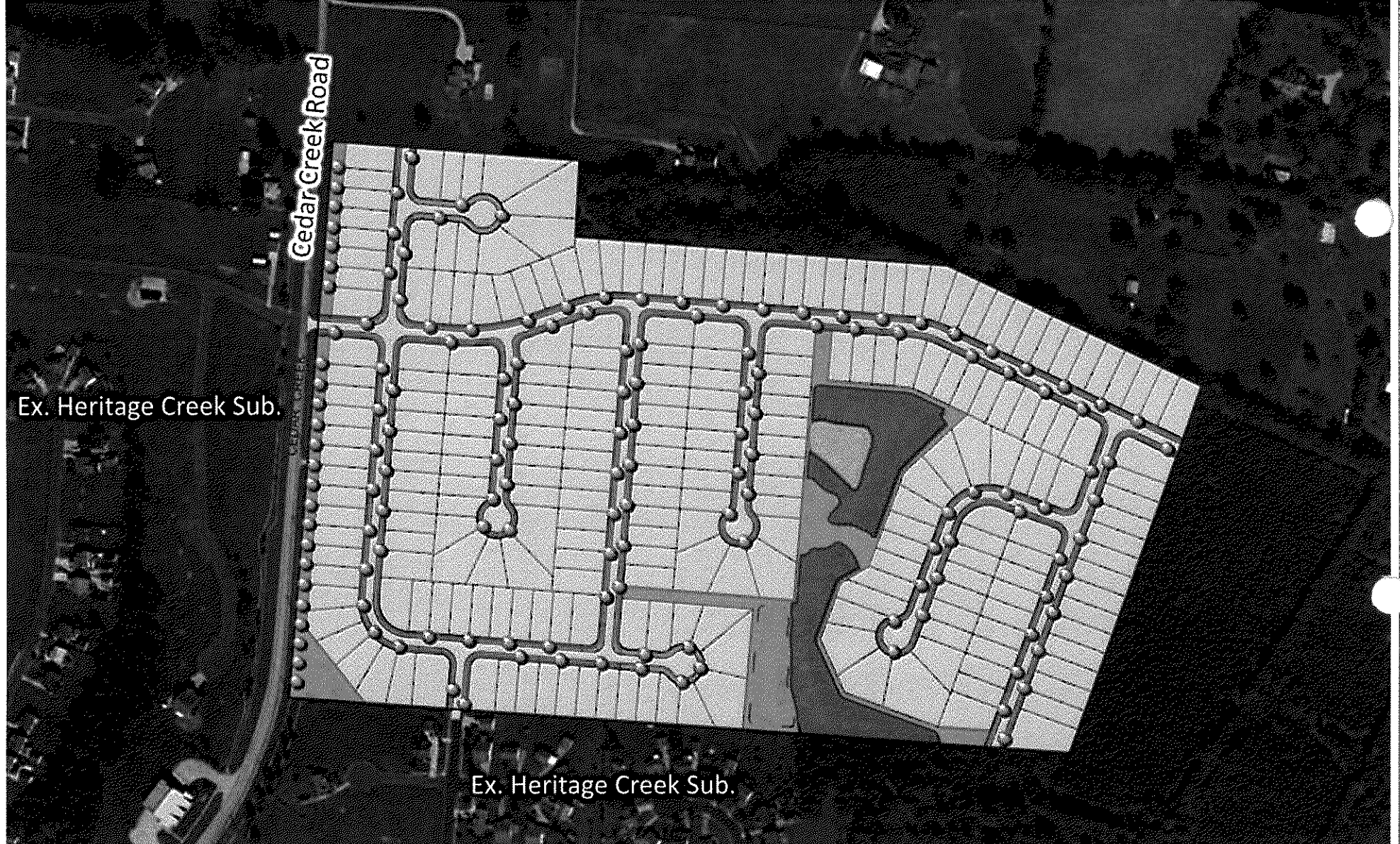
Cedar Creek Road

Ex. Heritage Creek Sub.

Ex. Heritage Creek Sub.

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Cedar Creek Road

Ex. Heritage Creek Sub.

Ex. Heritage Creek Sub.

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Jefferson County

	<u>R-4 existing</u>	<u>R-5</u>	<u>Heritage Creek Extension</u>
Density	4.84 du/a max	7.26 du/a	4.26 du/a gross 6.25 du/a net
Acres	Net 39.55 (Gross 58.03)	Same	Same
Lot Count (net)	191 +/- Lots	287	247
Lot Width	60 ft. min.	50 ft. min	50 ft
Lot SF	9,000 sf min	6,000 sf	No lot less than 6,000 sf
Open space	0% provided	0% provided	6.7 acres (12% preserved open space)



View of Cedar Creek Road, looking south. Site is to the left.

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View of site from Cedar Creek Road, looking north.



Existing Heritage Creek subdivision, directly across Cedar Creek Road from site.

Home Style & Design







ZONE



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