

Case #16ZONE1082
Clover Senior Residential Development
911, 913, & 915 Ormsby Lane
Connection Justification

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Clover has an option to purchase 8.32+/- acres of property at 911, 913, and 915 Ormsby Lane. The properties are located in the City of Lyndon and zoned "R-4" Residential Single Family District with an "N" Neighborhood Form District Designation. Clover is requesting a zone map amendment to "R-6" Multi-Family Residential District to allow the development of a 119 unit age restricted (55 and over) apartment development. Along the neighborhood boundary to the north, Clover proposes to maintain a 190'+/- wide buffer area consisting of the existing tree line. A total of 135 parking spaces are proposed (90 surface spaces, 40 garages, and 5 ADA compliant spaces). One driveway is proposed on Ormsby Lane.

Section 5.9.2.A.1.a.i of the Land Development Code requires stub streets need to be extended to new developments. Per review of the proposed development, a connection from Persimmon Way to the new development is required. Clover cannot meet this requirement for the following reasons:

- This connection has the potential to create a nuisance for the residents of the Clover development and the residents of the Holly Springs subdivision to the north. From our meetings with the neighborhood representatives, this connection would be utilized as nothing more than a "cut-through" for drivers trying to avoid the intersection at Ormsby Lane and New LaGrange Road. It is not part of a larger overall transportation network connection. During our meeting, the residents of Holly Springs made it clear they do not want the additional traffic circulating through their neighborhood if this cut through was constructed. The neighbors advised this connection is one of the main reasons they have been against previous residential developments.
 - Guideline #8 "Transportation Facility Design" – Item #9 of Cornerstone 2020 states "Avoid access to development through areas of significantly lower intensity or density development if such access would create significant nuisances. We feel and the neighbors of Holly Springs feel this connection will provide a significant nuisance to both developments.
- The proposed Clover development is not capable of being designed to accommodate traffic not intended for the development due to site constraints. Pavement widths are designed to meet the standards of the Land Development Code for parking lots. Garages and parking spaces are provided along the main travel routes and drivers will be backing onto the drive lanes. There is not enough property remaining after the proposed development to provide for roadways to accommodate through traffic and additional traffic creates potential for additional vehicular crashes or accidents with the senior residents.
- The addition of a vehicular or pedestrian connection between the development and Persimmon Way provides the opportunity to create unsafe conditions for the senior residents. The average Clover resident is an active 74 year old. Clover residents do not need Assisted Living and are able to walk outside on nice days. Clover strives to create safe, clean, and quiet neighborhoods for their residents. We are required to provide active

and passive open space for the development. By allowing either connection the amount of recreational open space will be hindered. Additional traffic, whether vehicular or pedestrian, has the potential to attract people loitering on the property, potential to create unsafe situations for the senior resident, potential to generate litter, and affect the overall quality-of-life for the senior residents.

- Either type of connection requires extensive grading along a portion of the site designated as natural buffer area. Grading a portion of this area to make either a vehicular or pedestrian connection would require the removal of existing, mature trees and natural landscape which provides a natural barrier between the development and the Holly Springs subdivision. This natural barrier was very attractive and strongly encouraged to be maintained by the residents of Holly Springs.

Clover feels providing a vehicular or pedestrian connection from the site to Persimmon Way will be a detriment to the project and place unnecessary liability on Clover for people not affiliated with the community. This connection also creates a nuisance to the property owners of Holly Springs and will alter the essential character of the neighborhood. Our team looks forward to discussing our concerns with the Planning Commission.

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