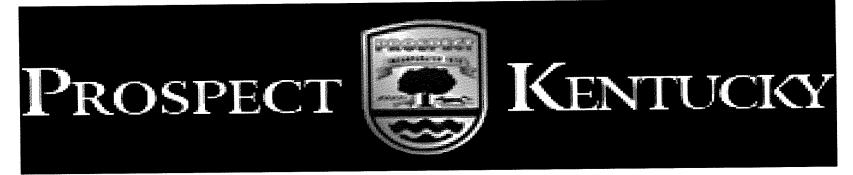
proposed paths proposed



CITY OF PROSPECT

IN OPPOSITION TO
CASE NO. 16ZONE1056
PROSPECT COVE
AUGUST 29, 2017

Updated rendering of proposed building



809 Signatures in Opposition

PETITION IN OPPOSITION TO REZONING TO R-7 RESIDENTIAL IN CASE # 16 ZONE 1056

We, the undersigned, hereby express our opposition to the Change in Zoning Application to R-7 Residential Multi-Family by LDG Multifamily, LLC in Case # 16 ZONE 1056, filed on October 17, 2016, for the construction of a 198 apartments on property located at 6500 Forest Cove and 7501 River Road (the "Project"). The Project has only one point of ingress and egress over Timber Ridge Drive which is already overcrowded. The Project is incompatible with adjoining land uses as a result of its height, scale and mass. We urge the Planning Commission to deny the Application.

	Print Name	Signature	Address w/ Zip Code
1.	Ron Pike	D'AC	5508 Timber Creek Ct 40059
2.	Dobietko	1 that I have	7308 Timber Creek CT 40059
3.	JEREMY IREMPUNE	y Ticus	607 Tidewater Ct 40059
4.	E/Zabetherrague	Tremaine	
	PANEME DAVINA		CANT HAMMER VIEW CLE 40059
	Row Migness		7100 CANNEWAITE C7 40059
7.	MURRAYDIAMOND	Munay Diamond	6911 WINDHAM PKWY 40059
8.	Jan Diamond	Can Duming	10911 Word Dam Parkway 40059
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EXCERPTS FROM CORNERSTONE 2020

GLOSSARY OF TERMS

Compatibility. The degree to which adjacent or nearby land use activities are similar in scale, intensity, density, impact or type. Compatibility concerns how much one use intrudes on the character of adjacent uses, typically due to the dissimilarity of type of use and the impact of the use from traffic, intensity of use, scale of building and operational characteristics. The term is sometimes extended to include building materials, especially color and texture, architectural style, and building type, particularly when used in connection with preservation areas.

Scale. The relationship of a particular project or development, in terms of size, height, bulk, intensity, and aesthetics to its surroundings.

Village Form Area. A pattern of development characterized by predominately low-density residential uses organized around a center that contains a variety of land uses such as residential and commercial. Examples of villages include Anchorage, Eastwood, Prospect and Fairdale.

Guideline 1. Community Form

Description of the Community Forms

4. Village: Village Form is characterized by predominately low to medium density residential uses where the pattern of development is distinguished by open space such as parks, greenways, and farmland protected by conservation easements. The Village Form should have a small-scale village center with a mixture of uses such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district. The village center may be arranged around a village green. Low-density residential uses interspersed with open space may be encouraged at the edge of the Village. Village Form should be designed to encourage pedestrian, bicycle and transit use.

Guideline 3. Compatibility

Ensure that land uses and transportation facilities are located, designed and constructed to be compatible with nearby land uses and to **minimize impacts to residential areas**, schools and other sensitive areas in the community.

Intent:

To allow a mixture of land uses and densities near each other as long as they are designed to be compatible with each other.

To prohibit the location of sensitive land uses in areas where accepted standards for noise, lighting, odors, or similar nuisances are violated or visual quality is significantly diminished (unless adequate abatement measures are provided).

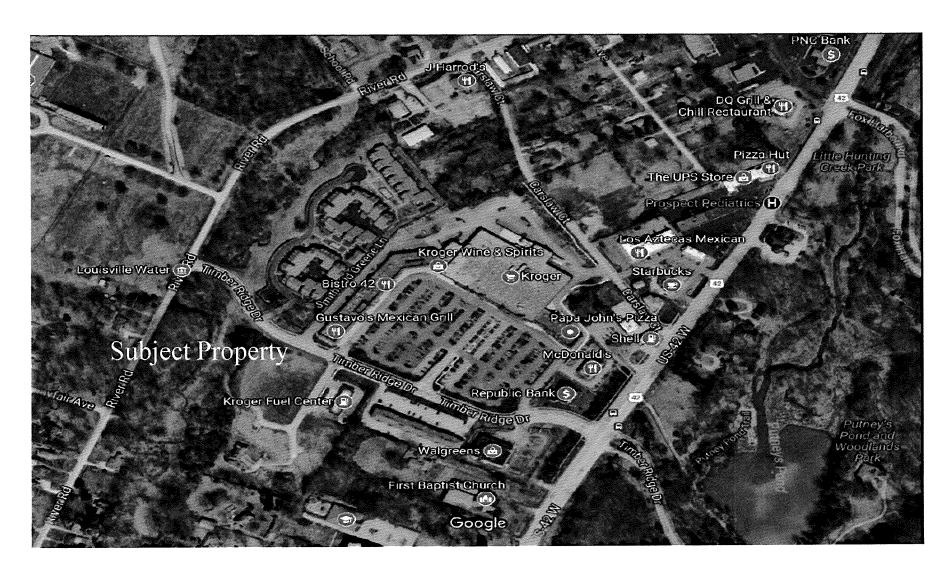
To preserve the character of existing neighborhoods.

A. Policies

- 1. Compatibility. Ensure compatibility of all new development and redevelopment with the scale and site design of nearby existing development and with the pattern of development within the form district. The type of building materials may be considered as a mitigation measure and may also be considered in circumstances specified in the Land Development Code.
- 3. Residential Compatibility. Encourage residential character that is compatible with adjacent residential areas. Allow a mixture of densities as long as their designs are compatible. Adjacent residential areas in different density categories may require actions to mitigate nuisances and provide an appropriate transition between the areas. Examples of mitigation as appropriate include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.

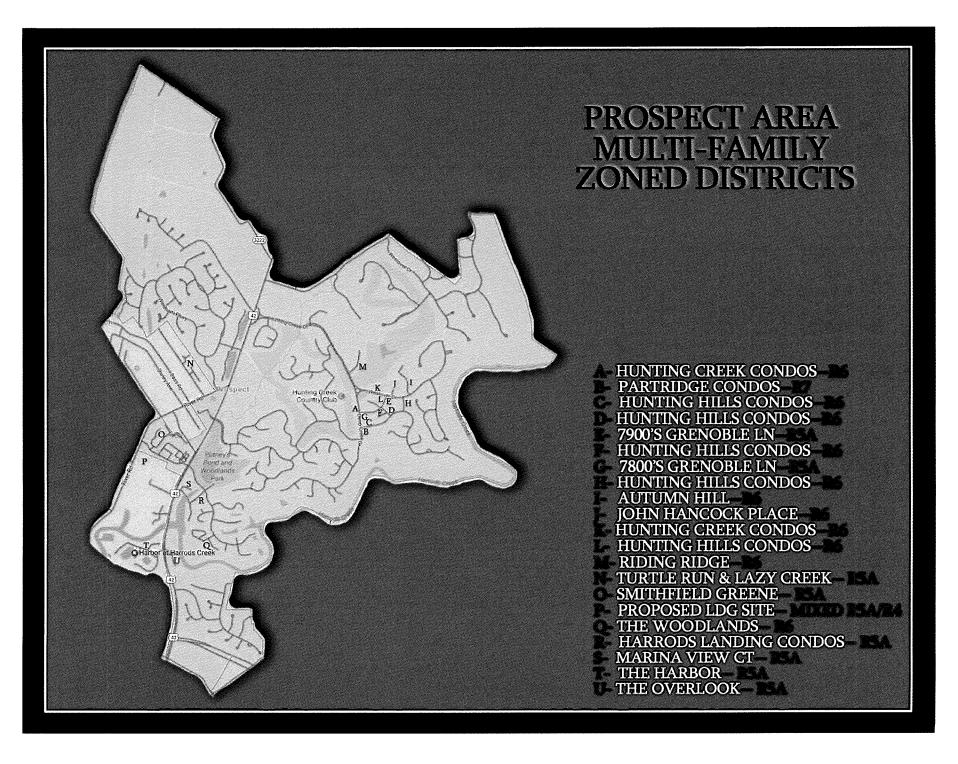
- 9. Visual Impacts. Protect the character of residential areas, roadway corridors, and public spaces from visual intrusions and mitigate when appropriate.
- 10. Encourage new residential development and redevelopment types to include a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster, and accessory residential structures. **Housing types should reflect the form district pattern.**
- 11. Higher Density in Appropriate Areas. **Locate higher density and intensity uses** <u>along</u> transit corridors and in or near activity centers.
- 15. Design of Appropriate/Inclusive Housing. Encourage design of all appropriate/inclusive housing that is compatible with site and building design of nearby housing. Form district standards should encourage the use of innovative methods such as clustering, mixed-use developments, and accessory apartments to increase the production of appropriate/inclusive housing.
- 21. Transitions. Ensure an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements.
- 22. Buffers. Mitigate the impacts caused when incompatible developments unavoidably occur adjacent to one another. Buffers should be used between uses that are substantially different in intensity or density. Buffers should be variable in design and may include landscaping, vegetative berms and/or walls and should address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Residential uses that develop adjacent to agricultural land uses may be required to provide screening and buffering to protect both the farmer and homeowners.

Google Earth view of Prospect



Zoning map from LOJIC





Hunting Creek Condominiums/R-6



7800 Grenoble Lane/R-5A



Partridge Condominiums/R-7 (8.94 Dwelling Units/Acre)



Hunting Hills Condominiums/R-6



Hunting Hills Condominiums/R-6



Autumn Hill/R-6



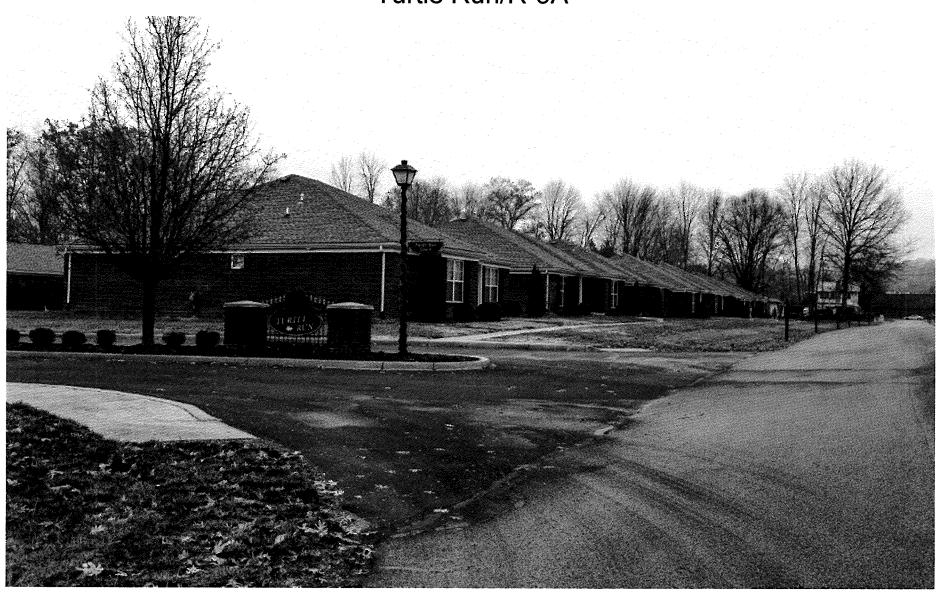
John Hancock Place/R-6



Riding Ridge/R-6



Turtle Run/R-5A



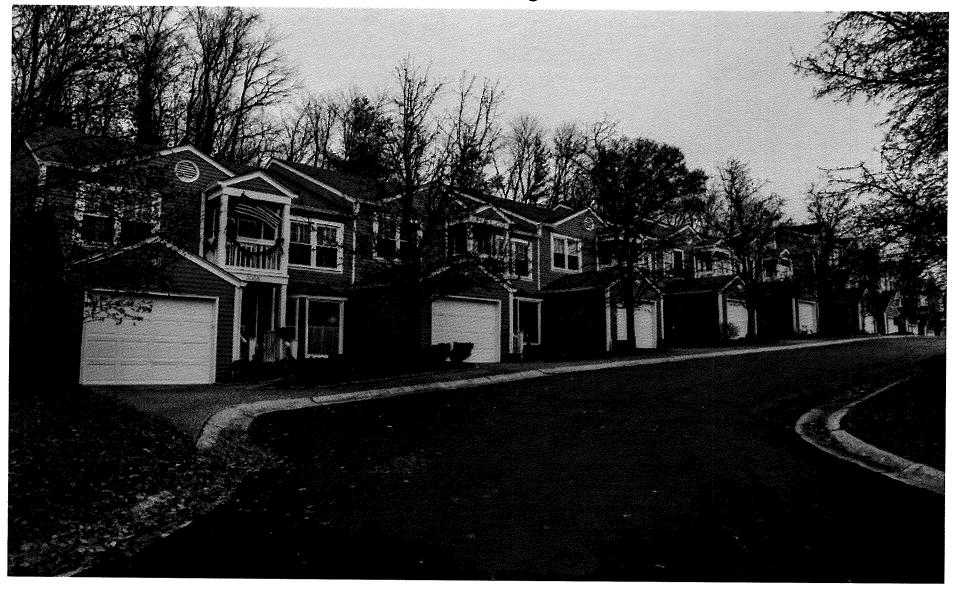
Smithfield Greene/R-5A



The Woodlands/R-6



Harrods Landing/R-5A



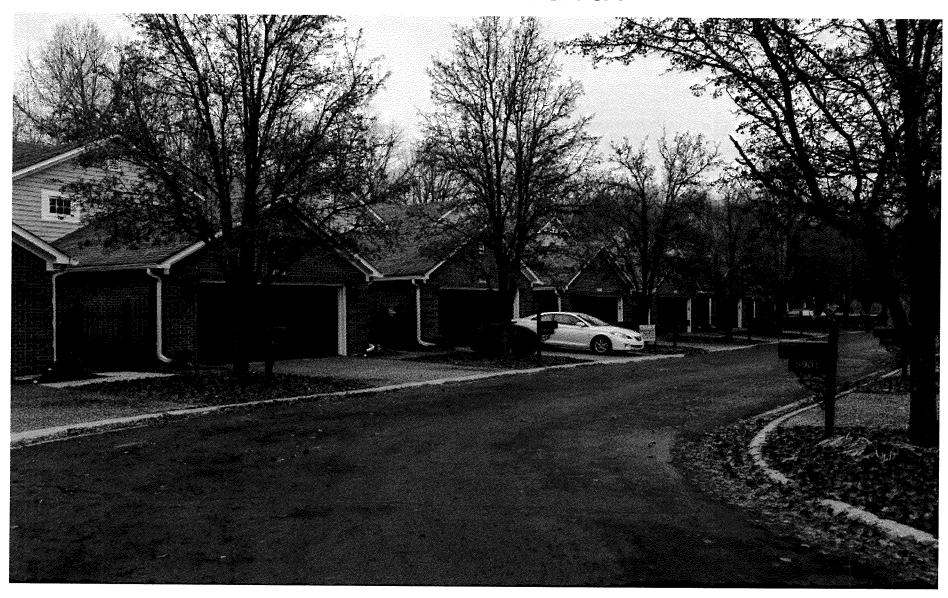
Harrods Landing/R-5A



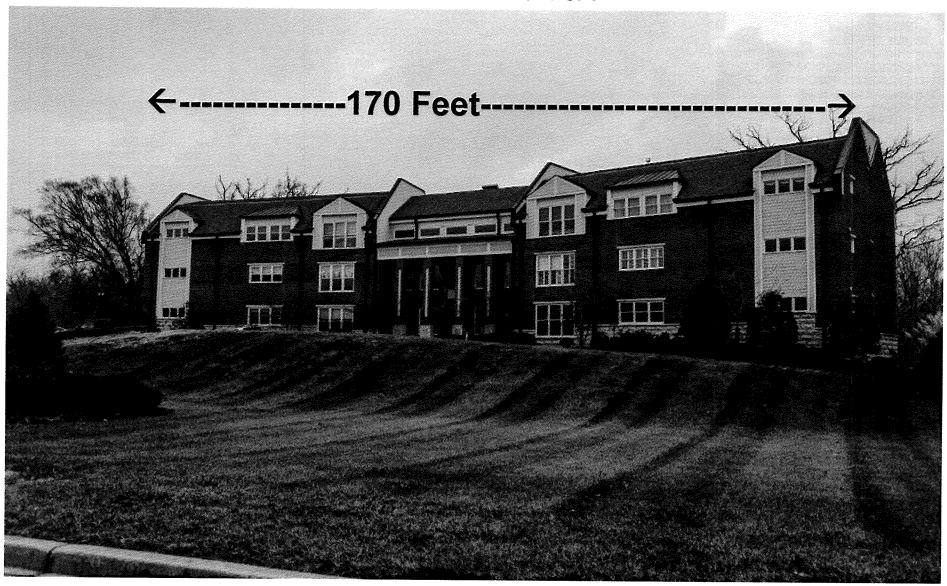
The Harbor at Harrods Creek/R-5A



Marina View Court/R-5A



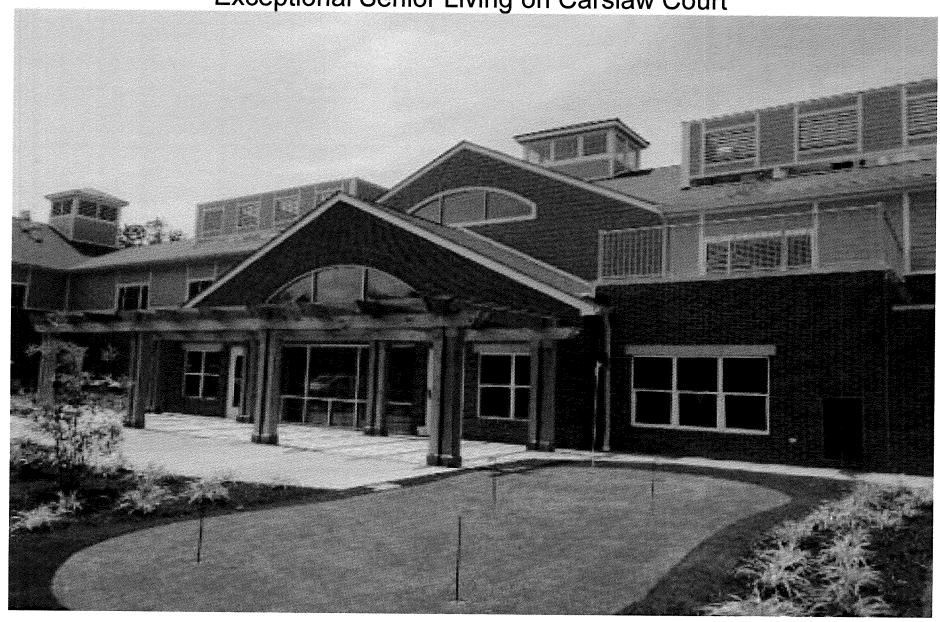
The Overlook/R-5A



Exceptional Senior Living on Carslaw Court



Exceptional Senior Living on Carslaw Court



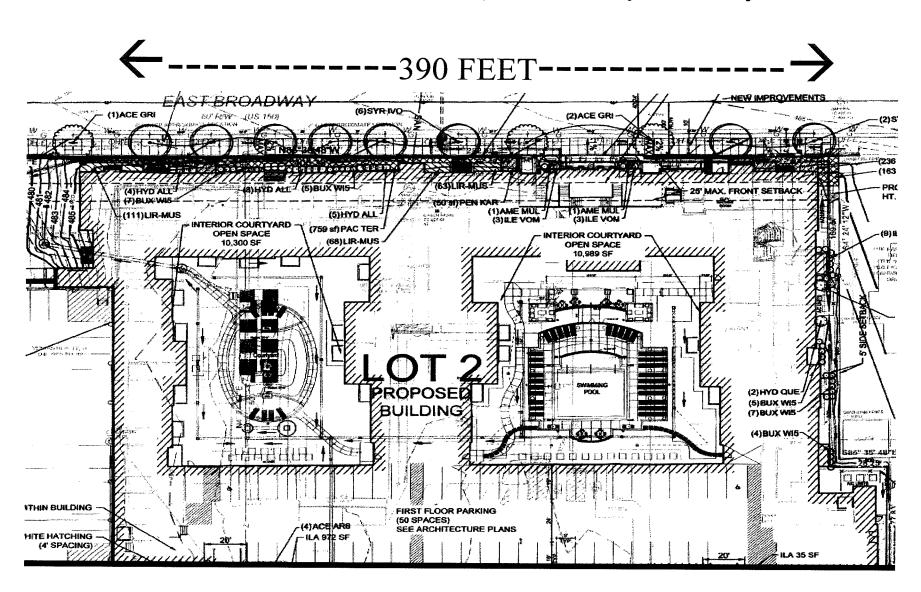
Rendering of proposed structure



Apartments on Broadway – old Mercy Academy



Apartments on Broadway – old Mercy Academy



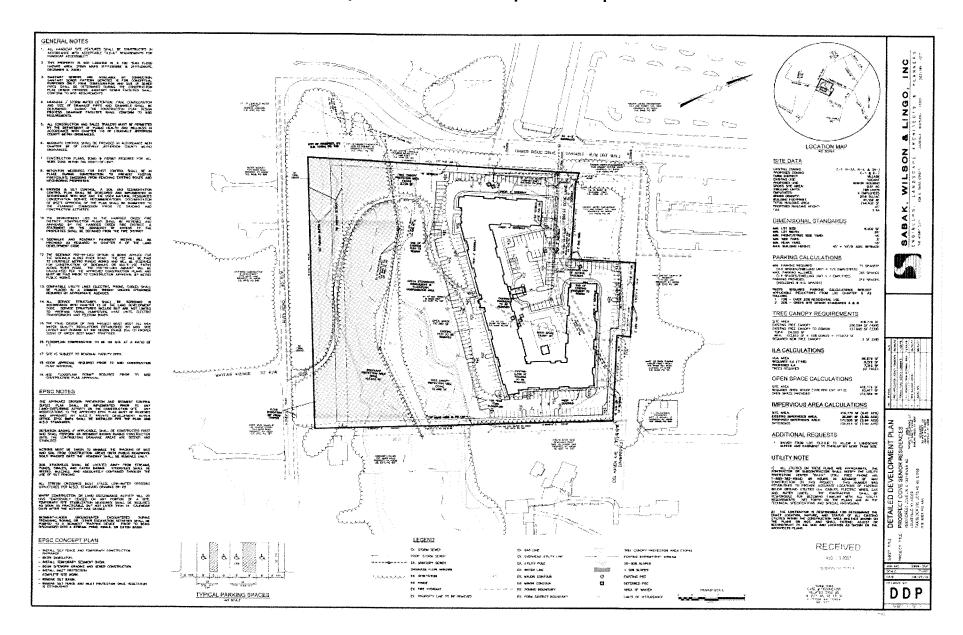
Sacred Heart Independent Living Facility



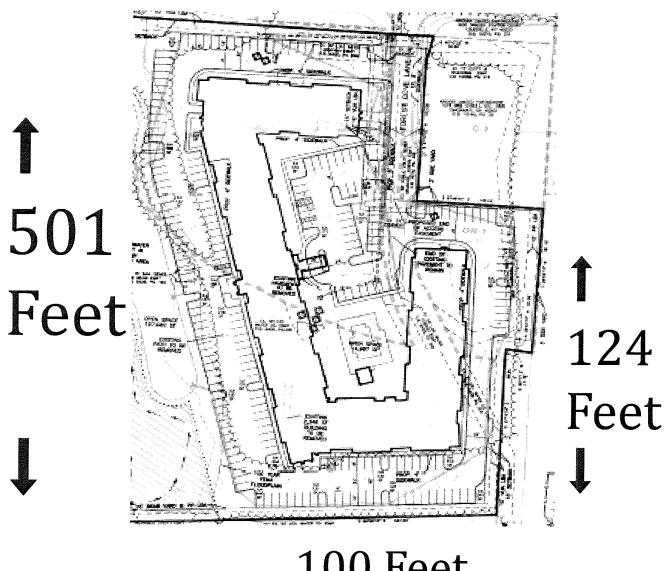
Axis on Lexington Road



Prospect Cove's Updated plan

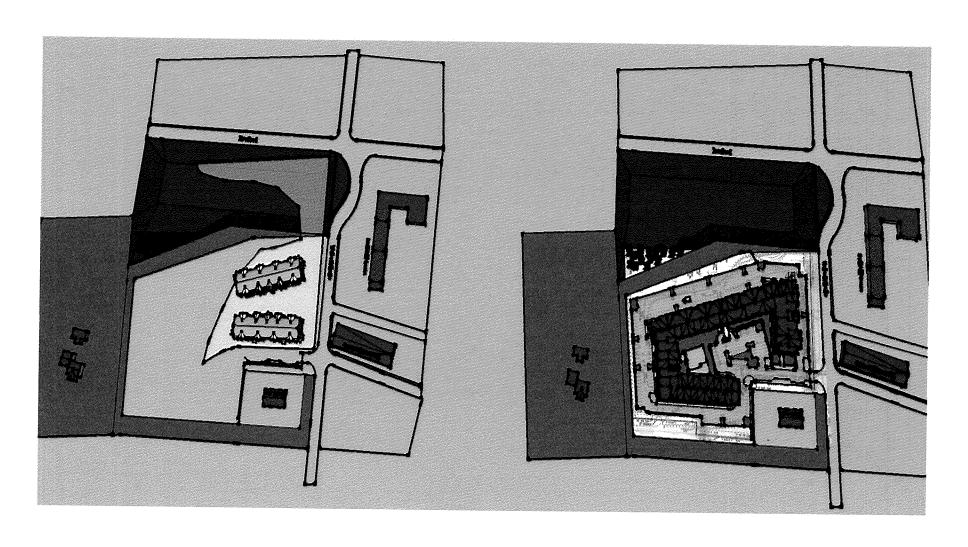


95 Feet

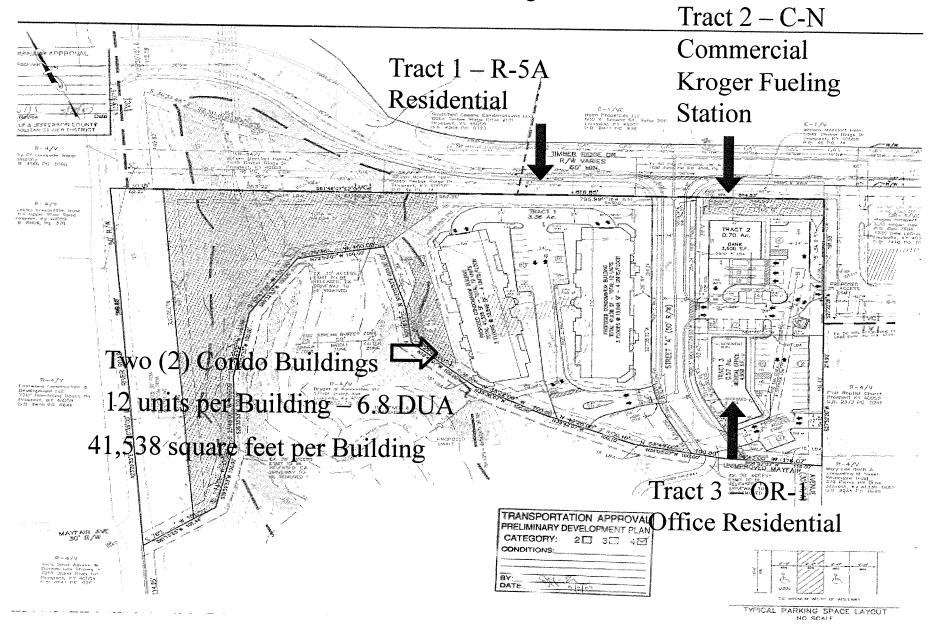


100 Feet

Side by Side Development Plan Comparison



Current Zoning at Site



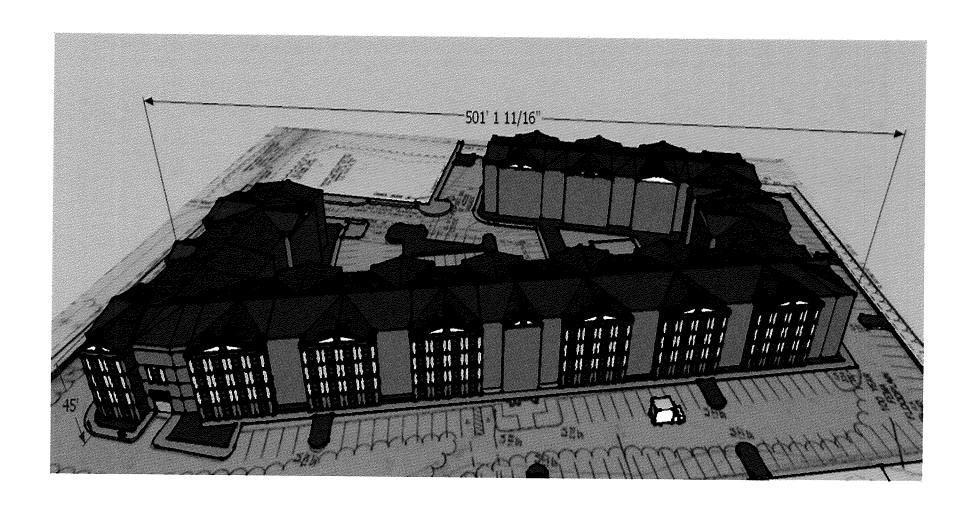
Zoning Comparison

CURRENT ZONING		PROPOSED ZONING	
C-1	0.57 ACRES	C-1 & R-7	9.61 ACRES
R-5A	3.36 ACRES		
DWELLING UNITS/ ACRE	6.8 UNITS	DWELLING UNITS / ACRE	20.6 UNITS
UNITS	24 TOTAL	UNITS	198 TOTAL
BUILDING AREA	83,100 SQ. FT.	BUILDING AREA	244,600 SQ. FT.
PARKING	62 SPACES	PARKING	214 SPACES

501 Feet Wide



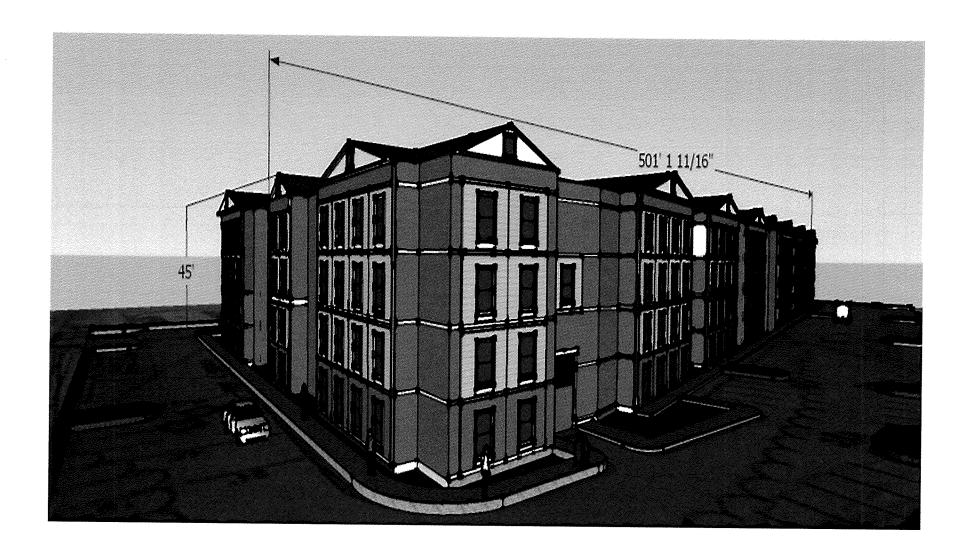
Additional renderings of proposed site



View from River Road



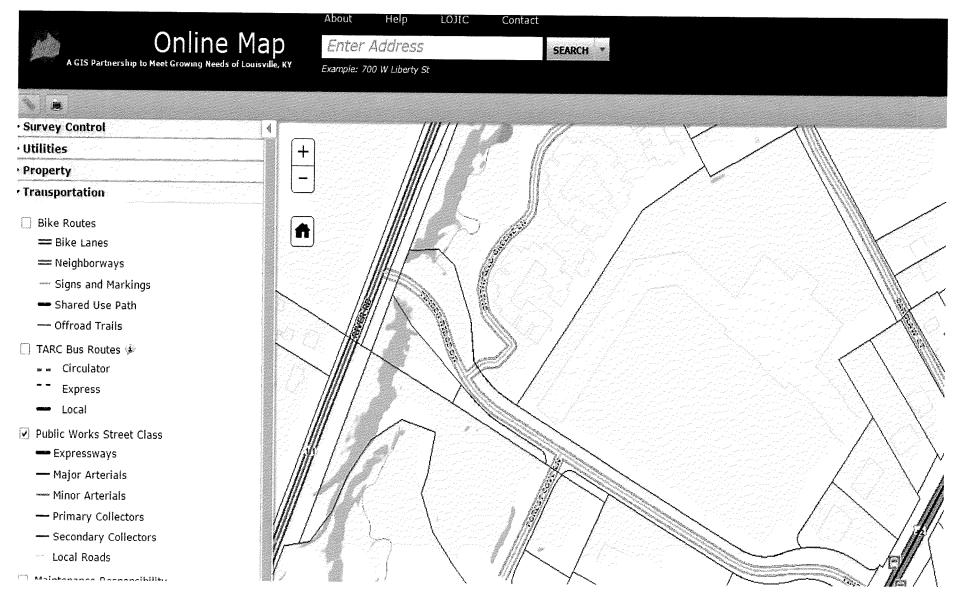
45 feet tall



adj.

*

Timber Ridge Designation as Local Road



House adjacent to proposed site



MSD area/unbuildable/Floodplain

Timber Ridge Traffic Count July 10, 2017 to July 17, 2017 Timber Ridge Drive – Five (5) lanes at US 42

Station Tember Ridge Count

Data From. 22:00 - 07/10/2017 To. 14:44 - 07/17/2017

Volume Summary Report: Timber Ridge Count

Station ID: Timber Ridge Count

Info Line 1: 07/2017

Info Line 2: 1 GPS Lat/Lon:

DB File: Timber Ridge Count DB

Last Connected Device Type: RoadRunner3

Version Number: 1.20

Serial Number: 1.20

Number of Lanes: 2

Posted Speed Limit: 0.0 mph

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Traffic Count August 2, 2017 through August 9, 2017 Timber Ridge Drive -- Two (2) lanes at River Road

Station Timber Alege Count

Cala From 15-00 - 00-0550017 To. 15-14 - 00-06-06/7

Volume Summary Report: Timber Ridge Count

Station ID: Timber Ridge Count

Info Line 1: 07/2017

Info Line 2: 1

GPS Lat/Lon:

Last Connected Device Type: RoadRunner3

Version Number: 1.20

Serial Number: 100139

Number of Lanes: 2

Source File: Timber Ridge Count (Volume, 1015-080217 To 0948-081417) Posted Speed Limit: 0.0 mph

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