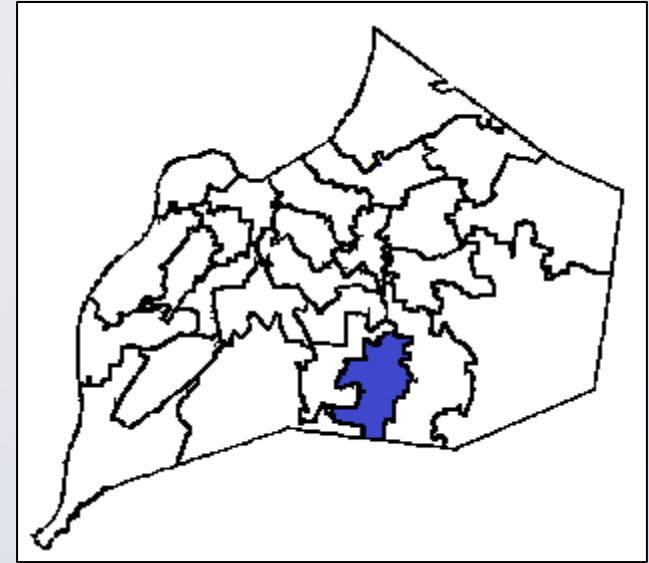
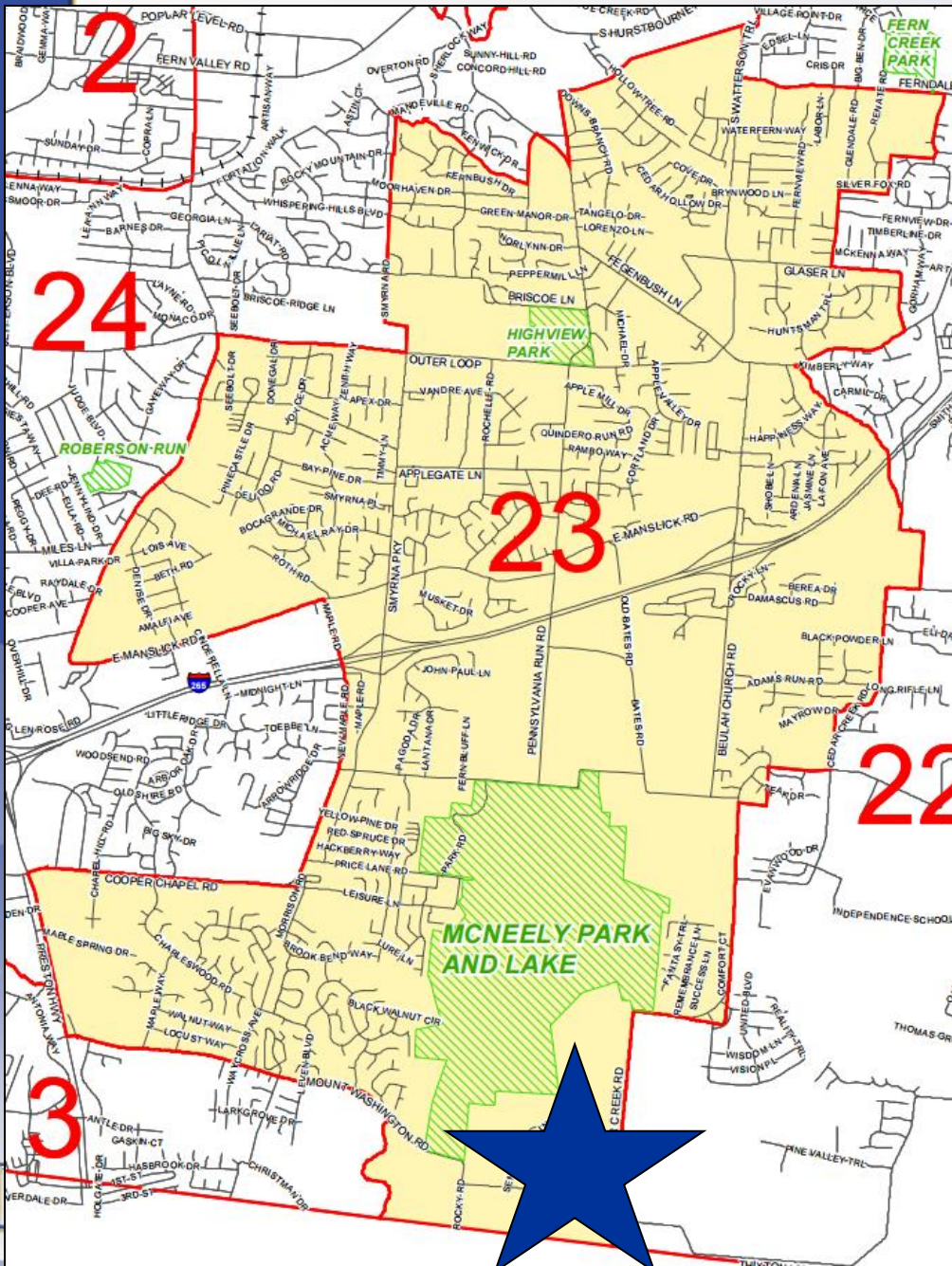


21-ZONE-0023

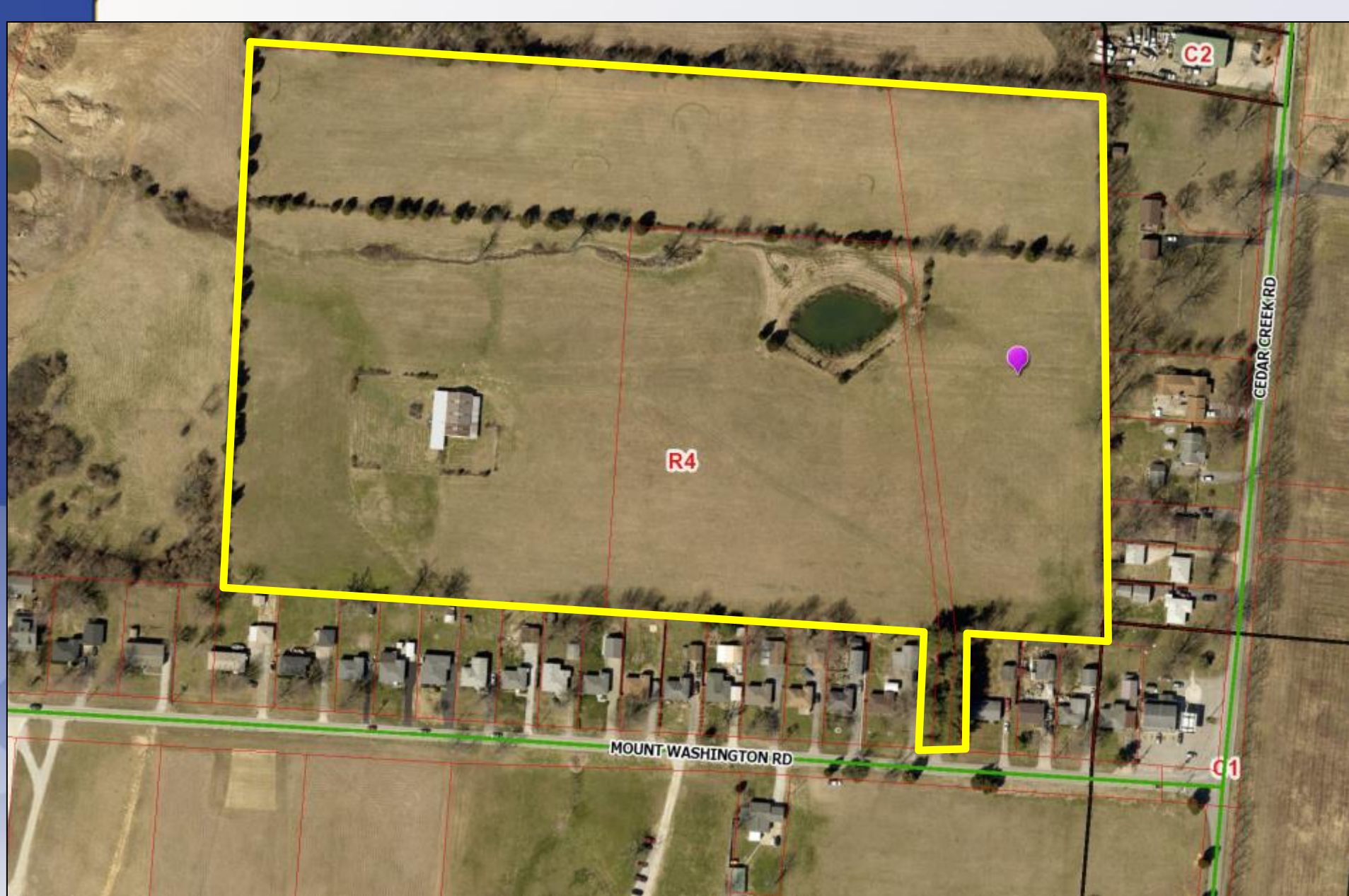
PARKSIDE SUBDIVISION



Planning & Zoning Committee
August 31, 2021



**7507 ½ & 7509 Mt.
Washington Road
District 23 - James Peden**



**Parkside at
Mt. Washington**



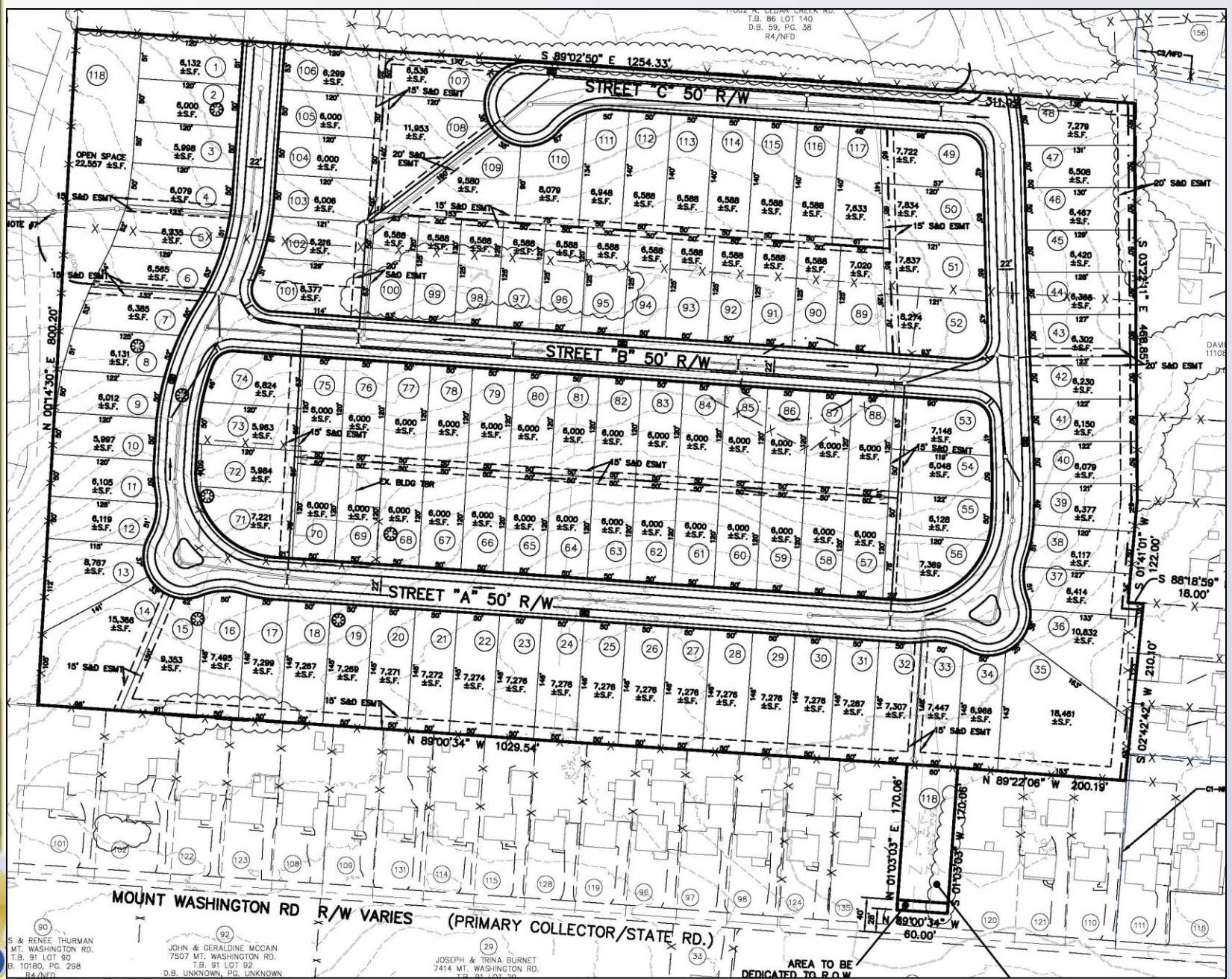
Requests

- **Change in Zoning** from R-4 Single Family Residential to R-5 Single Family Residential
- **Waivers**
 - From 5.9.2.A.1.a.ii to not stub to an adjacent vacant parcel (21-WAIVER-0037)
 - From 7.3.30.E to allow a drainage easement to overlap a rear yard by more than 15% (21-WAIVER-0038)
- **Variance** from Table 5.3.1 to reduce front and street side yard setbacks to 20' from 25' (21-VARIANCE-0034)
- **Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements**

Case Summary

- Currently developed with single family residence which is not proposed to be preserved
- Proposed 117-lot single-family development
- No connection to Mt. Washington Road

17022 N. CLARK CREEK RD.
T.B. 86 LOT 140
D.B. 59, PG. 38
R4/NFD



MOUNT WASHINGTON RD R/W VARIES (PRIMARY COLLECTOR/STATE RD.)

S & RENEE THURMAN
MT. WASHINGTON RD.
T.B. 91 LOT 90
B. 10180, PG. 298
R4/NFD

JOHN & GERALDINE MCCAIN
7507 MT. WASHINGTON RD.
T.B. 91 LOT 92
D.B. UNKNOWN, PG. UNKNOWN

JOSEPH & TRINA BURNET
7414 MT. WASHINGTON RD.
T.B. 91 LOT 93

AREA TO BE
DEDICATED TO R/W



Public Meetings

- Neighborhood Meeting held 3/2/2021
- LD&T meeting on 7/8/2021
- Planning Commission public hearing on 8/5/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5 by a vote of 5-0.