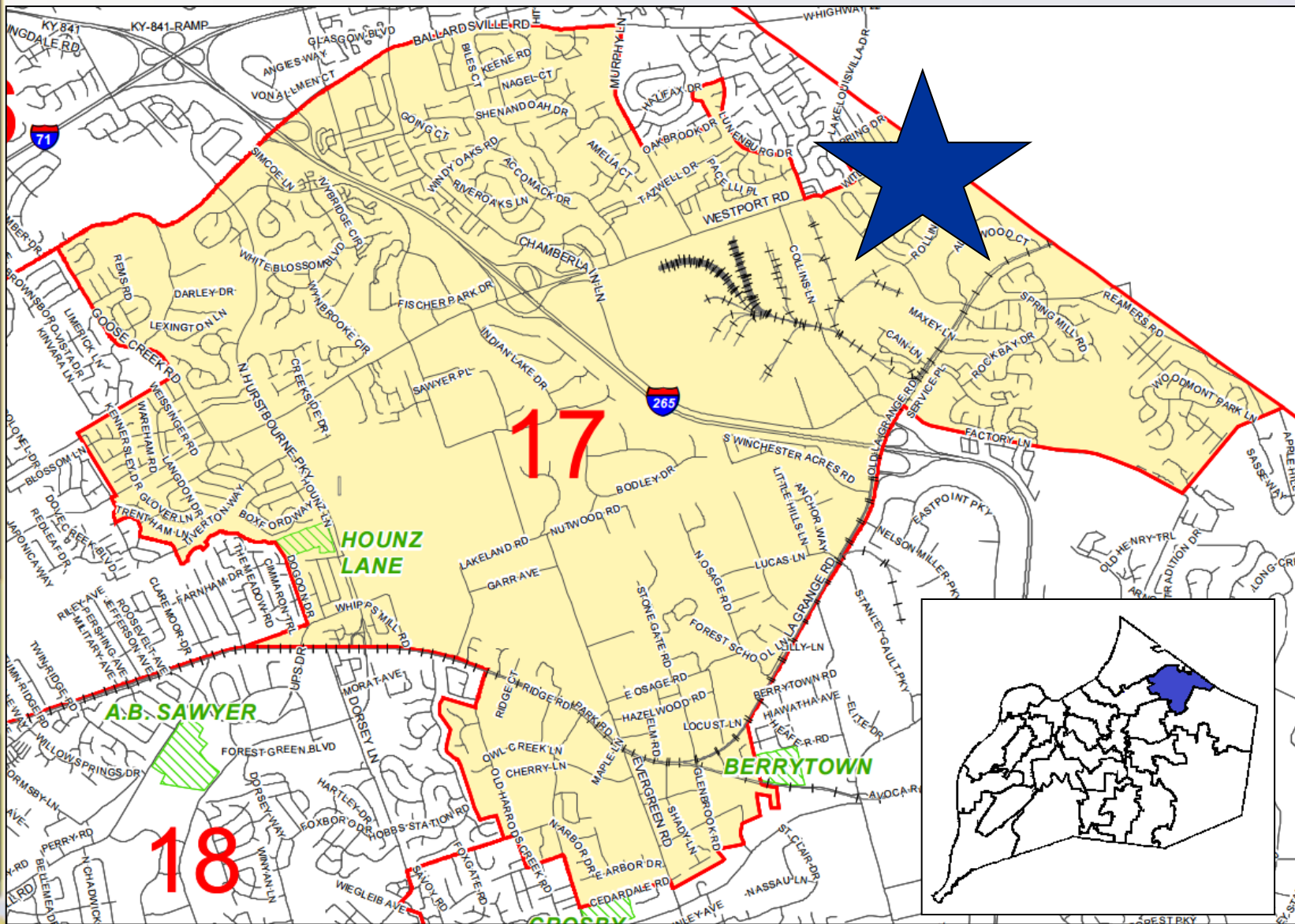


20-ZONE-0105 ROLLINGTON RIDGE

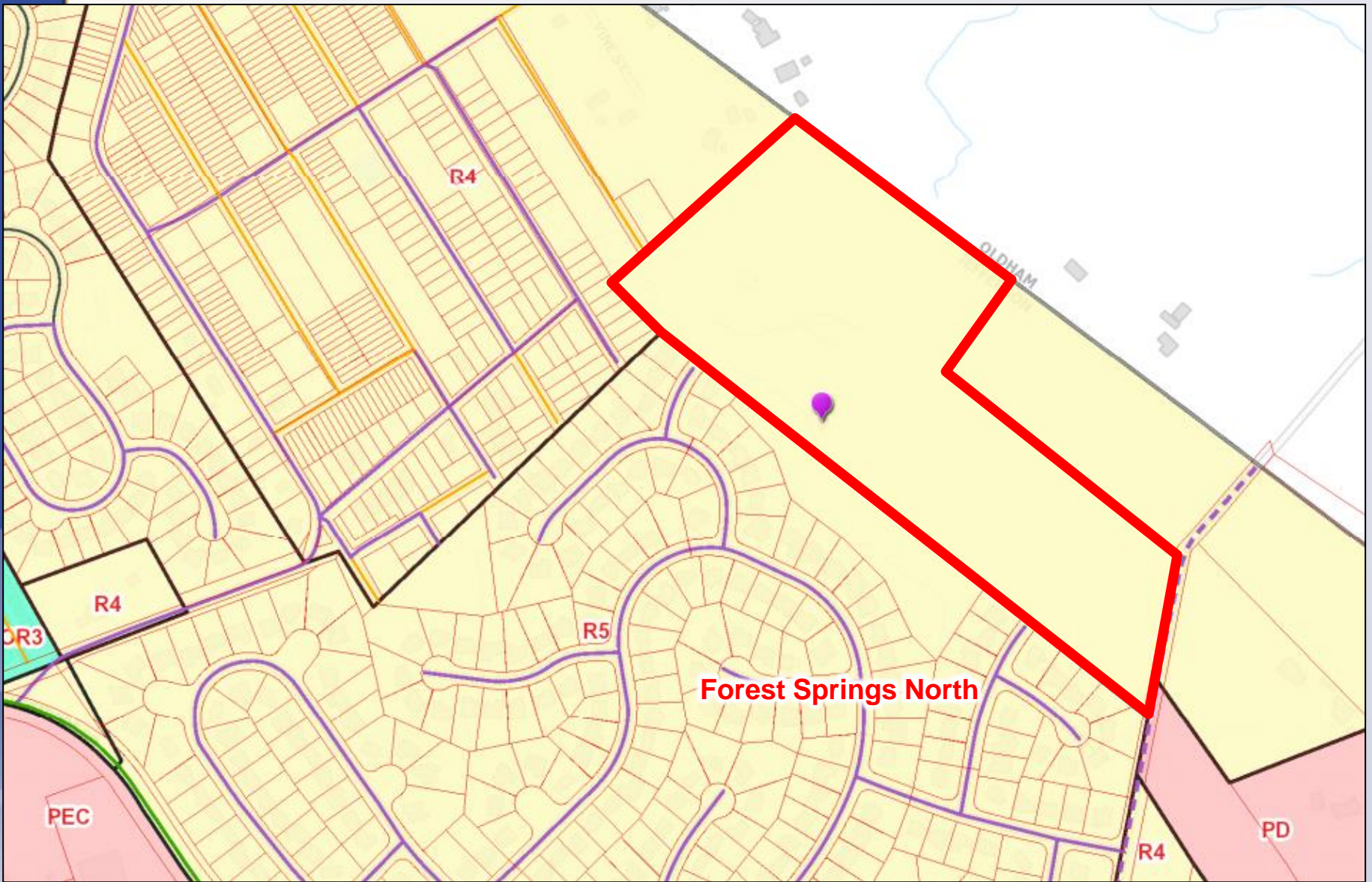


Planning & Zoning Committee
April 27, 2021





Existing: Vacant
Proposed: Residential



Existing: R-4/N
Proposed: R-5/N

Requests

- Change-in-Zoning from R-4 to R-5
- Waiver from LDC Section 7.3.30.E to allow a rear yard to overlap a drainage easement by more than 15 percent
- Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements

Case Summary

- 81 proposed buildable lots on 22.6 acres
- 4.2 acres of open space
- 53 percent of site has existing tree canopy, 12 percent proposed to be preserved
- Connecting to existing Holly Forest Road stub, stub to vacant parcel to the east, pedestrian connection to Cedar Forest Way
- 100-foot stream buffer along west property line
- Cell tower access road relocated

Public Meetings

- Neighborhood Meeting held 10/12/2020 (28 people attended)
- LD&T meeting on 2/11/2021
- Planning Commission public hearing on 3/18/2021
 - Six people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5 by a vote of 10-0.