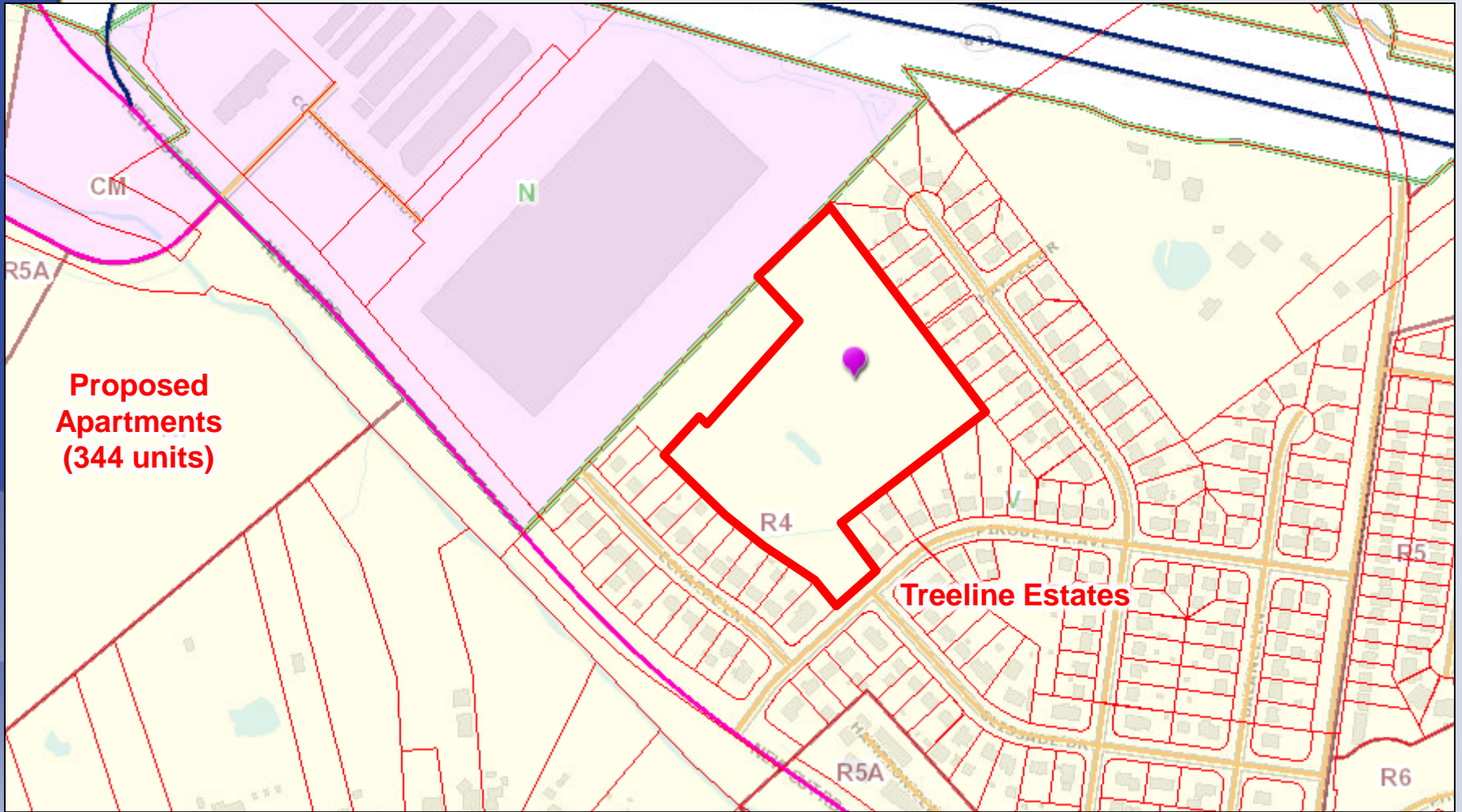


19ZONE1028 PIROUETTE AVENUE



**Planning & Zoning Committee
October 15, 2019**



**Proposed
Apartments
(344 units)**

Treeline Estates

**Existing: R-4/V
Proposed: PRD/V**



Existing: Vacant
Proposed: Attached Residential

Requests

- **Change-in-Zoning** from R-4 to PRD Planned Residential District
- **Waiver** of Land Development Code Section 5.3.1 to allow more than 4 contiguous attached dwelling units
- **District Development/Preliminary Subdivision Plan**

Case Summary

- The proposed PRD Planned Residential District will include 51 single-family, attached side-wall units with open space, public roads and walks, and detention area.

Subject Site





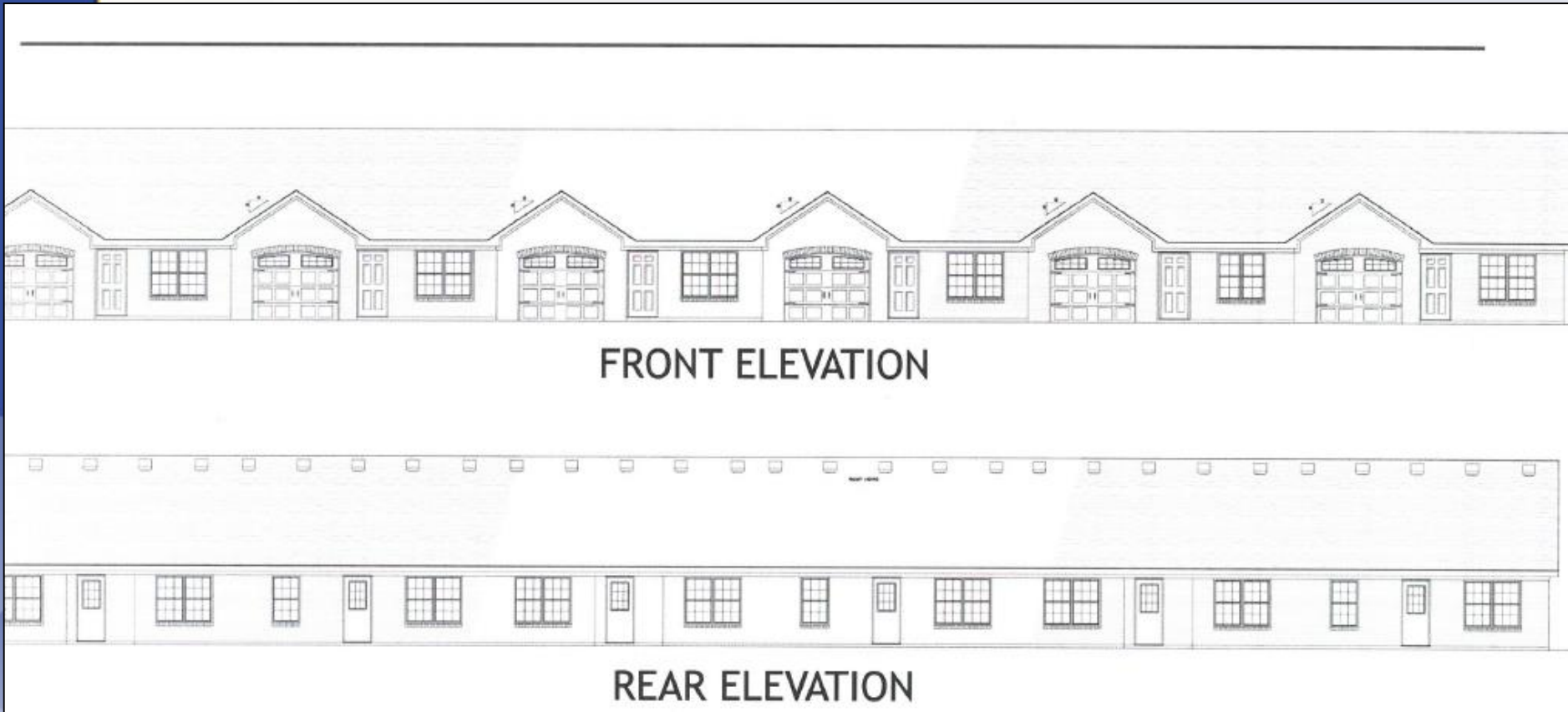
FLOODPLAIN CON

REQUIRED = 27,000
 = 13,500 CF X 1.5
 PROVIDED = 16,400 SF

DETENTION BASIN

X = A CRA/12
 $\Delta C = 0.50 - 0.23 = 0.27$
 A = 8.9 ACRES

Elevations



Public Meetings

- Neighborhood Meeting on 4/16/2019
 - Conducted by the applicant (18 people attended).
- LD&T meeting on 8/22/2019
- Planning Commission public hearing on 9/19/2019
 - One person spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-4 to PRD by a vote of 6-0 (three members were not present).