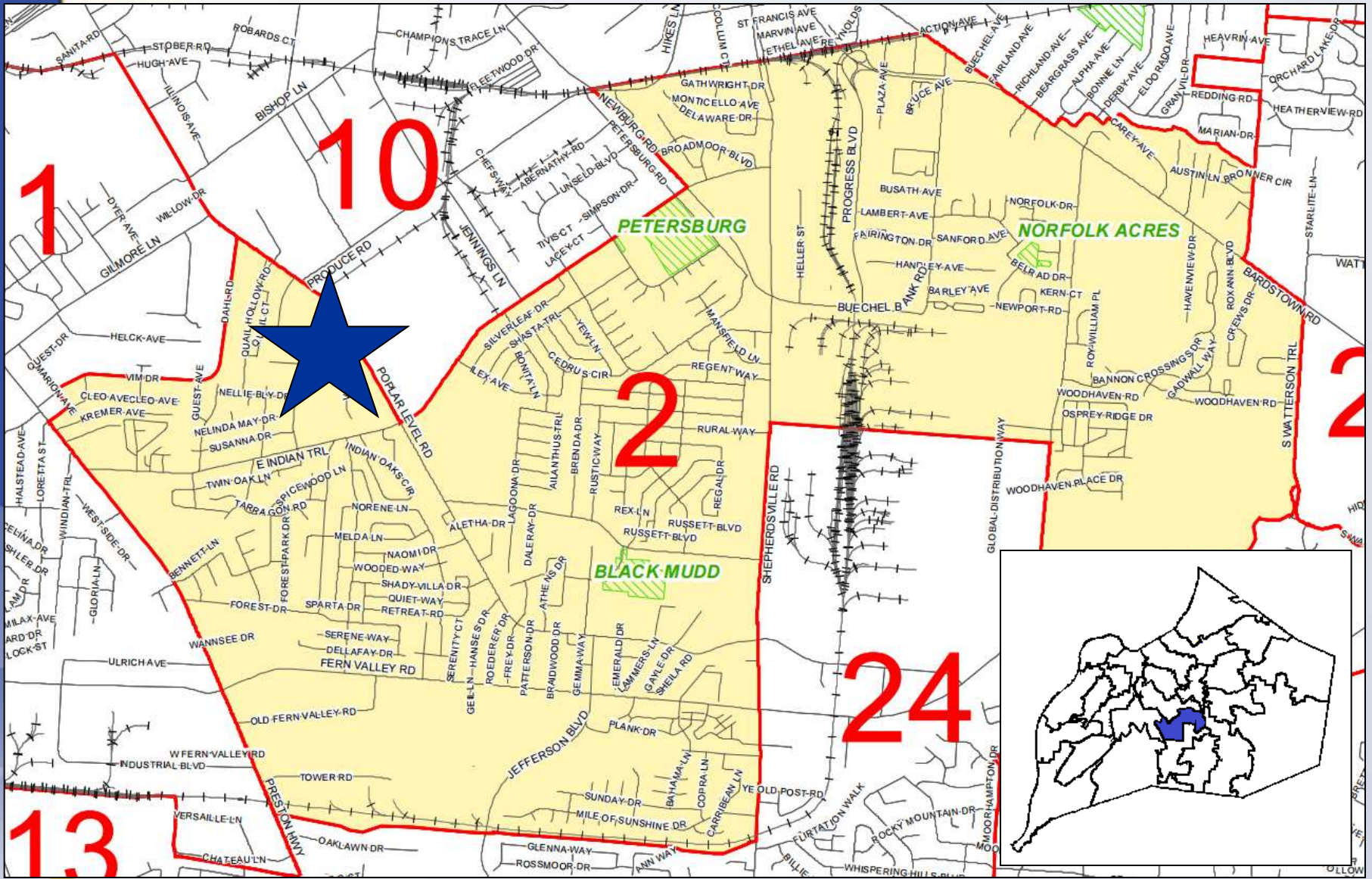


18ZONE1051 FOREST CREEK SUBDIVISION

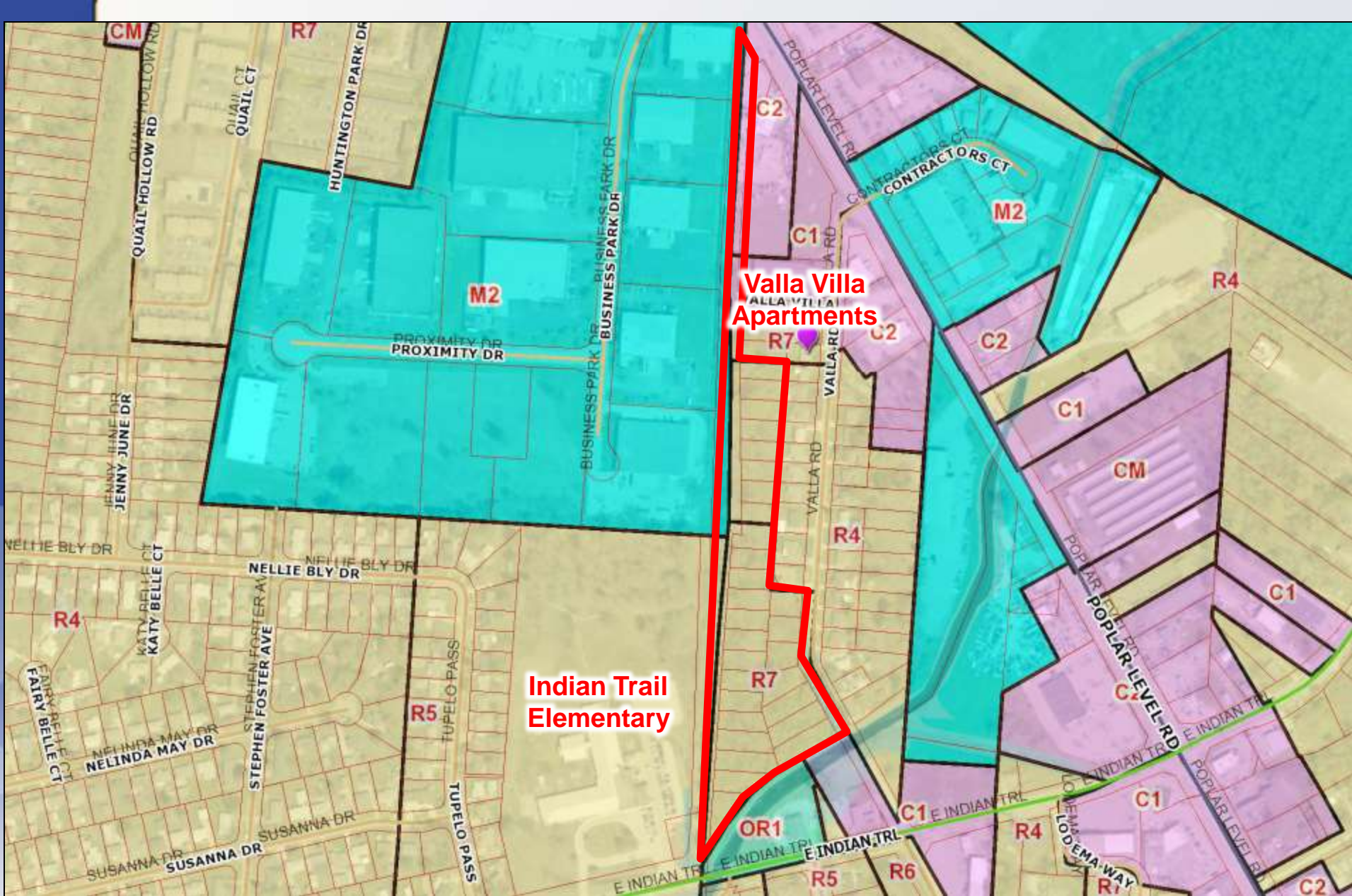


Planning & Zoning Committee
March 26, 2019



4826-4838 Valla Road and unaddressed lots
 at the rear of 4800-4838 Valla Road
 District 2 - Barbara Shanklin

18ZONE1051





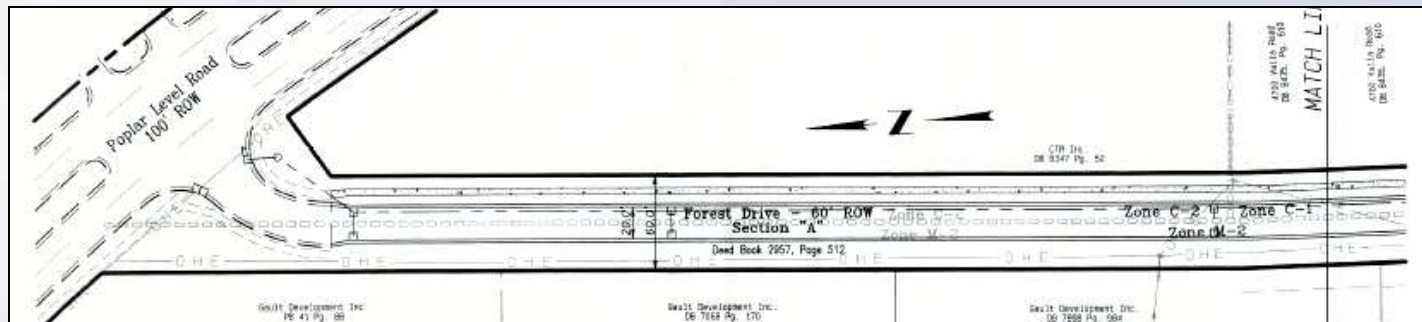
Requests

- Change-in-Zoning from R-4, R-5, R-7, & M-2 to PRD Planned Residential Development
- Street Closure
- Waiver of Land Development Code, Section 5.8.1 to not provide sidewalks on both sides of the roadway serving the development
- District Development Plan

Case Summary

- Fifty-six buildable lots for detached single-family homes on 8.1 acres
- Many of the current lots are largely unreachable due to the unimproved sections of right-of-way intersecting Poplar Level Road or Indian Trail
- Right-of-way will be created to facilitate this development and pavement installed in previously unimproved sections to extend from Poplar Level Road
- A prior section of this right-of-way, known as Forest Drive, will be closed and relocated

Proposed Plan



Public Meetings

- Neighborhood Meeting on 8/23/2018
 - Conducted by the applicant, 21 people attended the meeting
- LD&T meeting on 1/17/2019
- Planning Commission public hearing on 2/21/2019
 - Two people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4, R-5, R-7 & M-2 to PRD by a vote of 6-0 (four members were not present).