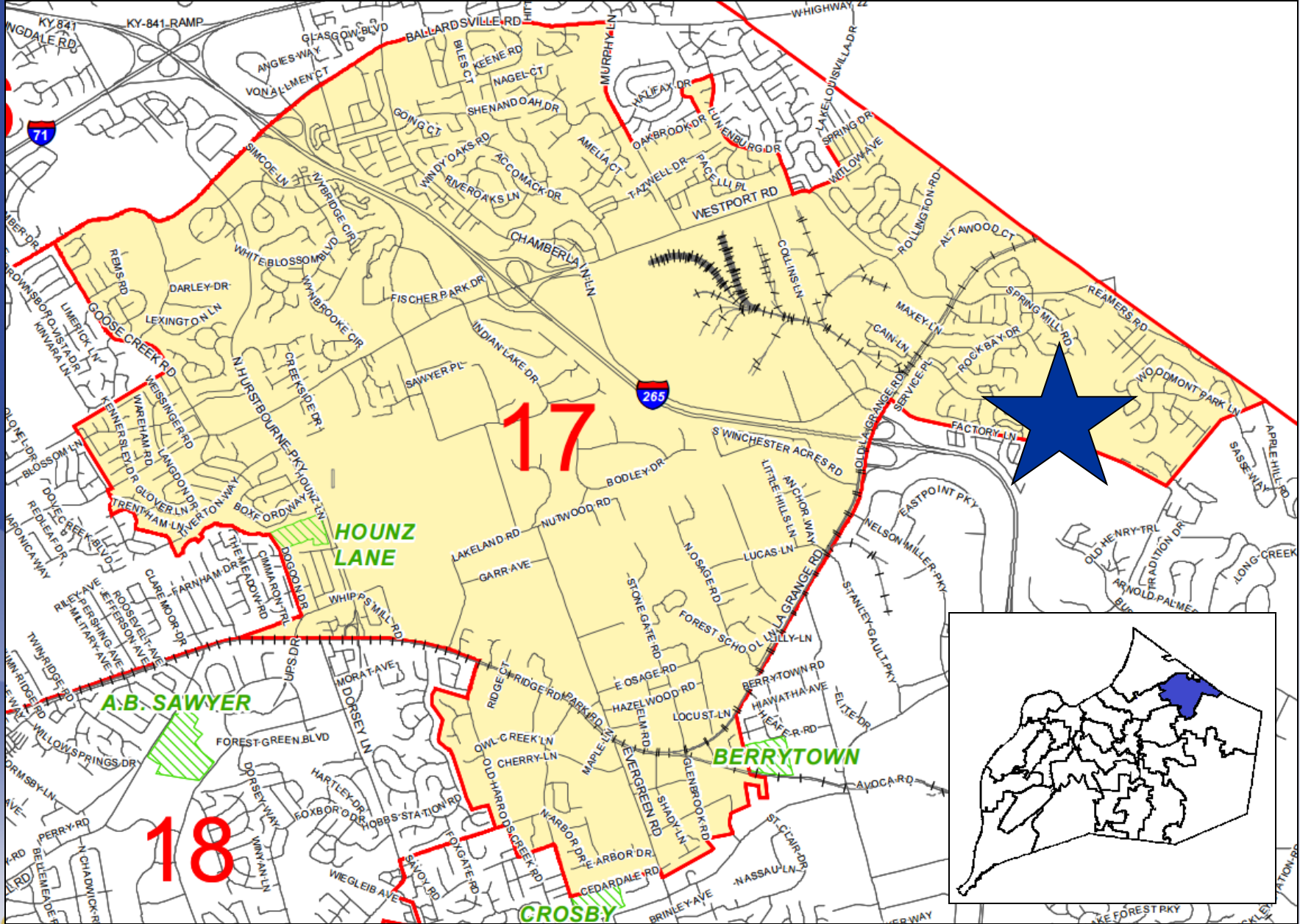
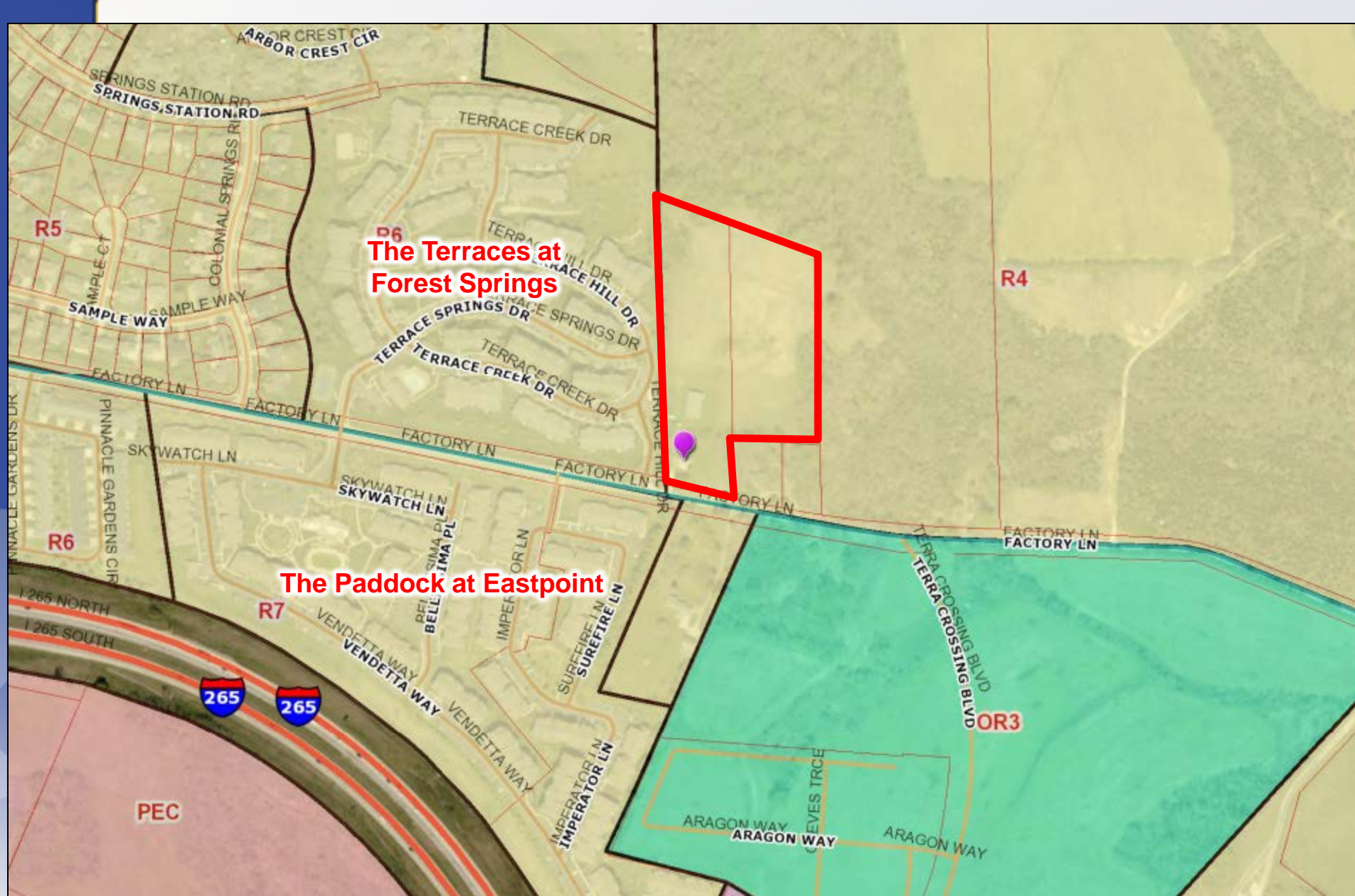


18ZONE1061 FACTORY LANE



Planning, Zoning & Annexation Committee
December 4, 2018







Existing: Single Family
Proposed: Single Family

Requests

- **Change in zoning** from R-4 Single-family Residential to R-5 Single-family Residential
- **Variance** of Land Development Code Section 5.3.1.c to reduce the required front/street side yard setback from 25' to 15' for interior lots and from 40' to 30' along Factory Lane
- **Major Preliminary Subdivision/District Development Plan**

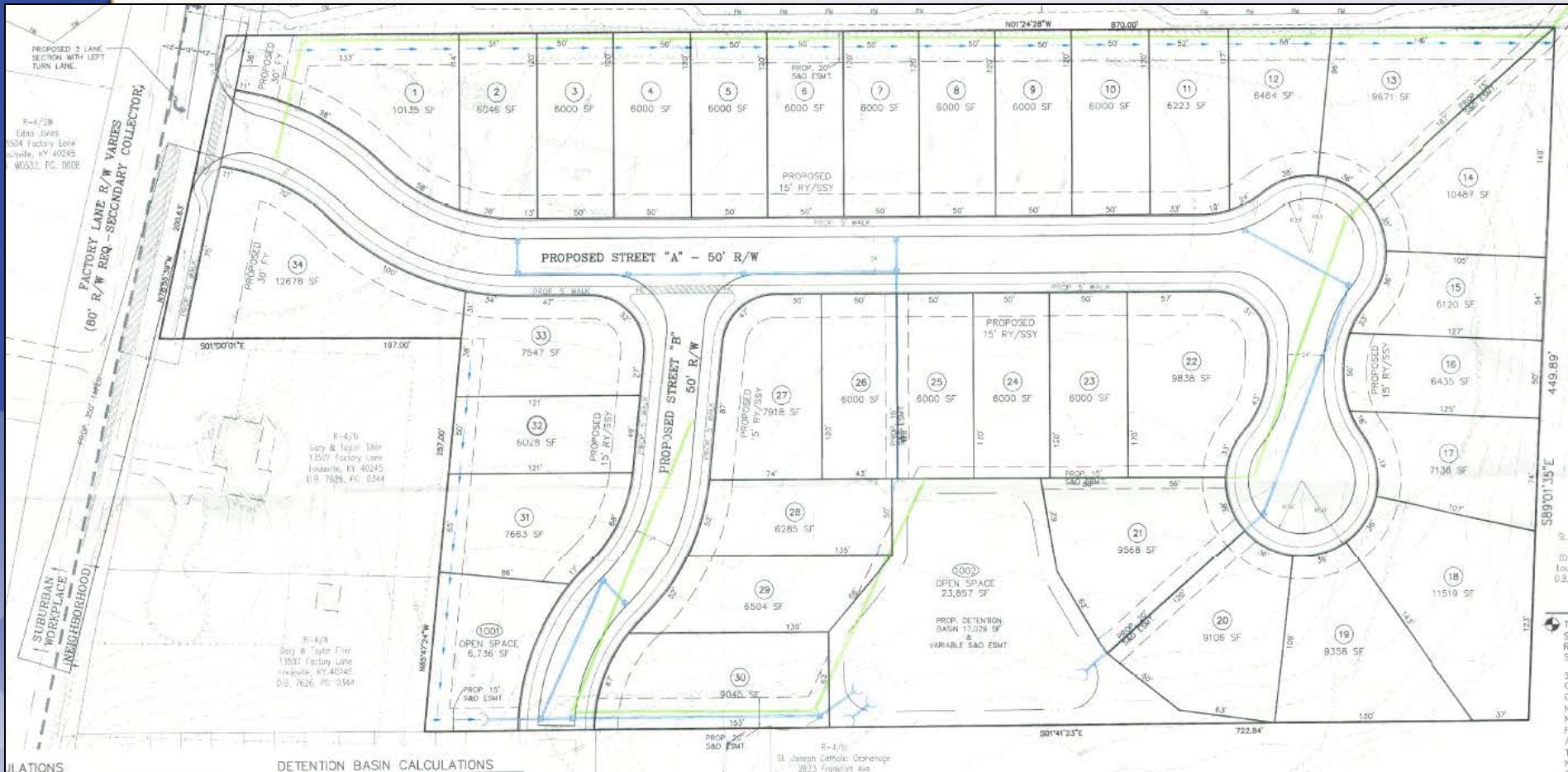
Case Summary

- Single family subdivision containing 34 single-family residential lots on 8.2 acres
- The subject site is located $\frac{3}{4}$ miles east of La Grange Road which provides access to Interstate-265.
- Factory Lane is a collector roadway serving a range of densities before reaching the subject site.
- A stub roadway is provided to the east to connect with an adjacent proposed subdivision.

Subject Site



Development Plan



DETENTION BASIN CALCULATIONS



Public Meetings

- Neighborhood Meeting on 7/24/2018
 - Conducted by the applicant, 9 people attended the meeting
- LD&T meeting on 10/11/2018
- Planning Commission public hearing on 11/1/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to R-5 with a vote of 7-0 (three members were not present).