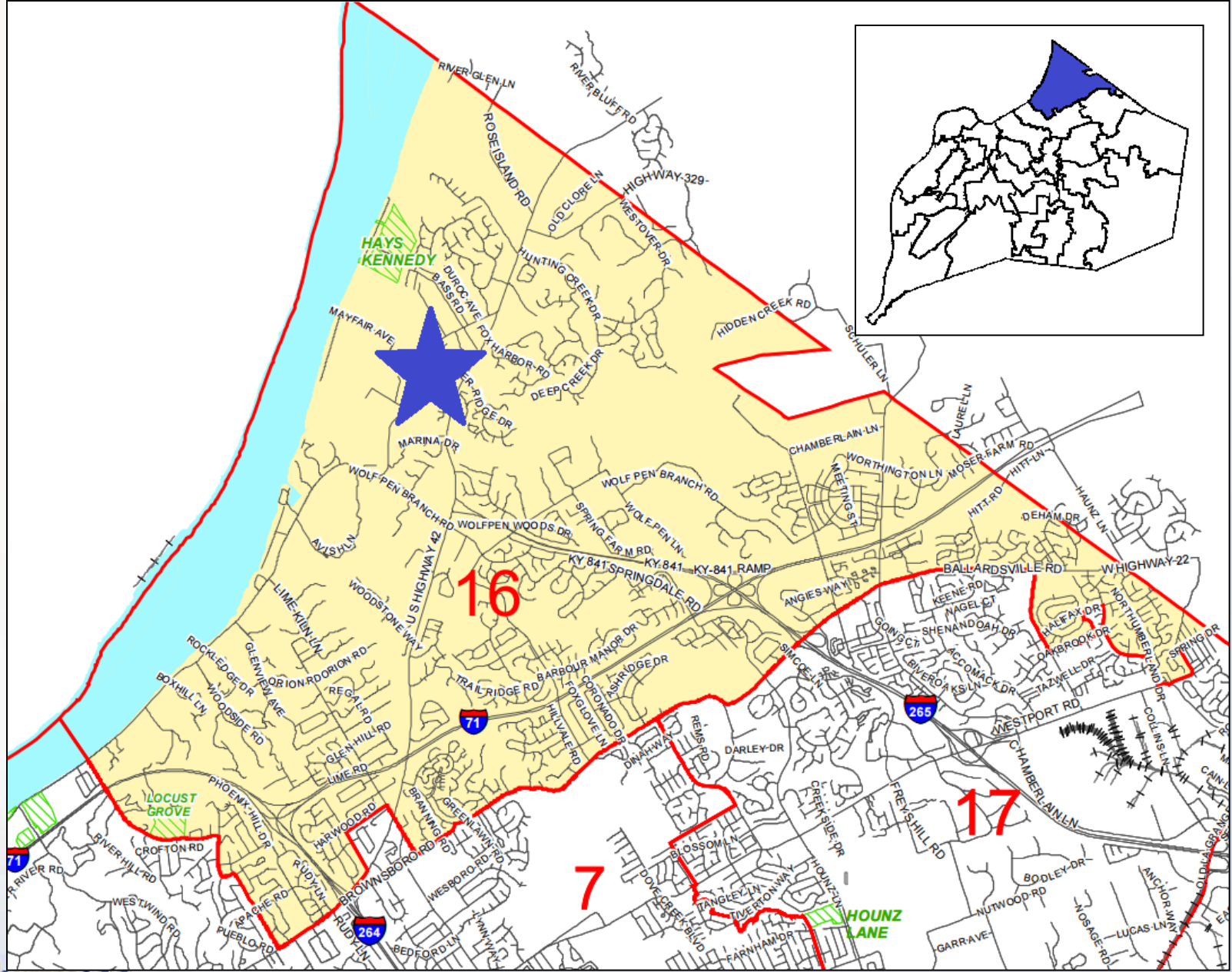
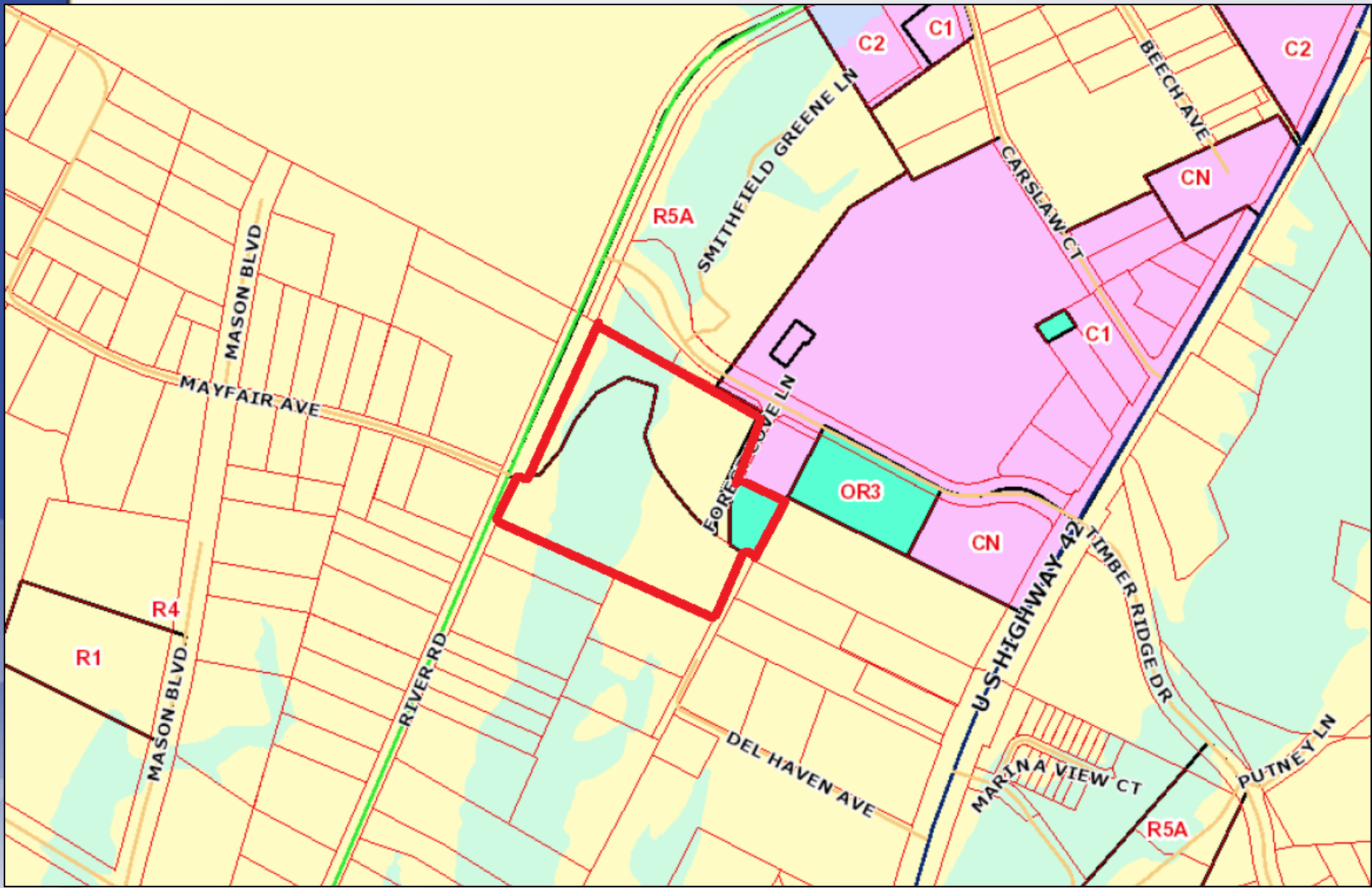


16ZONE1056 Prospect Cove



Planning/Zoning, Land Design & Development
October 17, 2017





Subject Property:

Existing: R-4, R-5A, & OR-1/V

Proposed: R-7/V



Subject Property:
Existing: Vacant
Proposed: Multi-Family

Request(s)

- Change in zoning from R-5A, R-4, and OR-1 to R-7 on approximately 9.61 acres
- Waiver from Chapter 10 to permit the encroachment of an easement into a LBA by more than 50%
- Revised District Development plan with amendments to binding elements (Binding elements to only be removed and replaced for the subject site only)

Case Summary / Background

- 198 residential units
- Senior housing
- Proposed Density 20.6 du/ac (R-7 permits 34.8 du/ac.)
- River Road heavily treed and preserved in WPA
- Commercial center across Timber Ridge Road

Site Photos-Subject Property



Site Photos-Surrounding Areas

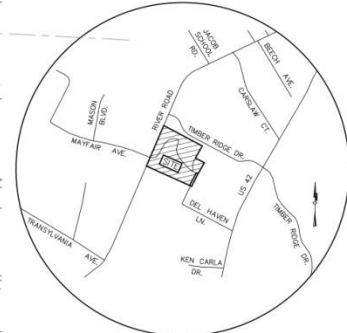


Lo

16ZONE1056

PROSPECT COVE

6500 FOREST COVE LN. & 7301 RIVER RD.



LOCATION MAP
NO SCALE

SITE DATA

EXISTING ZONING:	C-1, R-5A, R-4, & DR-1
PROPOSED ZONING:	C-1, R-7
FORM DISTRICT:	VILLAGE
EXISTING USE:	WACANT
PROPOSED USE:	SENIOR HOUSING
GROSS SITE AREA:	3.41 AC
DWELLING UNITS:	198 UNITS
EMPLOYEES:	4 EMPLOYEES
DRIVE DRIVEY:	208 (20/1)
BUILDING FOOTPRINT:	95,300 SF
TOTAL BUILDING AREA:	225,000 SF
PROPOSED BUILDING HEIGHT:	45'
FAR:	0.54

DIMENSIONAL STANDARDS

MIN. LOT SIZE:	5,000 SF
MIN. LOT WIDTH:	30'
MIN. FRONT/STREET SIDE YARD:	15'
MIN. SIDE YARD:	5'
MIN. REAR YARD:	15'
MAX. BUILDING HEIGHT:	45' + 10'/5' ADD. SETBACK

PARKING CALCULATIONS

MIN. PARKING REQUIRED:	71 SPACES*
(0.5 SPACES/DWELLING UNIT + 1/2 EMPLOYED)	71 SPACES*
MAX. PARKING ALLOWED:	301 SPACES
(1.5 SPACES/DWELLING UNIT + 1 EMPLOYED)	301 SPACES
PARKING PROVIDED:	207 SPACES
(INCLUDING 8 P.C. SPACES)	

NOTE: REQUIRED PARKING CALCULATIONS REFLECT APPLICABLE REDUCTIONS FROM LDC CHAPTER 9 AS FOLLOWS:
 1. 20% - OVER 20K RESIDENTIAL USE.
 2. 20% - GREEN SITE DESIGN STANDARDS 4 & 8.

TREE CANOPY REQUIREMENTS

SITE AREA:	418,779 SF
EXISTING TREE CANOPY:	206,584 SF (49%)
EXISTING TREE CANOPY TO REMAIN:	127,834 SF (31%)
REQUIRED NEW TREE CANOPY:	0 SF (0%)

ILA CALCULATIONS

VIA AREA:	83,903 SF
REQUIRED ILA (7.5%)	6,293 SF
PROPOSED ILA:	6,480 SF
TREES REQUIRED:	21 TREES

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	418,779 SF (0.81 ACS)
EXISTING IMPERVIOUS AREA:	36,891 SF (0.88 ACS)
PROPOSED IMPERVIOUS AREA:	153,898 SF (3.78 ACS)
DIFFERENCE:	117,004 SF (2.92 ACS)



16ZONE1056



PC Recommendation

- The Planning Commission conducted two public hearings: 1/31/2017 and 8/29/2017
- A number of people spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4, R-5A and OR-1 to R-7 by a vote of 6-0 (6 members voted)