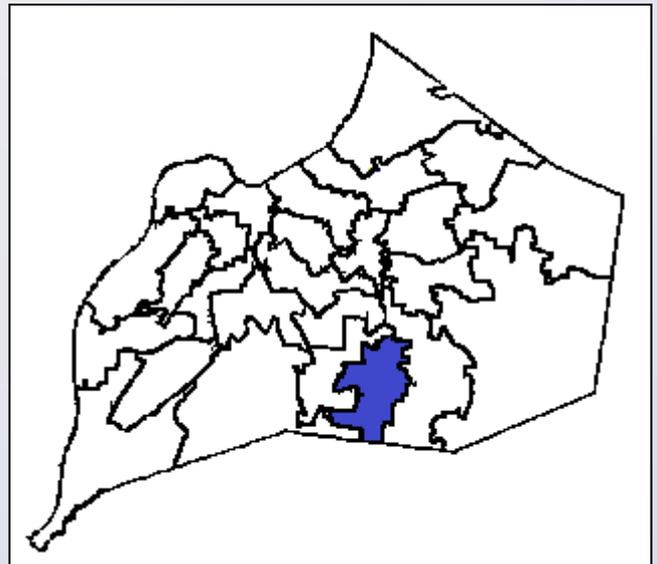
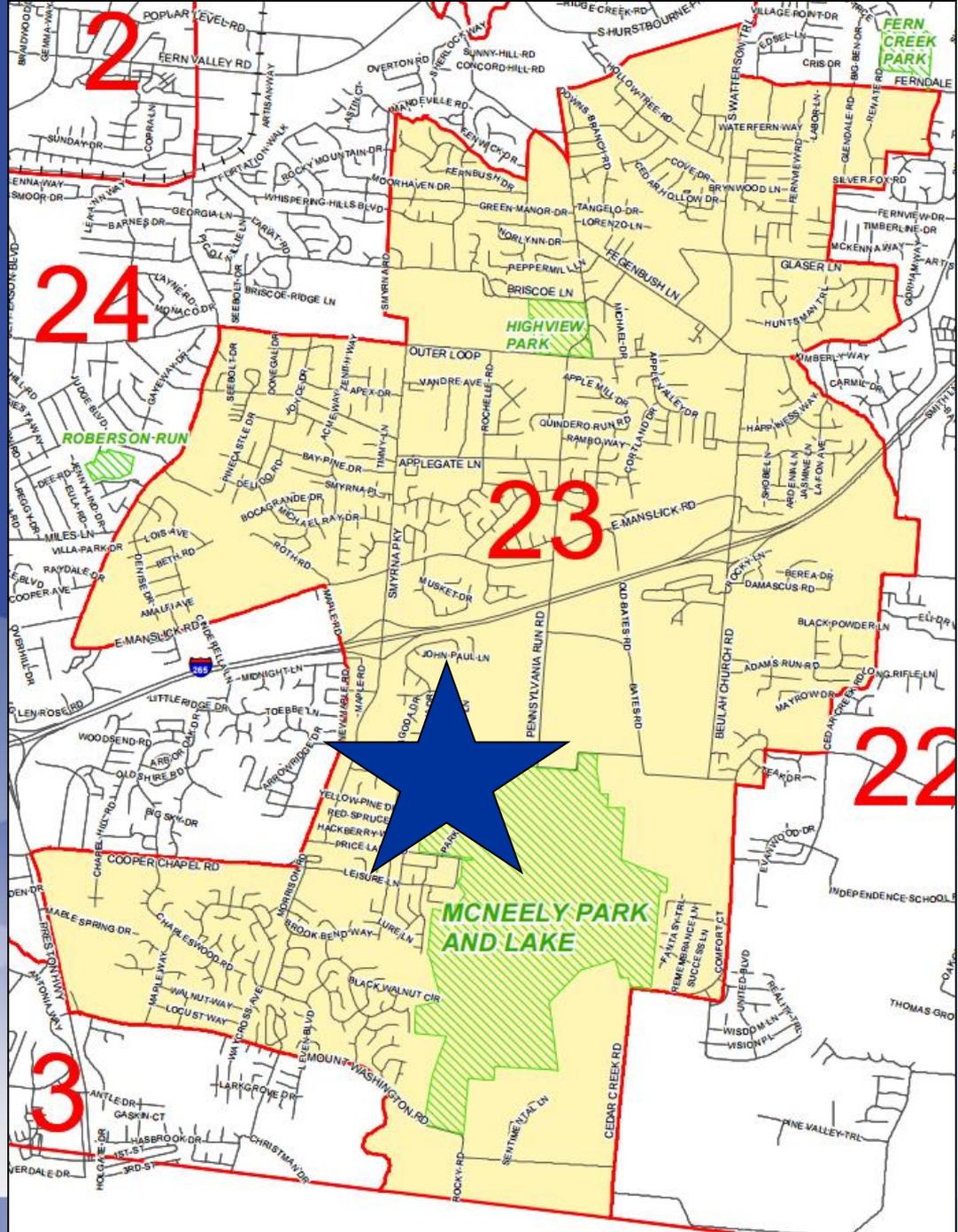


**20-ZONE-0066**

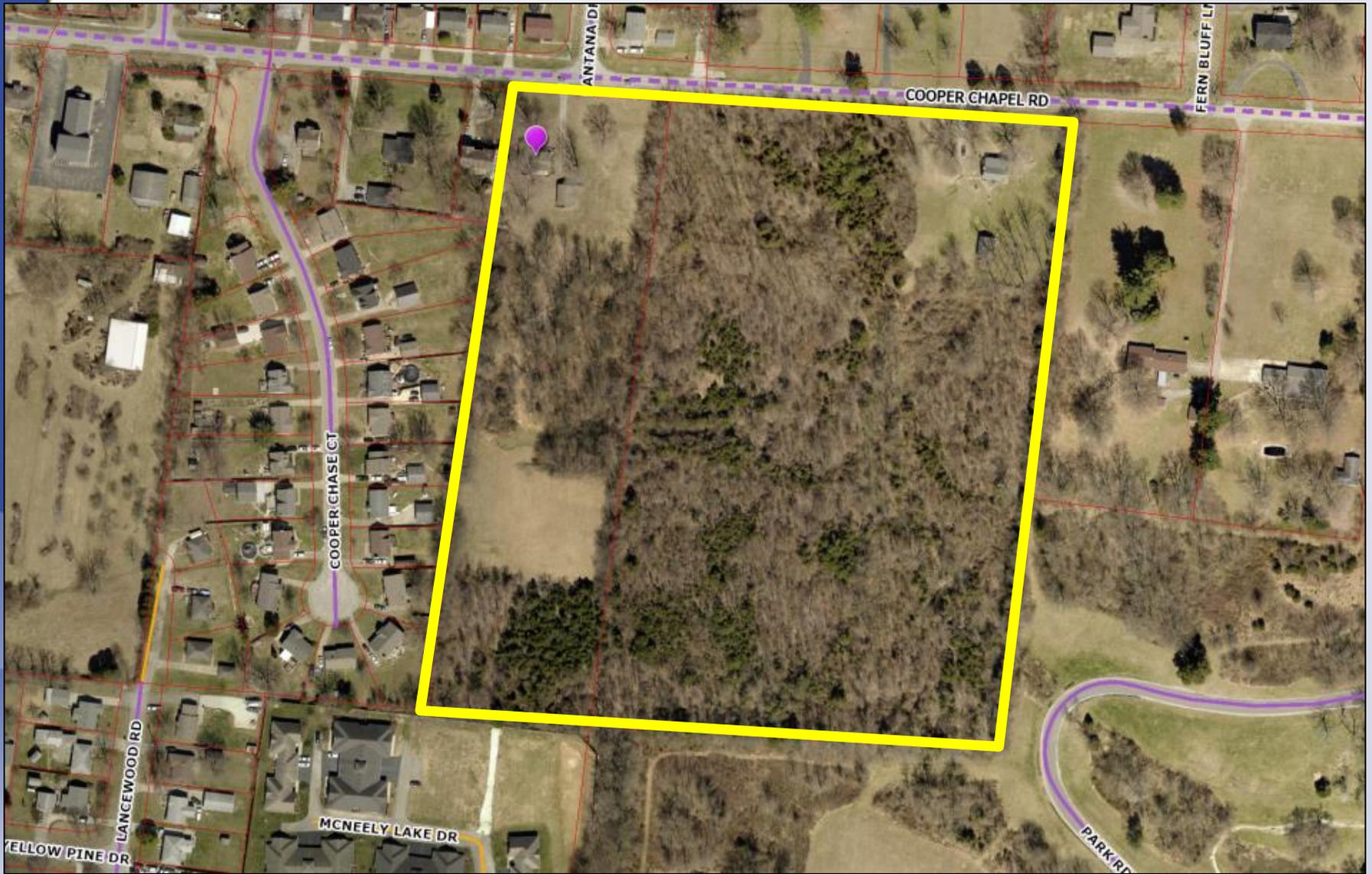
# **COOPER CHAPEL APARTMENTS**



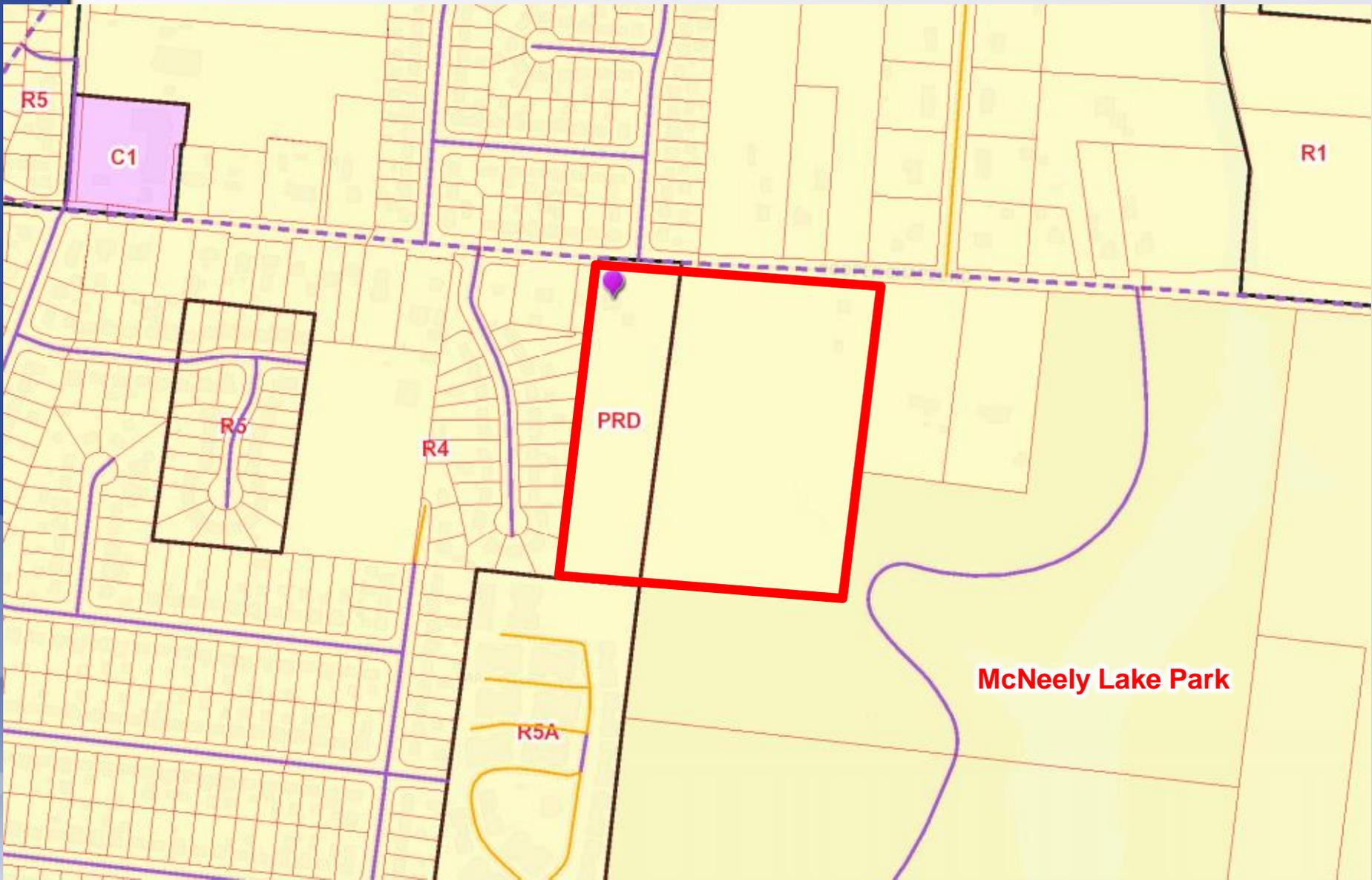
**Planning & Zoning Committee**  
**April 27, 2021**



6600 & 6702 Cooper Chapel  
Road  
District 23 - James Peden



**Existing: Residential/Vacant**  
**Proposed: Residential**



# Requests

- Change-in-Zoning from R-4 & PRD to R-6
- Variance from Table 5.3.1 for height variance (38 feet instead of 35 feet)
- Detailed District Development Plan with Binding Elements

# Case Summary

- 288 multi-family units on 18 acres
- Three story buildings
- 79 percent existing tree canopy coverage, 20 percent will be preserved
- PRD was previously rezoned in 2011 for a 32 lot subdivision that was never constructed

COOPER CHAPEL ROAD  
RAW VARIES  
(PRIMARY COLLECTOR)



# Proposed Elevations



# Public Meetings

- Neighborhood Meeting held 6/23/2020
- LD&T meetings on 1/28/2021 and 2/25/2021
- Planning Commission public hearing on 4/5/2021
  - Ten people spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 & PRD to R-6 by a vote of 8-2.