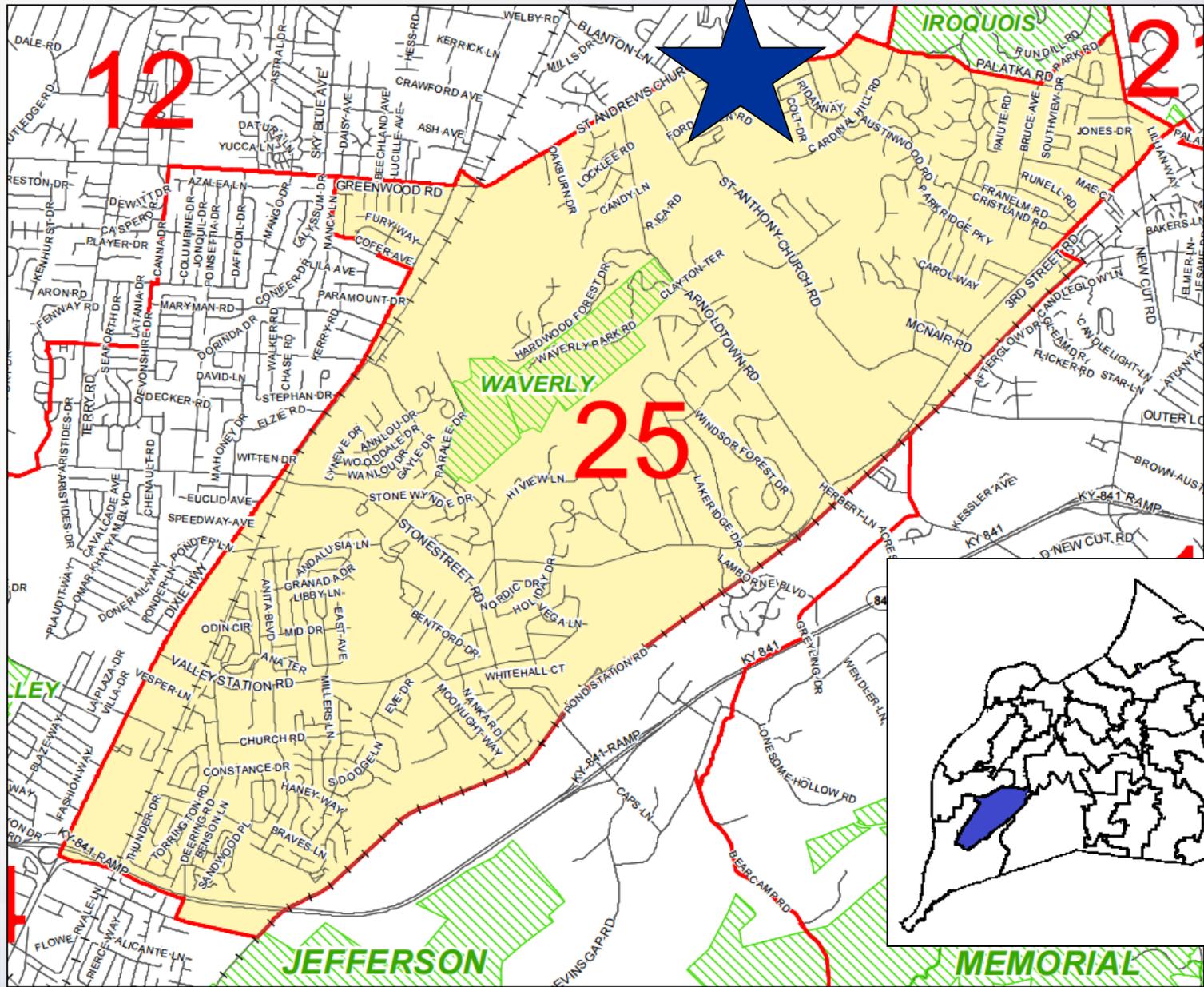
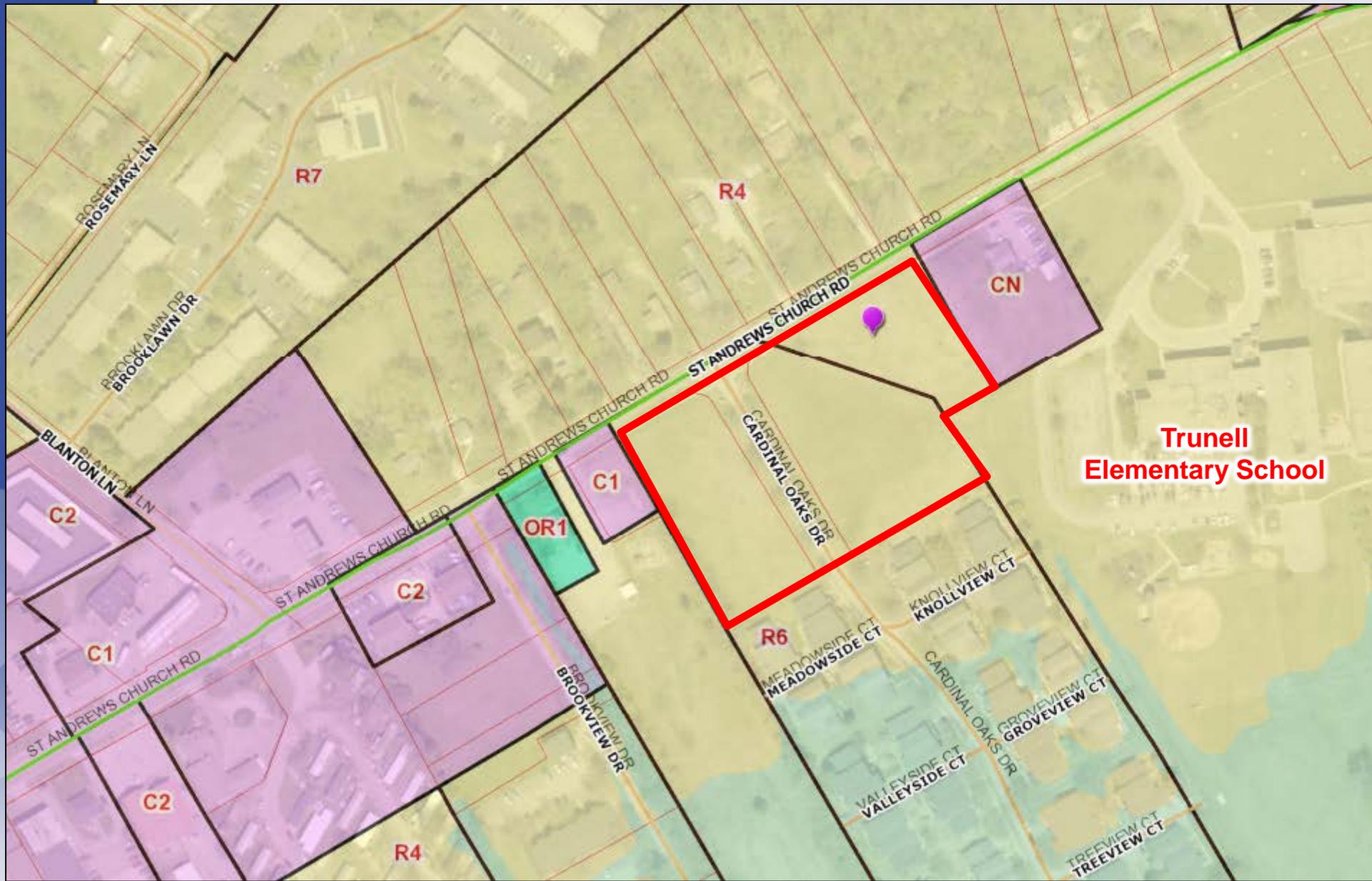


19ZONE1036
EPISCOPAL SENIOR LIVING



Planning & Zoning Committee
July 30, 2019







Requests

- Change-in-Zoning from R-4 to R-6
- Waivers
 - Waiver of Land Development Code (LDC), section 10.2 to reduce Landscape buffer along west property line from 25' to 8'
 - Waiver of LDC, section 10.2 to allow easement/LBA overlap greater than 50% along east property line
- Detailed District Development Plan

Case Summary

- The development site contains roughly 3 acres, of which less than one acre is proposed to be rezoned to R-6.
- The site frontage contains public sidewalks and TARC express route 54x operates along the roadway. State improvements to include a multi-use path are proposed along the frontage.
- The development site is separated into 2 tracts; each having access to a centrally located private roadway, Cardinal Oaks Drive.
- A total of 41 dwelling units are proposed.
- Pedestrian connectivity throughout the site and to public roadways is provided.

Site Photos-Subject Property





Public Meetings

- Neighborhood Meeting on 5/20/2019
 - Conducted by the applicant (26 people attended).
- LD&T meeting on 6/13/2019
- Planning Commission public hearing on 6/20/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-4 to R-6 with a vote of 7-0 (three members were not present).