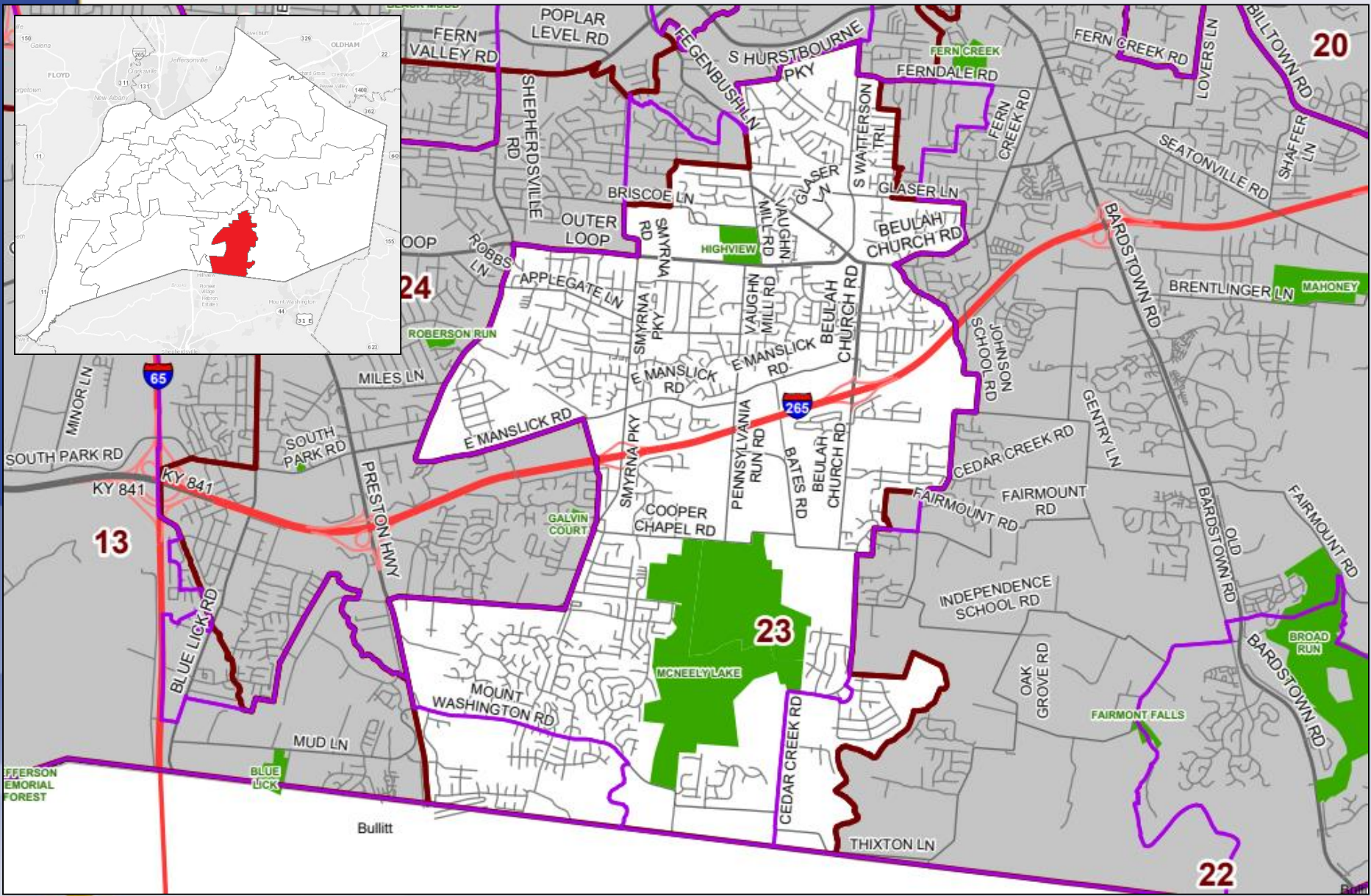
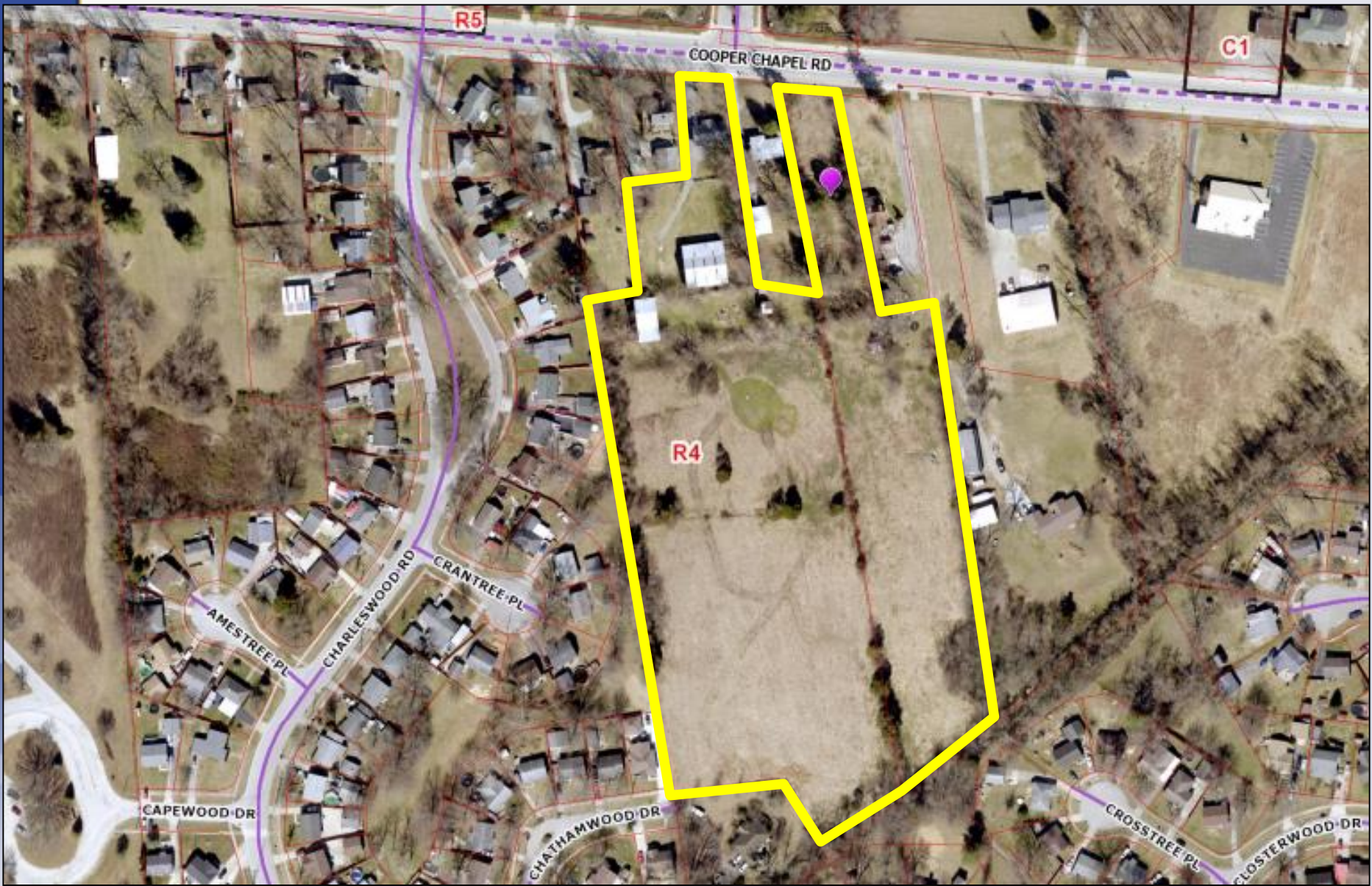


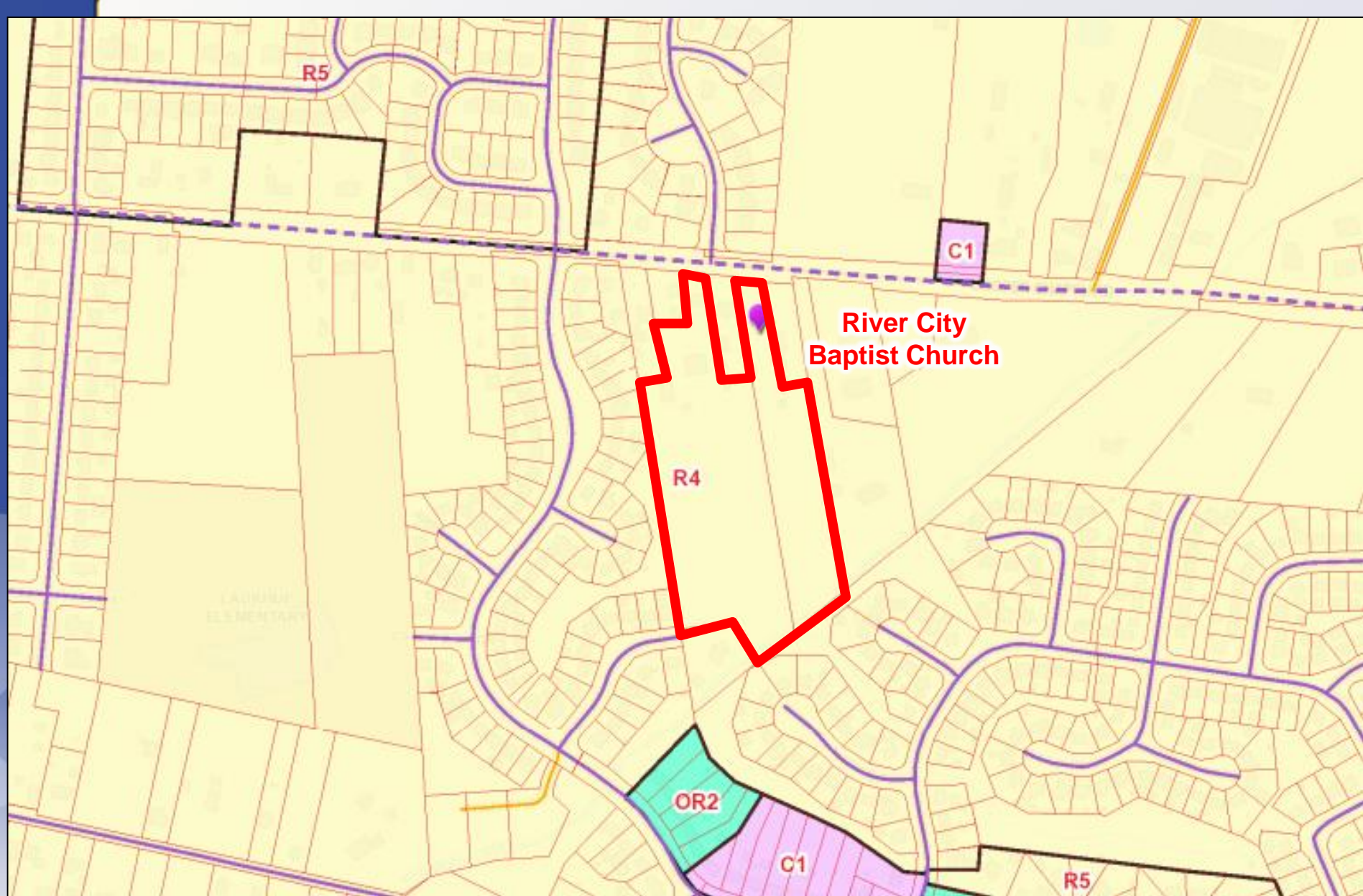
21-ZONE-0108 HARDENS COVE



Planning & Zoning Committee
February 8, 2022







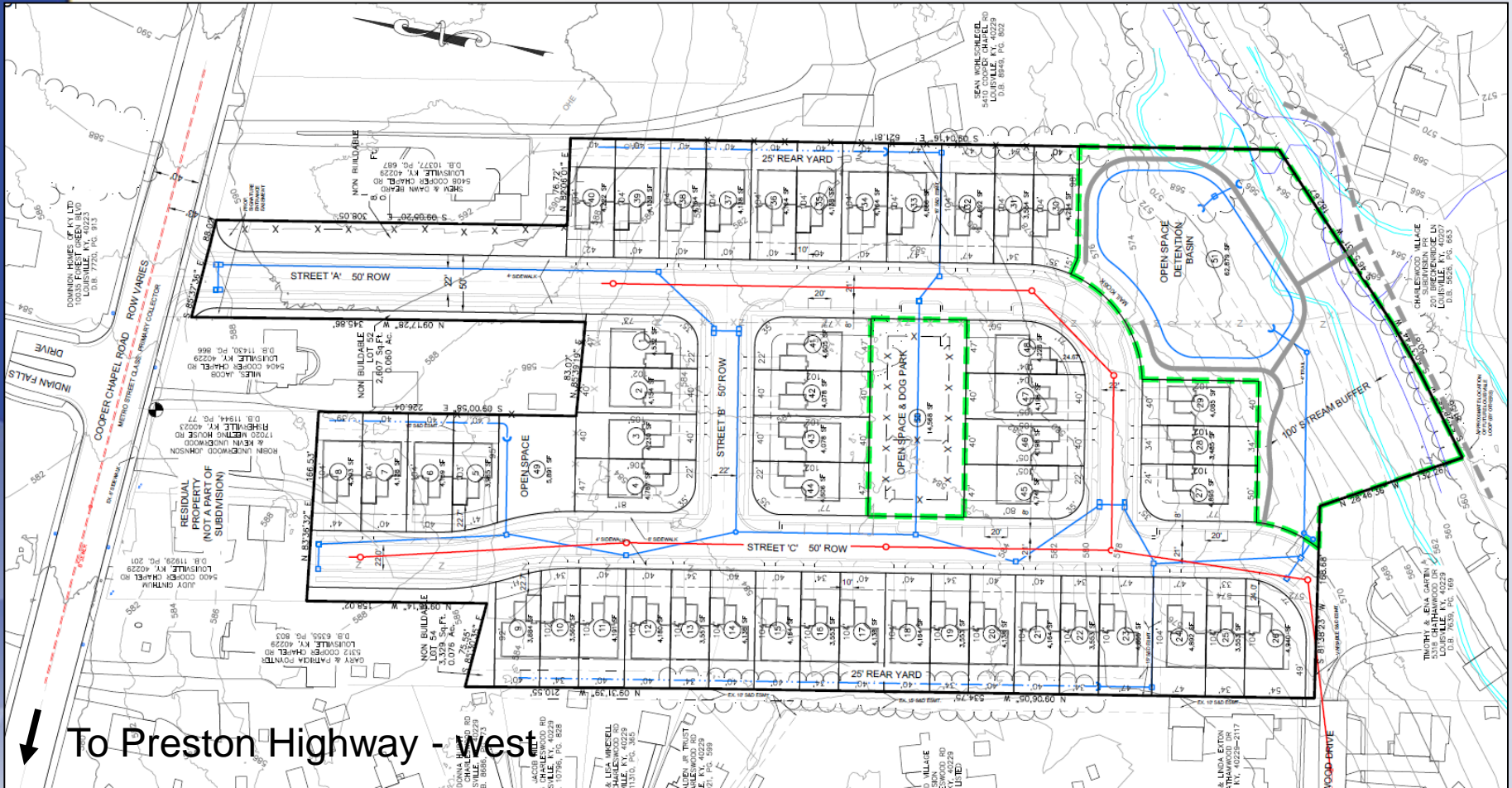
Requests

- **Change-in-Zoning** from R-4 Single-Family to PRD Planned Residential Development (9 acres)
- **Waiver** of Land Development Code Section 7.3.30.E to allow greater than 15% overlap between rear yard and drainage easement
- **Variance** of LDC Section 5.3.1.D to encroach upon the required 15' street side setback for select lots as shown on the development plan
- **Detailed District Development Plan**

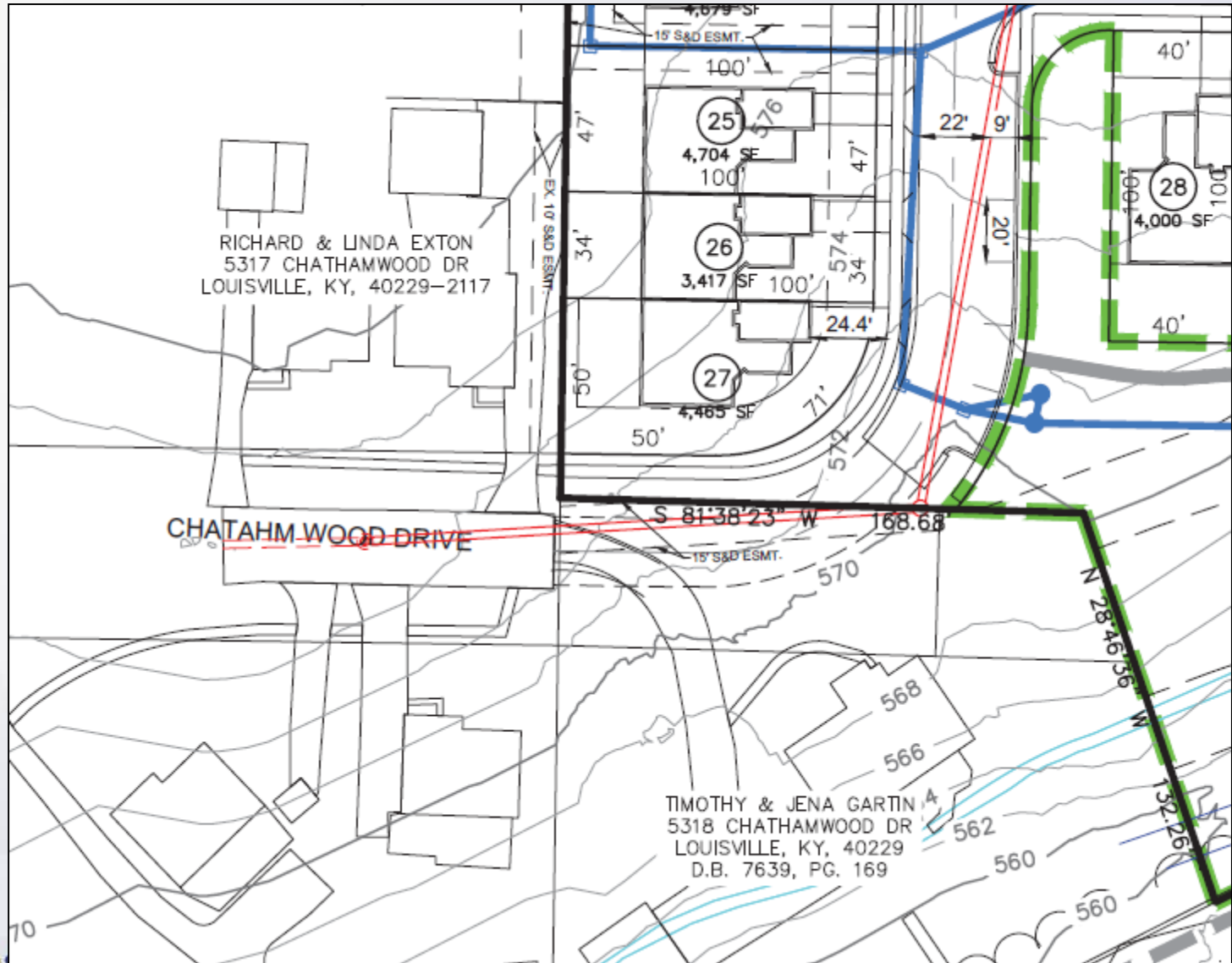
Case Summary

- 48 semi-detached, single-family units sharing common sidewalls
- The maximum number of contiguously attached units proposed is 3
- A future stub connection with Chatham Drive is also accommodated. It will not, however, be fully provided due to an abutting property sharing the terminus of Chatham Drive. A binding element has been included to address future connectivity.

Proposed Plan



Plan View



Public Meetings

- Neighborhood Meeting held 7/28/2021
- LD&T meeting on 11/11/2021
- Planning Commission public hearing on 12/9/2021
 - One person spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to PRD by a vote of 8-0.