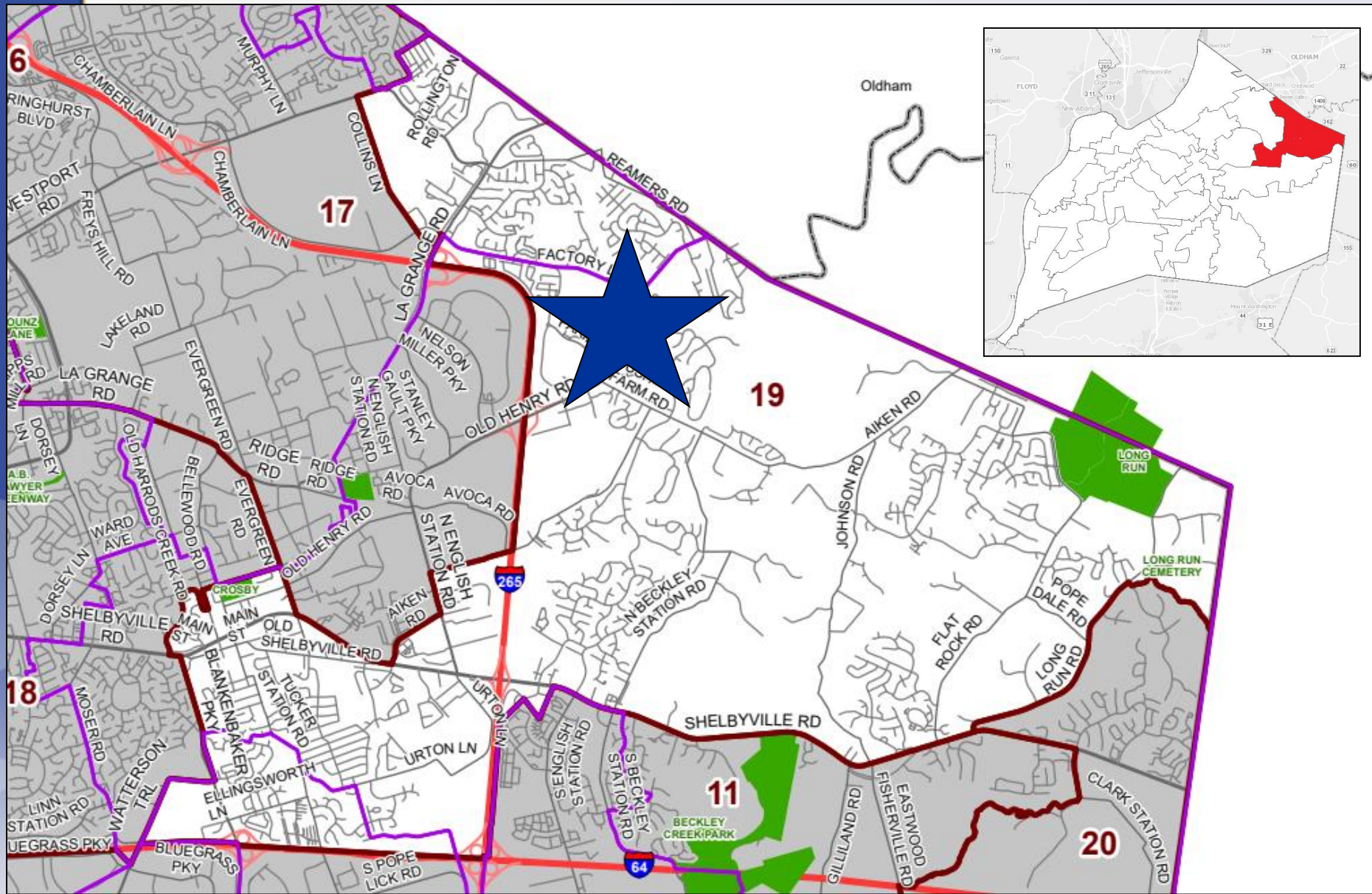


21-ZONE-0113
14015 OLD HENRY TRAIL



Planning & Zoning Committee
January 25, 2022







Requests

- Change in Zoning from R-4 Single Family Residential to R-5A Multi-Family Residential (2.81 acres)
- Waiver from 10.3.5.A.7 to allow a retention or detention basin to occupy more than 50% of the width of a parkway buffer area
- Detailed District Development Plan with Binding Elements

Case Summary

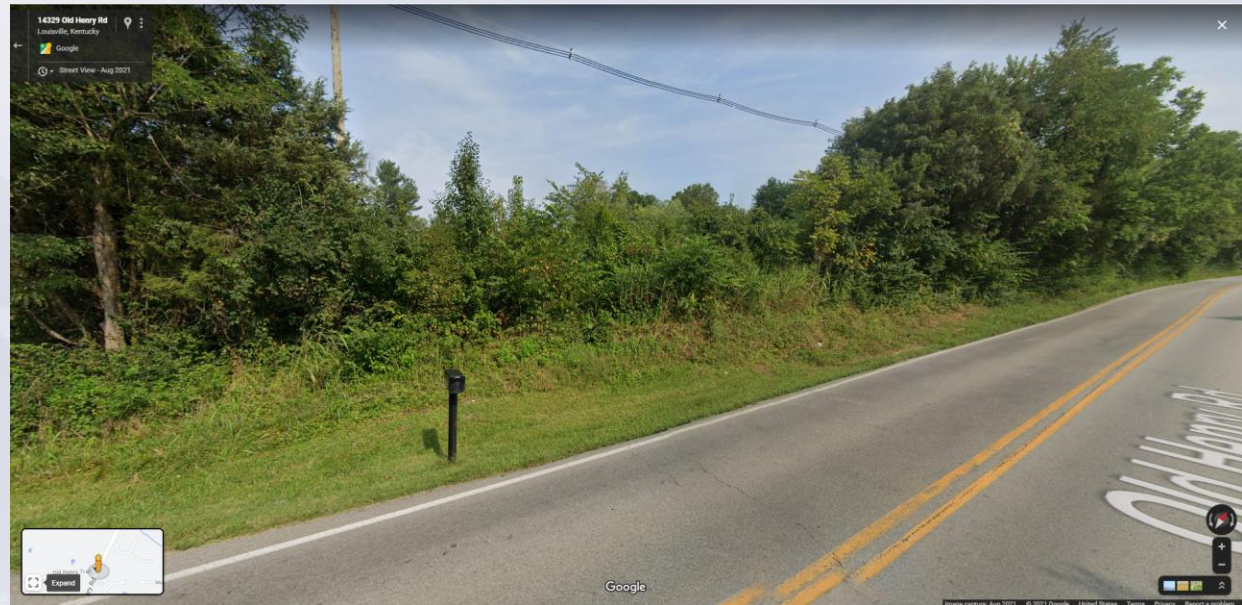
- Site is currently undeveloped
- Previous request to rezone to C-1 was denied (19-ZONE-0095)
- Proposed 32-unit multi-family development
- Old Henry Road & Old Henry Trail both parkways

Site Photos-Site Context

View into site
from Old Henry
Trail



View of site
from Old
Henry Road



Applicant's Development Plan



Elevations



Public Meetings

- Neighborhood Meeting held 7/21/2021
- LD&T meeting on 10/28/2021
- Planning Commission public hearing on 11/18/2021
 - Three people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5A by a vote of 7-2.