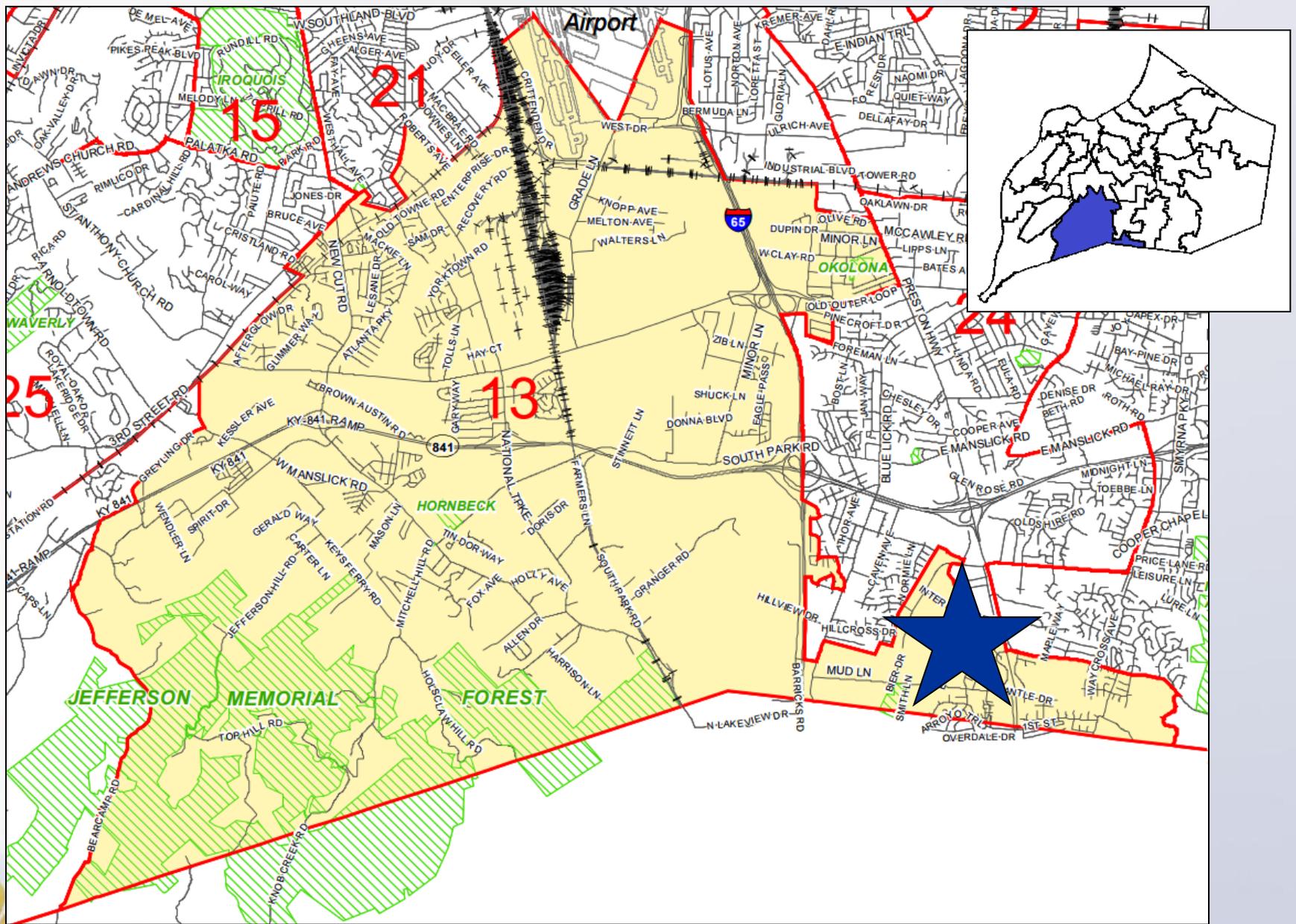
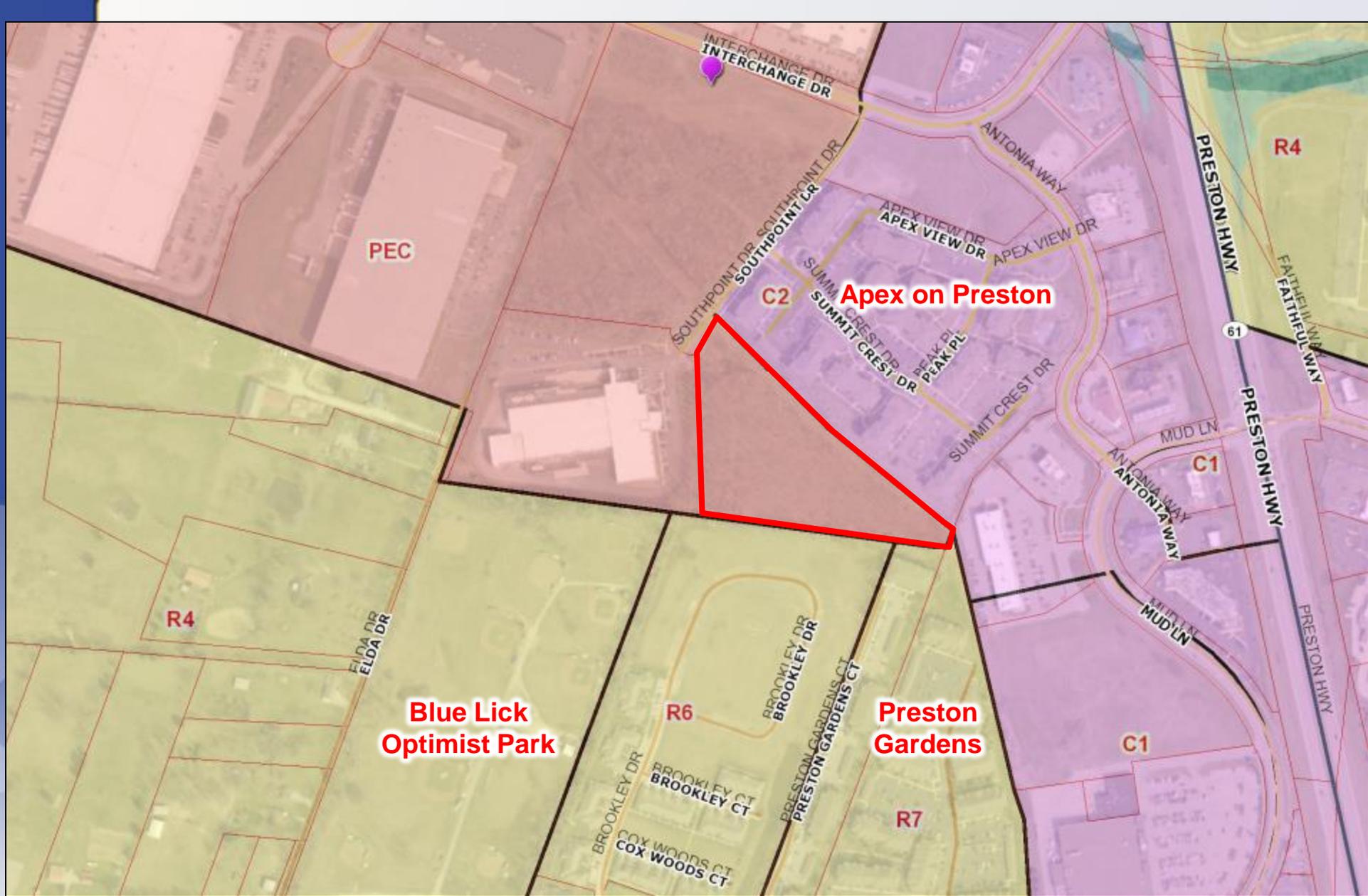


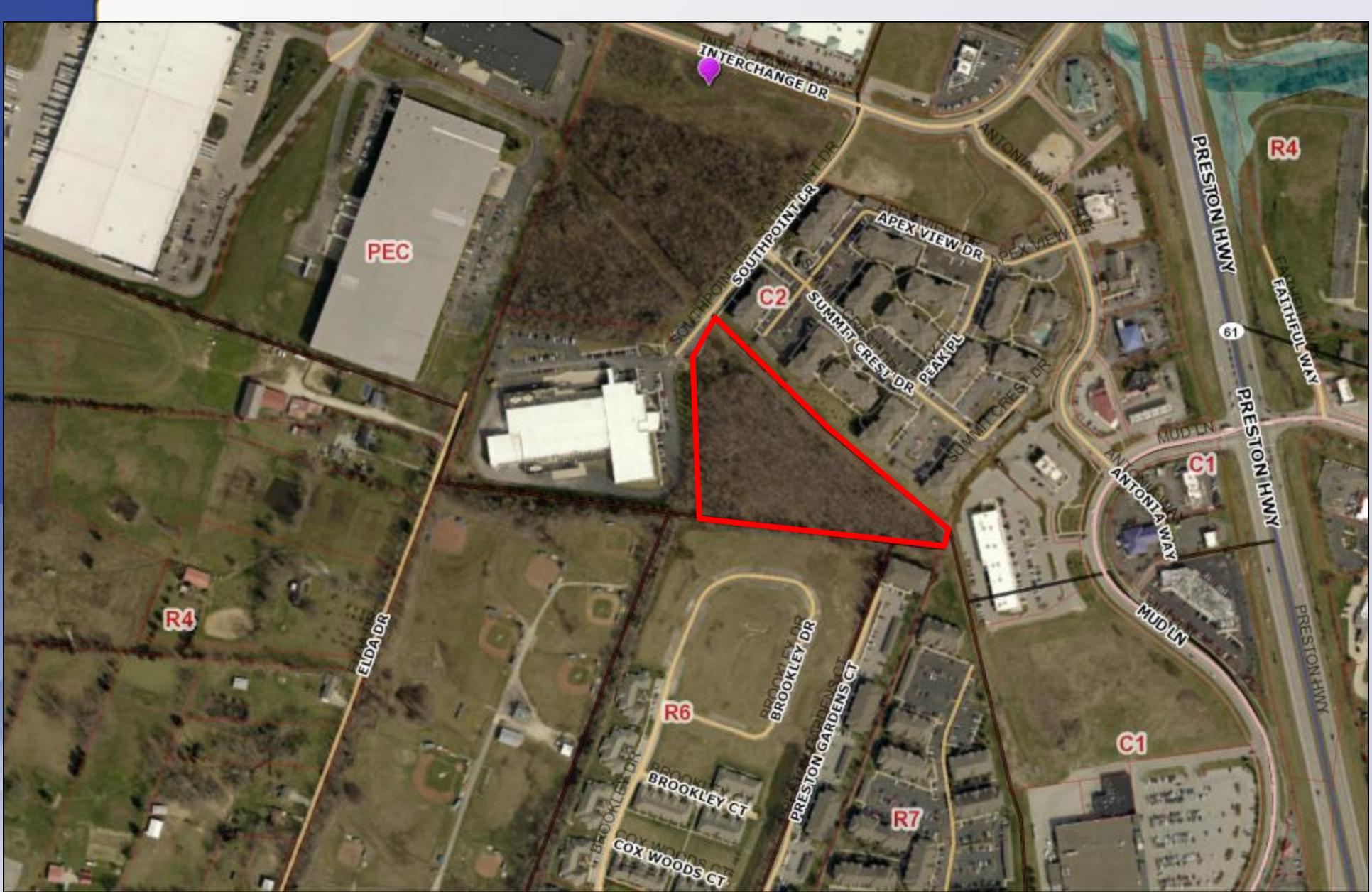
18ZONE1032 CLOVER SENIOR HOUSING



Planning & Zoning Committee
January 29, 2019







Request(s)

- Change in Zoning from PEC to OR-1 on 5.525 acres
- Variance from Chapter 5.3.1.C to permit encroachments in the 15' rear yard setback and 18' side yard setback to the east as shown on the development plan
- Waivers:
 1. Waiver from Chapter 10.2.4 to permit encroachments into the 25' LBA along the west property line and 15' LBA along the south property line.
 2. Waiver from 10.2.4 to permit over 50% overlap of an easement into the 20' LBA and to eliminate the planting and screening requirements along the east property line
- Amendments to the General Plan Binding Elements
- Revised District Development Plan with Binding Elements

Case Summary

- 120 senior living units
- Access from Southpoint Drive
- C-2 to the north developed as apartments
- Adjacent PEC developed as data center
- Currently 100% treed, 14.5% of the existing trees will be preserved

Site Photos-Subject Property



Site Photos-Surrounding Areas



Public Meetings

- Neighborhood Meeting on 6/7/2018
 - Conducted by the applicant, 1 person attended the meeting
- LD&T meeting on 11/8/2018
- Planning Commission public hearing on 12/6/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from PEC to OR-1 with a vote of 7-0 (three members were not present).