NARRATIVE

FOR

ZMA 2022-00012

ARBOR OAKS TOWNES

TMP 061-00-00-03800

CURRENT ZONING

R-4 RESIDENTIAL

PROPOSED ZONING

R-15 RESIDENTIAL

DATE: NOVEMBER 15, 2022

REV: MAY 5, 2023

PROJECT PROPOSAL

TMP 06100-00-00-03800 is currently a vacant parcel that is located on the eastern side of Hydraulic Road just north of Georgetown Road. The purpose of this rezoning is to allow the development of 14 townhouses and open space.

The property on the north side has been rezoned to R-15 Residential and has 6 townhouses. The property on the south side has been rezoned to R-15 Residential and has 6 apartment buildings. The property on the east side is zoned R-4 Residential and has a single-family dwelling.

This development will provide additional residential units that will benefit the public need for additional housing in this urban area.

PROJECT'S CONSITANCY WITH THE COMPREHENSIVE PLAN

The Places29 Master Plan shows this parcel is designated as Urban Density.

The R-15 Residential zoning will provide a gross and net density of 14.6 dwelling units per acre, which is consistent with the Comprehensive Plan, Land Use plan and Places29 Master plan.

PROJECT'S CONSITANCY WITH THE NEIGHBORHOOD MODEL

Arbor Oaks Townes will be designed to incorporate features of the Neighborhood Model.

- The 15 DU/Acre density will be consistent with the Neighborhood Density goal,
- The Fire Pit and Picnic Table amenity will be consistent with the neighborhood friendly streets,
- The sidewalk network will be consistent with the neighborhood friendly streets and paths.

PROJECT'S IMPACTS ON ENVIRONMENTAL FEATURES

This project will have minimal impacts on the environmental features since is it only 0.96-acres. The existing conditions consist of some trees and unmaintained grass areas.

Storm Water Management will consist of an underground detention tank for volume control and pervious pavers in the parking spaces for on-site stormwater quality.

Efforts will be made to preserve as many of the existing trees in the open space as possible. In addition, the new landscaping and grass areas in this development will be maintained by the homeowners so it will have a more aesthetic environmental appearance.

PROJECT'S IMPACTS ON SCHOOLS, PUBLIC UTILITIES, STREETS AND FIRE SAFETY

This project will have minimal impacts on public schools since there will only be 14 residential units. These residential units are within walking distance of the Elementary, Middle and High Schools.

This project will have minimal impact on streets since the proposed 14 residential units will add an average daily traffic of 102 TPD, which is just 1% of the existing 8,500 TPD on Hydraulic Road.

The project will have minimal impact on the Fire Safety in this vicinity. A new fire hydrant will be installed at the entrance to the subdivision. Currently there are no fire hydrants within 1000' of this project along Hydraulic Road. This will improve the fire safety for the adjacent properties.

PROPOSED PROFFERS

A Proffer Statement has been submitted for review.