

**APPLICATION 2017-673 STAFF REPORT
EDEN HALL SINGLE FAMILY HOMES**

Pre Public Hearing Staff Analysis • January 2018



SUMMARY

Location

Fullwood Lane at Marion Drive

Ownership/Applicant

David Weekly Homes

Zoning

Existing: R-VS Proposed: R-VS Change of Conditions

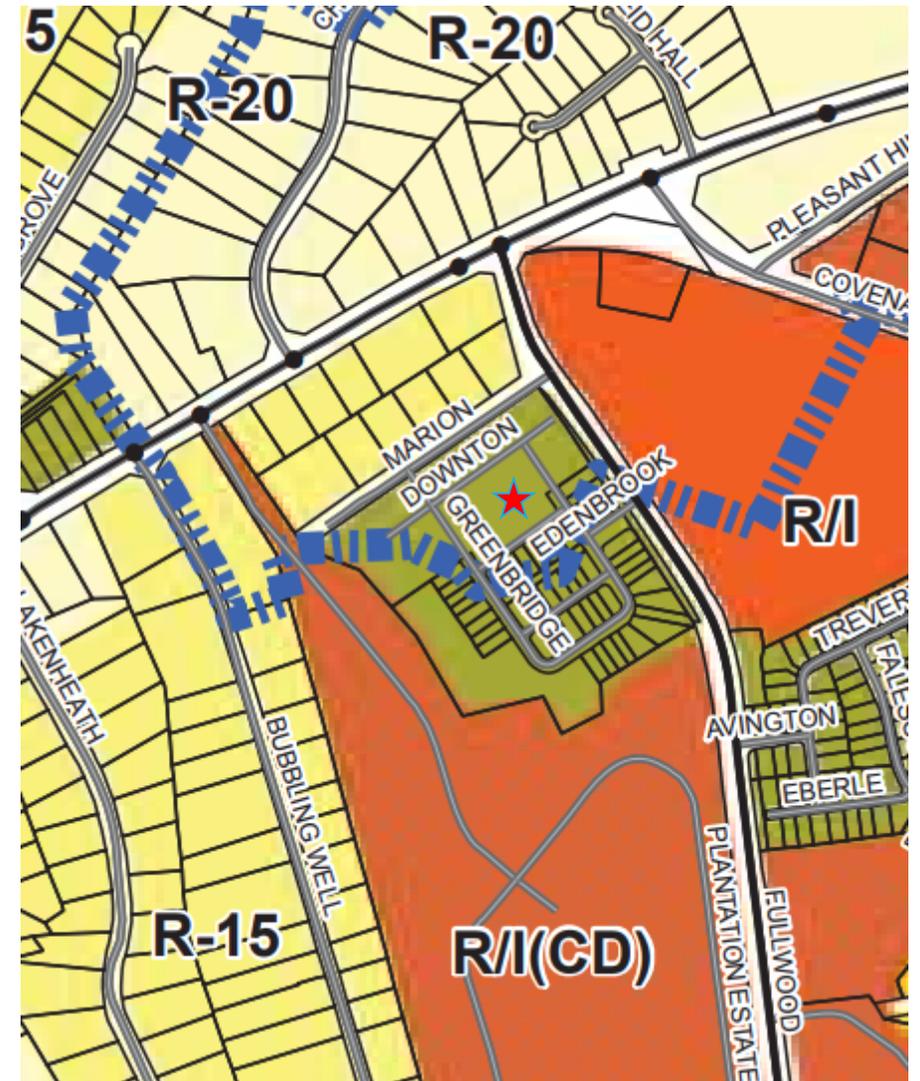
Use

Existing: Townhome Community Under Construction

Proposed: Mix of Townhomes and Single Family Homes

Request Summary

The applicant proposes to reduce the density of the community from 90 townhome units to 80 total units with a mix of 31 single family homes and 49 townhomes.



PROJECT AREA



* Areas In Blue Represent New Proposed Single Family Lots That Replace Proposed Townhome Buildings

SITE INFORMATION AND BACKGROUND

Site Summary

Eden Hall was rezoned in 2014. The R-VS zoning allows for 90 units in buildings that are primarily brick and stone construction with siding accents. In 2015, the developer received an Administrative Amendment to remove existing vegetation on Fullwood Lane due to site constraints. A new streetscape with a meandering sidewalk, brick privacy wall and new landscaping has since been installed.

Previous Zoning Actions

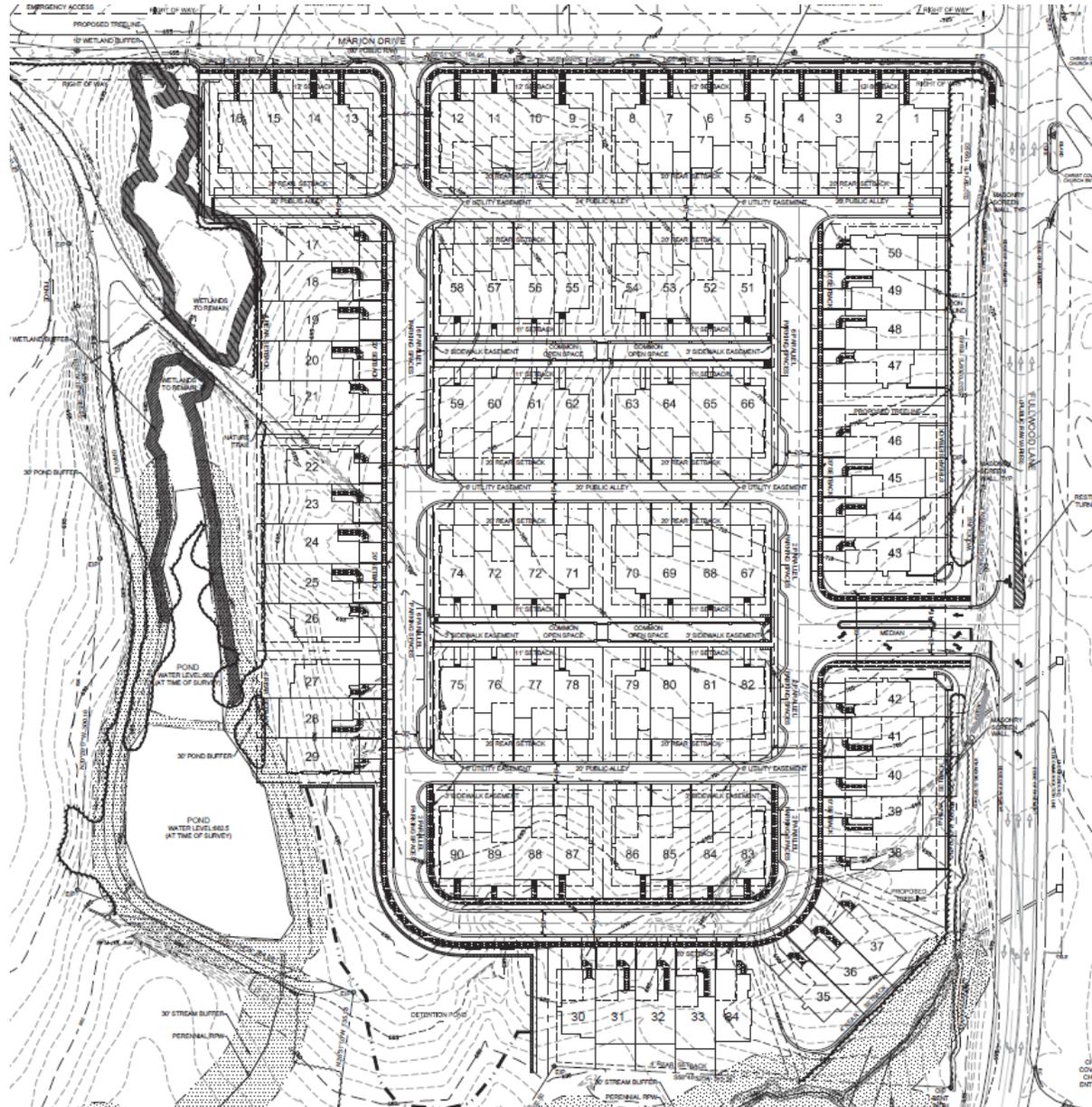
2014 Rezoning



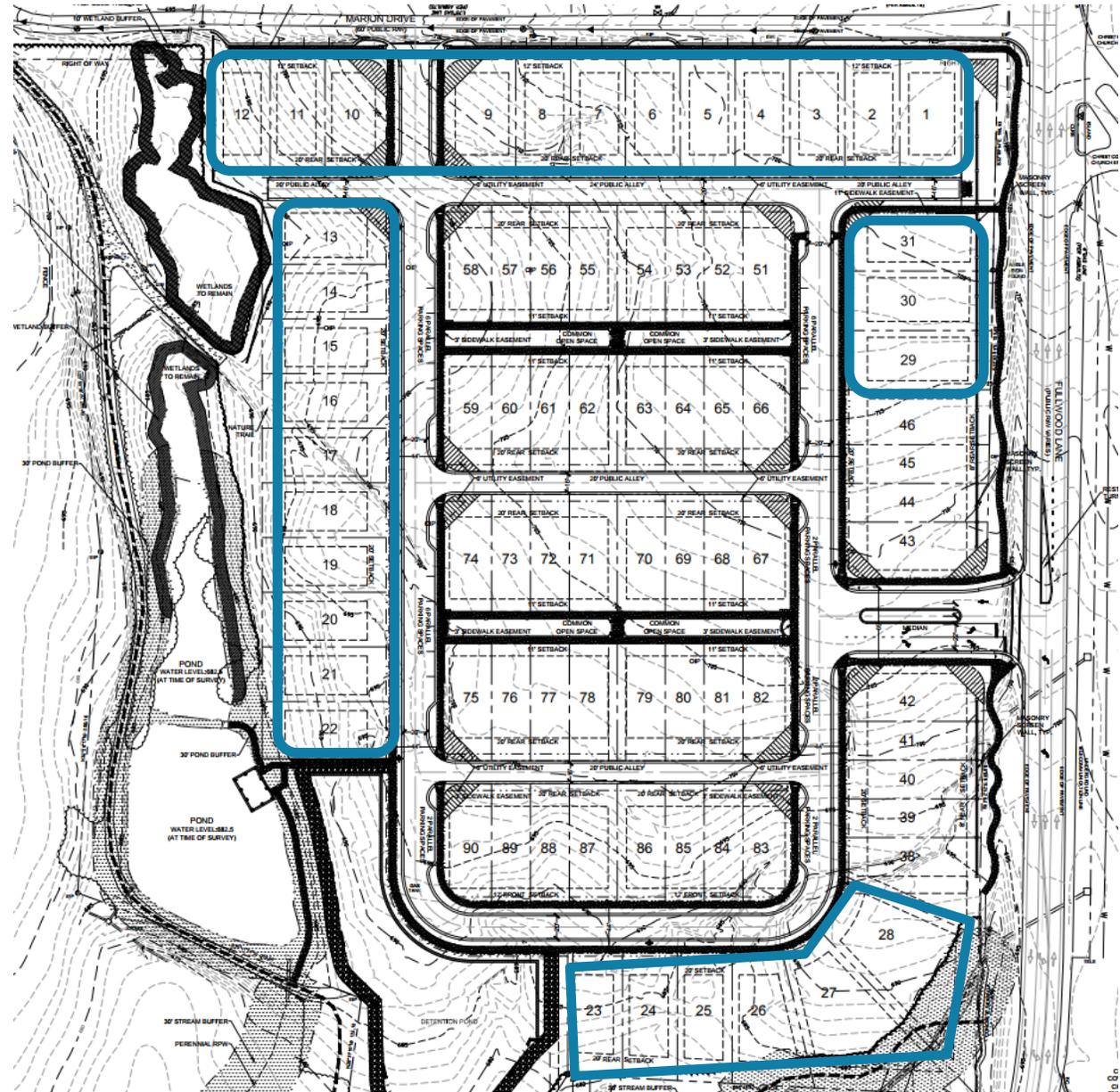
POLARIS MAP SHOWING PLATTED LOTS



Original Plan



Proposed Plan



HOME ELEVATIONS



FRONT ELEVATION "A"



FRONT ELEVATION UNIT 5673-A



FRONT ELEVATION "C" UNIT 5673-C



FRONT ELEVATION "B"



FRONT ELEVATION "B" UNIT 5673-B

HOME ELEVATIONS



FRONT ELEVATION "A"



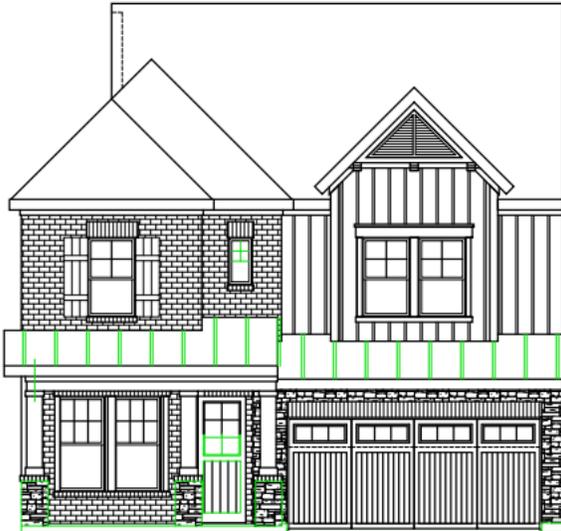
FRONT ELEVATION "C"



FRONT ELEVATION "A"



FRONT ELEVATION "C"



FRONT ELEVATION "B"



FRONT ELEVATION "B"

PROPOSED CONDITIONS AND IMPACTS

Conditions

1. Maximum of 80 units
2. Homes along Marion Drive to be rear load garages.
3. Building materials consistent with original plan with brick or stone as the primary construction type.

Impacts

1. Traffic – Although single family homes typically generate more traffic than townhomes, the reduced overall density of the site mitigates most of the change. Based on ITE standards, the change may create an additional 9 trips per peak hour than the currently approved development.
2. Schools – The increase in single family homes will generate about 8 additional students based on recent CMS school reports. Total student generation will increase from 16 to 24 new students. These numbers assume residential communities with young children. The developer targets this project as a 55 and up community.
3. Trees & Stormwater – No additional clearing is required. Infrastructure for the development is already in place.



STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Applicable conditions from the 2014 plan should be included with the current rezoning plan.
2. No building elevations are provided for the alley load homes on Marion Drive.

Police

No Concerns

Fire

No concerns

Public Works

Ensure that homes on Marion Drive do not have front load garages and driveways. (Current streetscape designed with on-street parking without curb cuts.)

Parks and Rec

No Concerns