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