Location
2132 Pleasant Plains Rd.

Ownership/Applicant
Kent E. Moore – Moore Family Irrevocable Trust/Goodwin Custom Homes

Zoning
Existing: R-20 Proposed: R-VS

Use
Existing: Single Family Residential
Proposed: Duplex Units

Request Summary
The applicant proposes to change the zoning of the property from R-20 single family to R-VS for the purpose of constructing 8 duplexes (for a total of 16 units).
LOOKING SOUTH ON PLEASANT PLAINS RD.
Site Summary

The property is currently mostly cleared with a single family residence.

The site is 3.236 AC.

Directly to the north is the Matchpoint Sports Facility, to the south is a single family residence, and across Pleasant Plains Rd. is the Brightmoor subdivision.

Previous Zoning Actions

None
PROPOSED SITE PLAN

- 16 Total Units.
- 8 Duplex units.
- Parking provided with individual driveways.
- 4.94 Units per acre
- Private road connection to be made to adjoining property (Matchpoint Sports)
- Tree Save along the perimeter of the property
- Proposed Buffer along Pleasant Plains Rd.
- No TIA required because the unit count is under 50
DUET ELEVATIONS AND STYLES
1. Site may be developed with up to 16 duplex dwelling units.
2. Private streets and Stormwater BMP to be maintained by HOA.
3. Vehicular access to the site will be from the neighboring property to the North, no direct connection to Pleasant Plains is to be provided.
4. 10-foot multi use path along Pleasant Plains to be constructed.
SUMMARY OF SCHOOL IMPACTS

This development may add 5 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/Teacher Stations</th>
<th>Building Classroom/Adjusted Capacity (Without Mobiles)</th>
<th>20th Day Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MATTHEWS ELEMENTARY</td>
<td>48.5</td>
<td>40</td>
<td>843</td>
<td>695</td>
<td>121%</td>
<td>121%</td>
</tr>
<tr>
<td>CRESTDALE MIDDLE</td>
<td>56.5</td>
<td>53</td>
<td>1065</td>
<td>999</td>
<td>107%</td>
<td>107%</td>
</tr>
<tr>
<td>BUTLER HIGH</td>
<td>103.5</td>
<td>98</td>
<td>1979</td>
<td>1874</td>
<td>106%</td>
<td>106%</td>
</tr>
</tbody>
</table>

The total estimated capital cost of providing the additional school capacity for this new development is $193,000; calculated as follows:

- Elementary School: $2 \times $34,000 = $68,000
- Middle School: $1 \times $37,000 = $37,000
- High School: $2 \times $44,000 = $88,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, however it considers well-designed infill development, such as R-VS and other higher-density mixed and multi-family uses where appropriate and compatible with existing development.

Consistency

The proposed change in zoning from R-20 to R-VS is generally consistent with the land use plan.

RESIDENTIAL LAND USE ACTION ITEMS

1. Provide a variety of housing styles, densities and locations
2. Encourage design and construction of alternative style housing and infill development.
Planning Department

1. No formal easement from northern property has been provided.
2. Only a few of the elevations provided seem to be duplexes.
3. Conditional notes should reflect proposed details of the buffer/screening along Pleasant Plains Rd.

Police
No Concerns

Fire
No Concerns

Public Works
No Concerns

Parks and Rec
No Concerns