

Planning Commission Work Session

January 17, 2023

RZN22-0004 Glade Spring Crossing




- Location 1000-block Glade Road
- Owner Glade Spring Crossing, LLC
- Parcel Size ±45 ac.
- Use Agricultural
- Zoning RR1
- FLU Low density residential

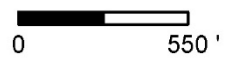
RZN22-0004 Glade Spring Crossing

Key Dates:

- Application submittal 11/30/2022
- Neighborhood Meeting 12/07/2022
- Planning Commission preview at work session 12/20/2022
- Staff Report available 01/13/2023
- **Planning Commission work session 01/17/2023**
- Planning Commission work session 01/31/2023
- Planning Commission Public Hearing 02/07/2023
- Town Council dates TBA

Glade Spring Crossing
1006 Glade Rd.
RZN22-0004

-  Bus Stops
-  Subject Area
-  Parcels



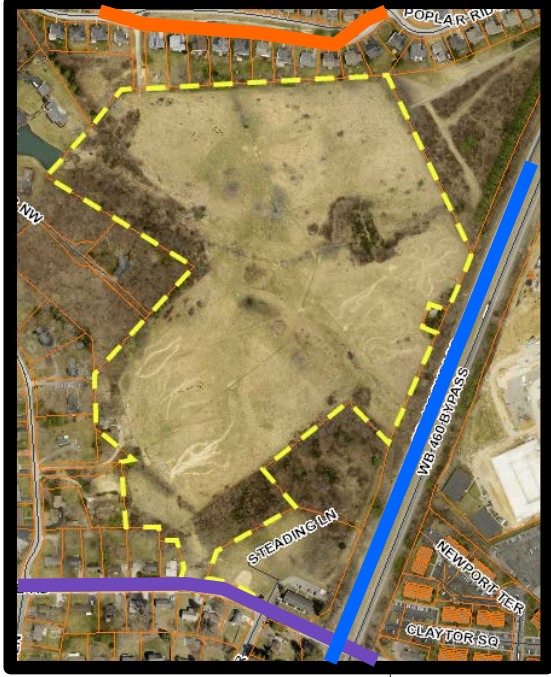
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2021 Aerials provided by Pictometry
Town of Blacksburg, E&G Dept. 1-4-2023

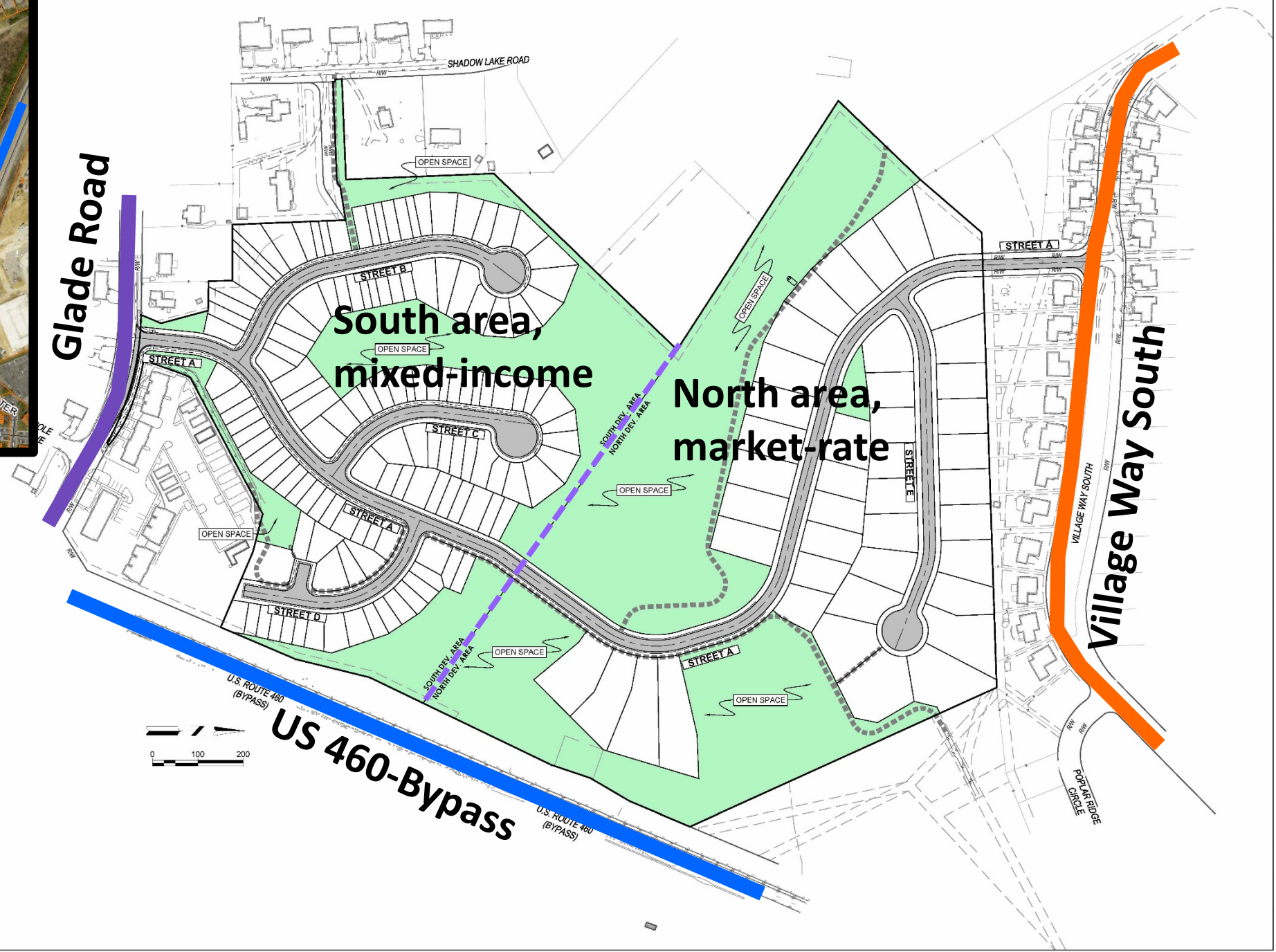


RZN22-0004 Glade Spring Crossing

- Request
 - Rezone 44+ acres from RR-1 to PR
 - Construct public streets
 - Develop single- and attached-family dwellings
 - 176 units (appx. 4 units per acre)
 - Mix of restricted affordable and market-rate housing
 - Regional stormwater management
 - Major subdivision public hearing to follow if approved



Glade Road



US 460-Bypass

Village Way South

**South area,
mixed-income**

**North area,
market-rate**

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 SPRING CROSSING CONCEPT DEVELOPMENT PLAN

EDEN & ASSOCIATES <small>engineering • planning • development</small> 1700 KRAFT DRIVE, SUITE 2050 BLACKSBURG, VIRGINIA, 24060 VOICE: 276-697-9231 FAX: 276-692-2648	
	
PRELIMINARY	
OVERALL CONCEPTUAL DEVELOPMENT PLAN	
PROPOSED DEVELOPMENT OF GLADE SPRING CROSSING PROPERTY OF GLADE HGTS. LLC - TAX PARCELS 225 (A) 3, 225 (A) 4, & 224 (A) 57, 45,0876 AC. <small>TOWN OF BLACKSBURG, PRICES FOR DISTRICT MONTGOMERY COUNTY, VIRGINIA</small>	
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Checked By: MTJ	Date: 11/15/2022
Sheet No. 1 of 1	DEV

Criteria for Evaluation

- Section 1151 of the Zoning Ordinance requires the Planning Commission to study all rezoning requests to determine:
 1. *Whether the proposed amendment conforms to the general guidelines and policies contained in the Comprehensive Plan.*
 2. *The relationship of the proposed amendment to the purposes of the general planning program of the Town, with appropriate consideration as to whether the change will further the purposes of [the Zoning Ordinance] and the general welfare of the entire community.*
 3. *The need and justification for the change.*
 4. *When pertaining to a change in the district classification of the property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the Commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.*

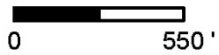
Comprehensive Plan Maps

- Future Land Use
 - Low density residential
 - Up to and including 4 units per acre
 - Comprehensive Plan map amendment in 2021
 - Very low density residential to low density residential
- Urban development area
 - Not located in UDA
- Neighborhood, Employment & Service Areas
 - Split between Suburban Residential and Rural/Undeveloped

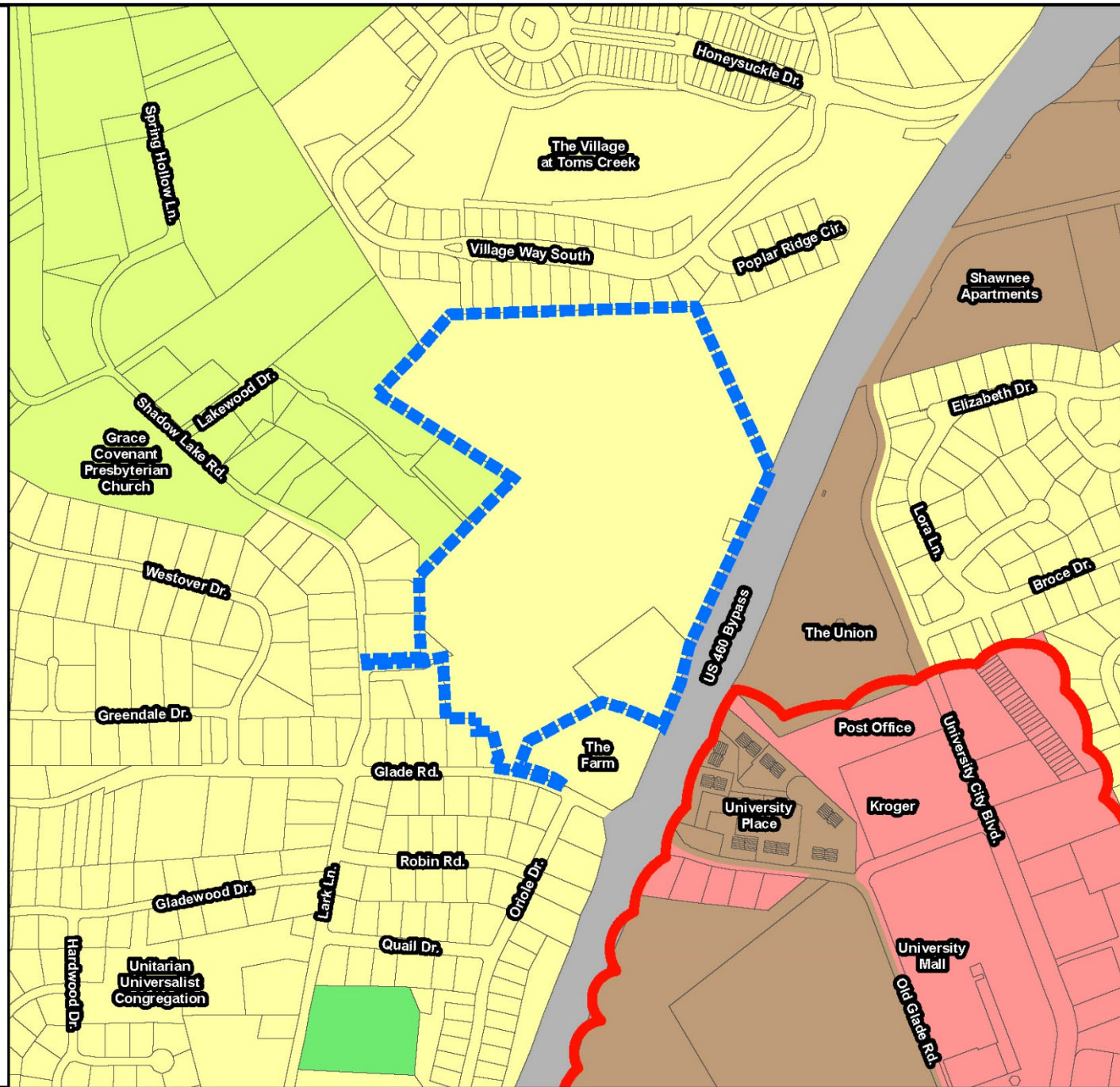
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Future Land Use

-  Subject Area
-  Mixed Use
-  Parcels
-  Very Low Density Residential
-  Low Density Residential
-  High Density Residential
-  Park Land / Open Space / Resource Protection
-  Commercial
-  US 460 Corridor



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Comprehensive Plan Text

- Housing Goals
 - 2021 Comprehensive Plan update survey identified housing a top challenge
 - Town currently provides housing to meet low-income needs for households earning 30%-80% AMI
 - Developing methods to serve moderate-income households, meeting 80%-120% AMI
 - Community Land Trust

GSC Affordable Housing

- Applicant proposes 24 affordable units in the South area to become part of Town's Community Land Trust
 - Applicant requesting Town ARPA funding to help with construction of 10 homes for households earning up to 80% AMI
 - Remaining homes:
 - 10 homes for households earning up to 100% AMI
 - 4 homes for households earning up to 120% AMI

GSC Mixed-Income Housing

- Remaining lots (109) in south area proposed by applicant to be smaller market-rate homes more affordable to more households
 - Smaller homes on smaller lots
- North area lots (43) proposed to be market-rate single-family homes similar to neighboring homes at Village at Toms Creek

VA Code §15.2-2232 – 15.2-2224

- Virginia Code requires special review of public infrastructure connections where not specifically shown in the Comprehensive Plan
- Evaluated to determine if the connections are generally in conformance with the Comprehensive Plan
- Town's Comprehensive Plan does not specifically identify locations for public stormwater or sanitary facilities
- Town's future arterial and collector road network shows proposed broad-brush locations for arterial and collector roads, but does not show locations for local streets or their connections to existing streets
- Comprehensive Plan policies support and encourage neighborhood interconnections; street grid; encourage the use of existing unbuilt rights-of-way
- *Staff has determined that the roadway connections proposed are in keeping with the intent of land use connectivity as described in the Land Use and Transportation chapters of the plan*

Zoning Ordinance District Intent

Planned Residential §3110

- The purpose of this district is to provide for the development of planned residential communities that incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations by encouraging ingenuity, imagination, and high quality design to create a superior living environment for the residents of the planned community. The PR district is particularly appropriate for parcels that contain a number of constraints to conventional development. In addition to an improved quality of design, the PR district creates an opportunity to reflect changes in the technology of land development, provide opportunities for new approaches to home ownership, and provide for an efficient use of land that can result in reduced development costs.*

ZONING ORDINANCE

- It is the burden of the applicant to prove that the proposed development meets the intent of the district requested
 - Housing for an underserved population
 - Developments that include substantial sustainable building practices and/or certification(s)
 - Provision of additional bicycle and pedestrian improvements to mitigate impact
 - Restraints of conventional development
- **In exchange for flexibility, the application, plan, and proffer are binding**

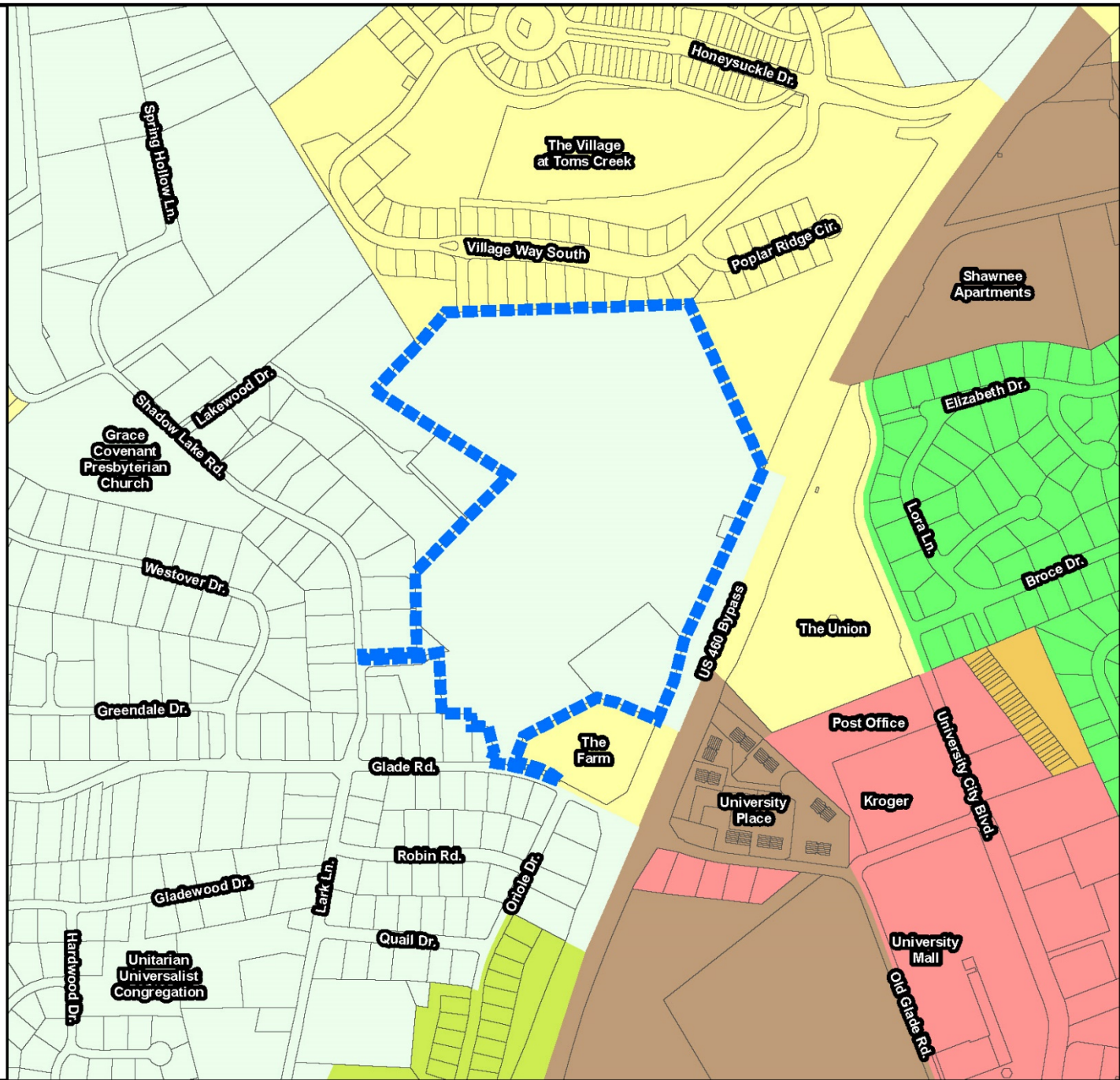
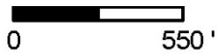
Zoning Ordinance Standards

- **District Standards** include regulations for the physical development of any use on a parcel in a particular zoning district. District standards for planned districts are proposed by the applicant, and can be varied or amended through the rezone process.
- **Use & Design Standards** provide regulations for the physical development of a parcel based on the use, such as residential or commercial, in any zoning district. These standards are highly varied. There may be additional standards for uses based on zoning districts and the intent to mitigate adverse impacts.
- **Development Standards** provide regulations for certain improvements that may be required, such as parking or landscaping. The Planned Residential District allows some of these standards to be proposed by the applicant such as parking and landscaping or buffering. These standards vary based on both use and district

Glade Spring Crossing
1006 Glade Rd.
RZN22-0004

Current Zoning

- Subject Area
- Parcels
- RR-1 Rural Residential 1
- RR-2 Rural Residential 2
- R-4 Low Density Residential
- RM-27 Low Density Multiunit Residential
- RM-48 Medium Density Multiunit Residential
- GC General Commercial
- PR Planned Residential



District Standards

- Applicant proposes standards for site development
 - Overall development
 - Individual lots
- Evaluated for their appropriateness to the proposed development & compatibility with surrounding area

Overall Development Standards

- Density
 - Applicant proposes gross density of 4 units per acre
 - Effective density varies by development area
 - South mixed income area will feel more dense than the surrounding area and the north area of the proposed development

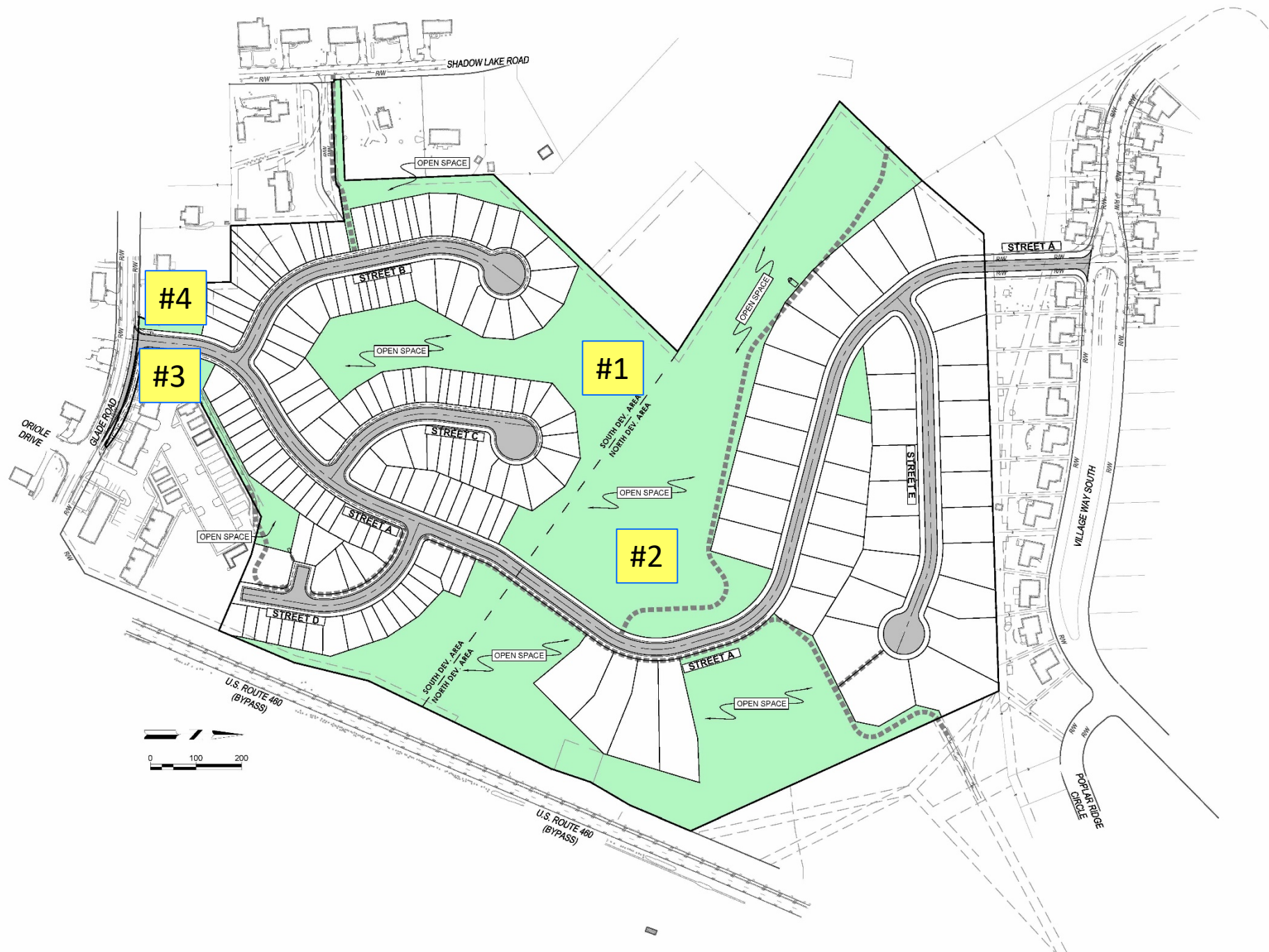
Overall Development Standards

- Perimeter Setbacks
 - PR district states that perimeter setbacks shall be equivalent to neighboring zoning, or as “deemed appropriate during the review and approval of the master plan for the PR district”
- Application does not specifically address perimeter setbacks
- Rear yards of homes comprise the perimeter of the development
 - North area rear yard minimum setback: 20’
 - South area rear yard minimum setback: 10’

Standard	GSC South	GSC North	VTC Overall	RR1	The Farm PR
Perimeter/Rear setbacks	10'	20'	20'	20'	10'

Overall Development Standards

- Open Space
 - PR district and Townhome Use & Design Standards require minimum 20% open space
- Applicant proposes 35% open space
 - Two large blocks and two small blocks
 - Recreation amenities



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Individual Lot Standards

- Applicant proposes two sets of standards for development
 - North area: proposed standards intended to achieve similar development pattern to the neighboring homes on Village Way South
 - South area: proposed standards intended to achieve a cluster development pattern for cost-efficiency

Standard	GSC North	GCS South	VTC	VTC Adj.	RR1	RR1 Adj.	The Farm
Minimum lot size	no min	no min	no min	10,000 sf	no min	11,000 sf	3.5 ac total
Average lot size	11,000 sf	3,100 sf	unknown	13,700 sf	n/a	18,600 sf	n/a
Minimum lot frontage	40'	15'	no min	72'	20'	40'	n/a
Minimum setbacks							
front	20'	20'	8'	20'	35'	35'	20'
side	10'	8.5'	0'	5'	10'	10'	10'
corner side	15'	15'	n/a	n/a	20'	20'	n/a
rear	20'	10'	20'	20'	20'	20'	10'
Maximum Lot Coverage							
attached/end	n/a	65%	65%	n/a	no max	no max	n/a
attached/interior	n/a	90%	70%	n/a	no max	no max	n/a
detached	40%	65%	55%	50%	no max	no max	59% overall
Maximum Building Height	42'	42'	no max	unknown	35'	unknown	42'
Maximum FAR							
Lots <9,000 sf	0.65	n/a	n/a	n/a	n/a	n/a	n/a
Lots 9,000 sf - 13,000 sf	0.55	n/a	n/a	n/a	n/a	n/a	n/a
Lots >13,000 sf	0.4	n/a	n/a	n/a	n/a	n/a	n/a
attached/end	n/a	1	0.5	n/a	n/a	n/a	n/a
attached/interior	n/a	1.3	1	n/a	n/a	n/a	n/a
detached	n/a	1	0.5	0.5	0.3	unknown	unknown

Individual Lot Standards

- Setbacks
 - Minimum setbacks South (detached structures and end units for attached dwellings) Front: 20'
 - Side: 8.5'
 - corner side: 15'
 - Rear: 10'
- FAR
 - Floor to area ratio restricts total building size relative to parcel size
 - Combined with other standards, ensures compatible scale of homes on a block with similar lot sizes
 - Proposed FAR of 1 for detached units in south area
 - More in keeping with multifamily development pattern

Use & Design Standards

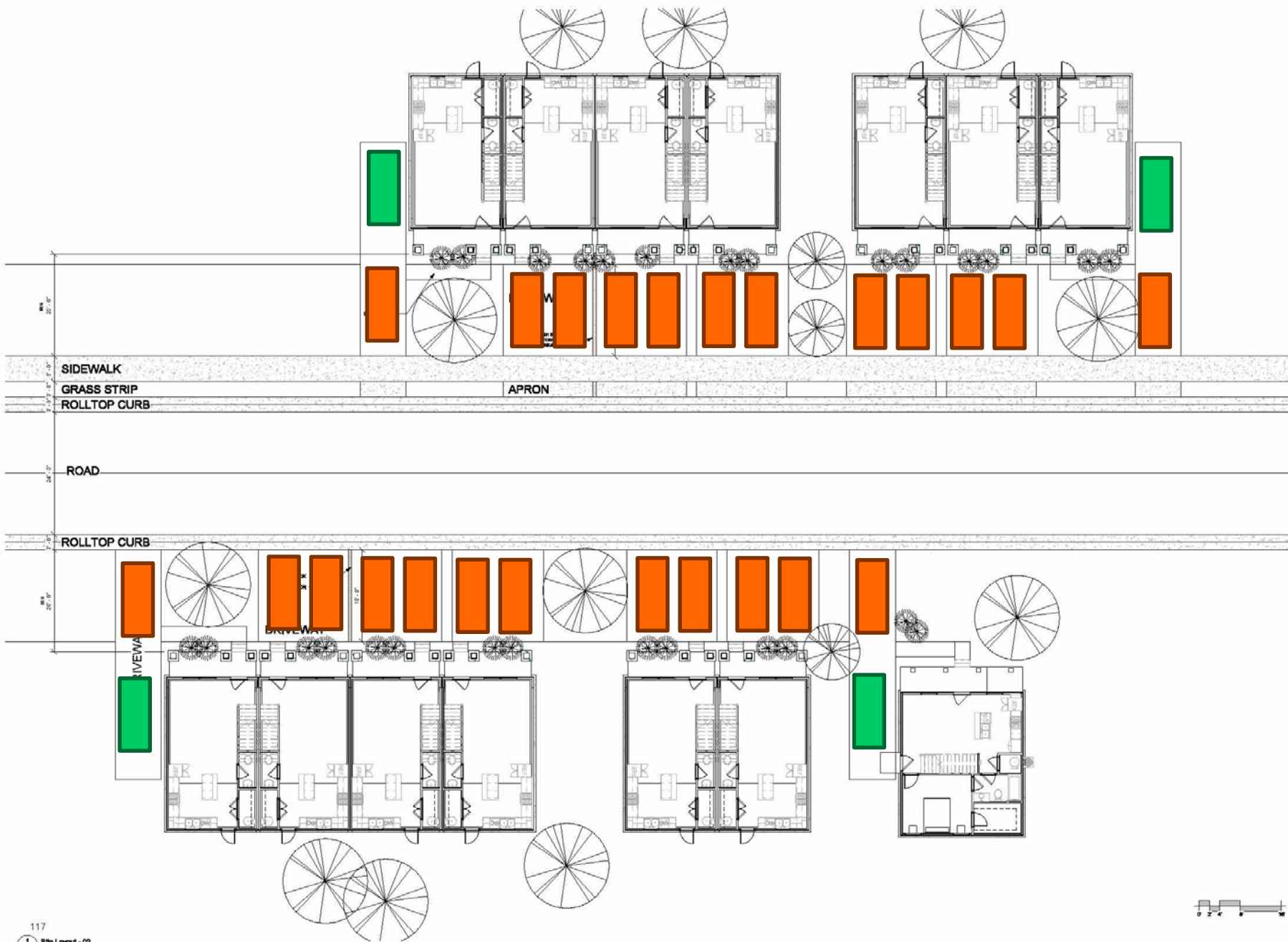
- Govern use and appearance of a development based on the uses and the zoning district
- Standards may be modified through PR public process
- No standards for single-family detached
- Townhome and Two-Family Dwelling standards apply

Floor Plans; Building Articulation

- Townhome Use & Design Standard requires conceptual floor plans to be submitted
- Townhome front façade must vary 3'-8' between units

Parking in front of the building

- Townhomes & Two-family dwellings
 - Parking must be located behind the front building line
- Proposed layout provides parking for most units entirely in front
 - Applicant has not specifically requested an exception to this standard



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10618 PATTERSON AVENUE, HENRICO, VA 23238
 Phone: (804) 741-4663
 Fax: (804) 741-0553
eagleco.va.com



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DRAFTED BY:
archi-TEC-tonic
REVISED DATE:
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SITE DRIVEWAY CONCEPT
 GLADE SPRINGS
 SITE CONCEPTS

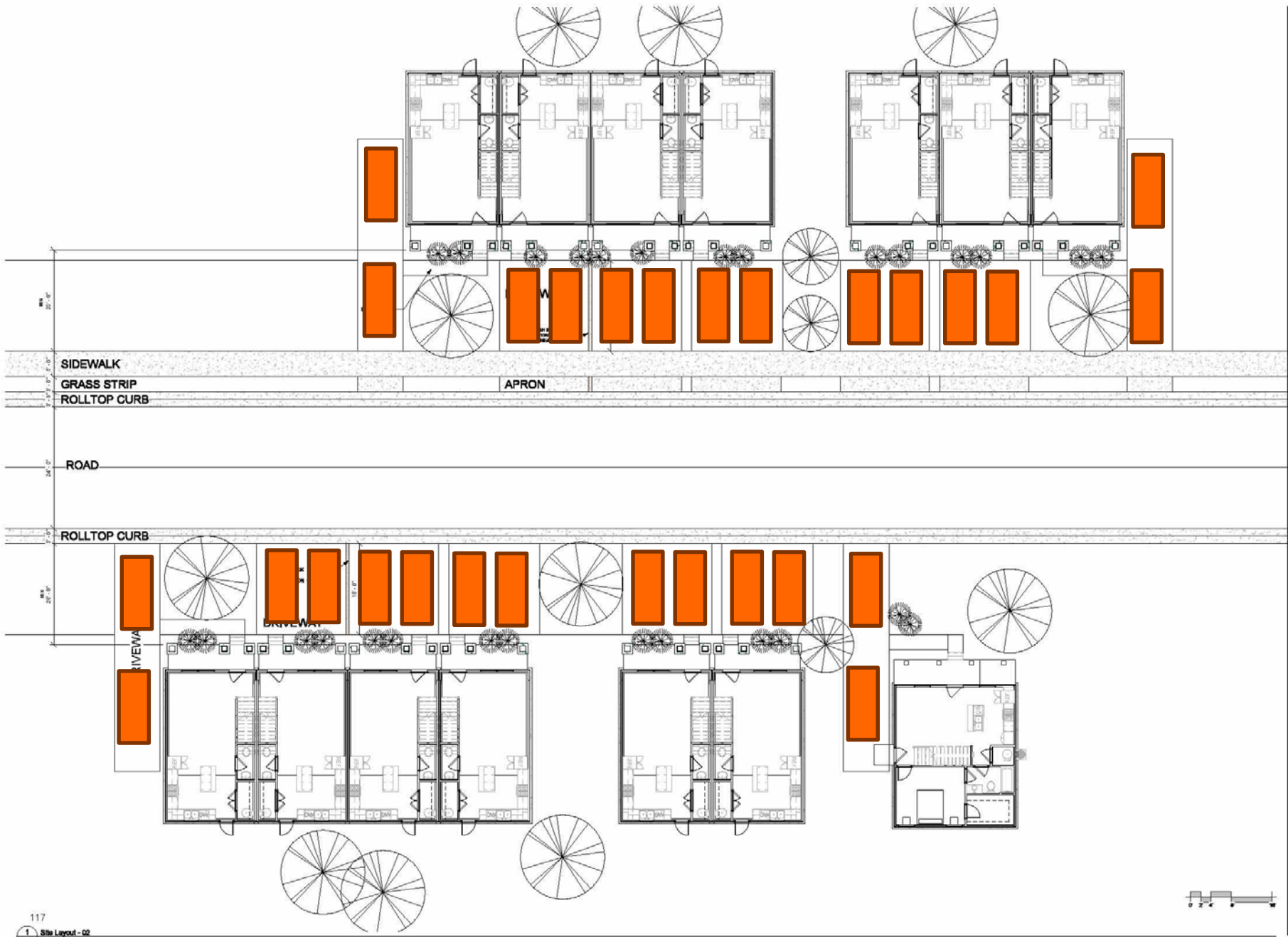
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Development Standards

- Development standards apply to PR developments, unless specifically modified in the public hearing process
 - Location of parking spaces & driveways; dimensional standards
 - Landscaping including buffer yards, street trees, and overall canopy coverage

Location of Parking, Driveways

- Parking is required to be off-street in a parking lot or driveway
- Single-family detached, and subdivided two-family dwellings may maneuver in or back into the street
- Parking for all other uses must be accessed via driveway that does not require maneuvering or backing in the street
- As proposed, parking for all units requires backing or maneuvering in the street



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SITE DRIVEWAY CONCEPT
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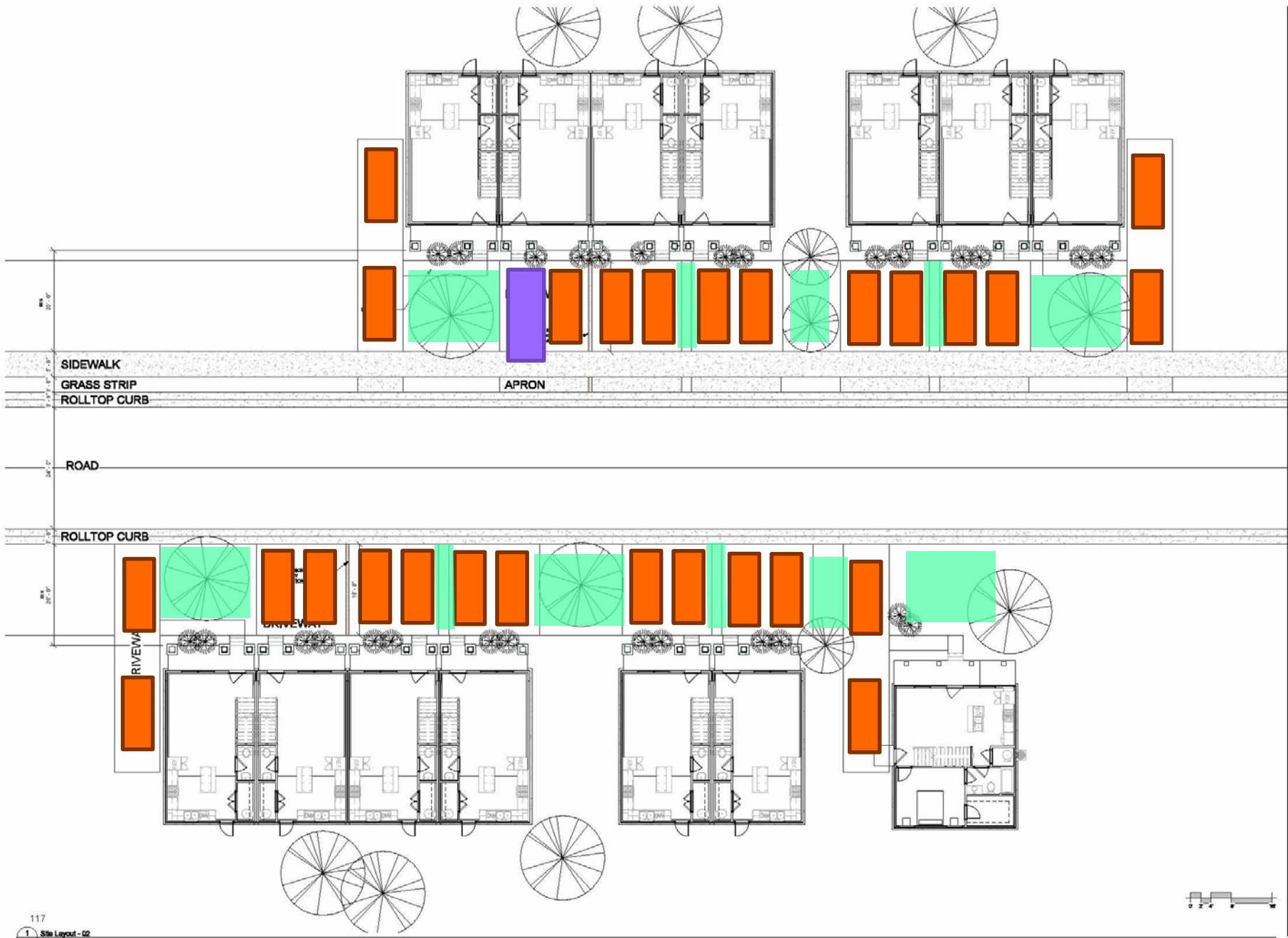
Location of Parking, Driveways

- Driveways required to be 3' from property line unless shared for multiple uses
 - Applicant proposes a standard for 0' driveway setback, even for non-shared driveways
 - Applicant states that minimum lot frontage of 18' provides minimum parking width for 2 cars

Effect of Standards

- Overall effect of proposed layout and needed modifications to standards produce a streetscape that is more similar in appearance and feel to a multifamily parking lot than a mixed-residential street with individual units.
- Little or no greenspace provided for some interior units in front yard
- Multiple driveway entrances close together may affect safety due to sight distance on horizontal and vertical curves in the street design
- Additional considerations for shallow front yards that vehicles may overhang the public sidewalk if not enough depth for parking is provided

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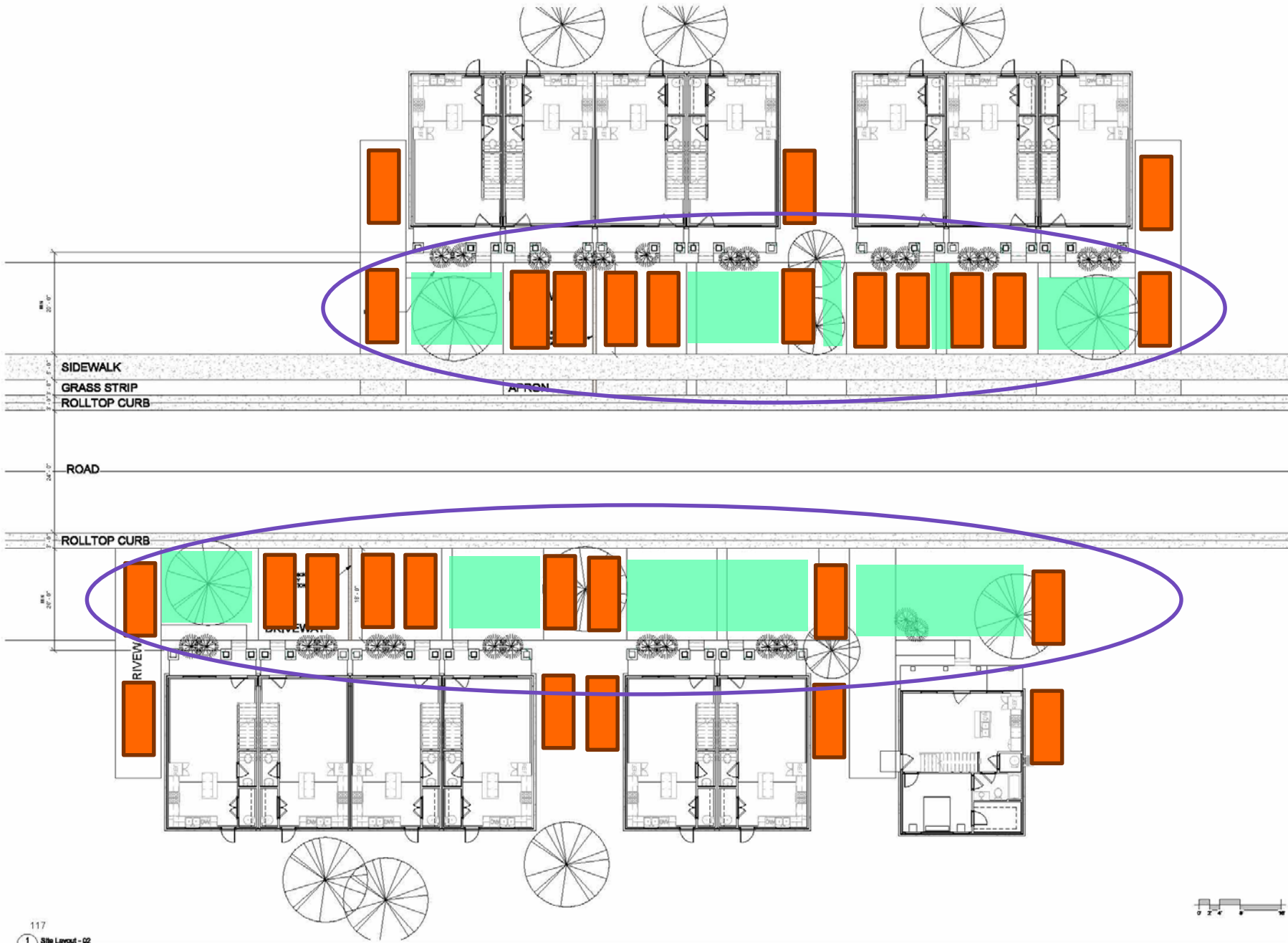
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 Fax: (804) 741-0553
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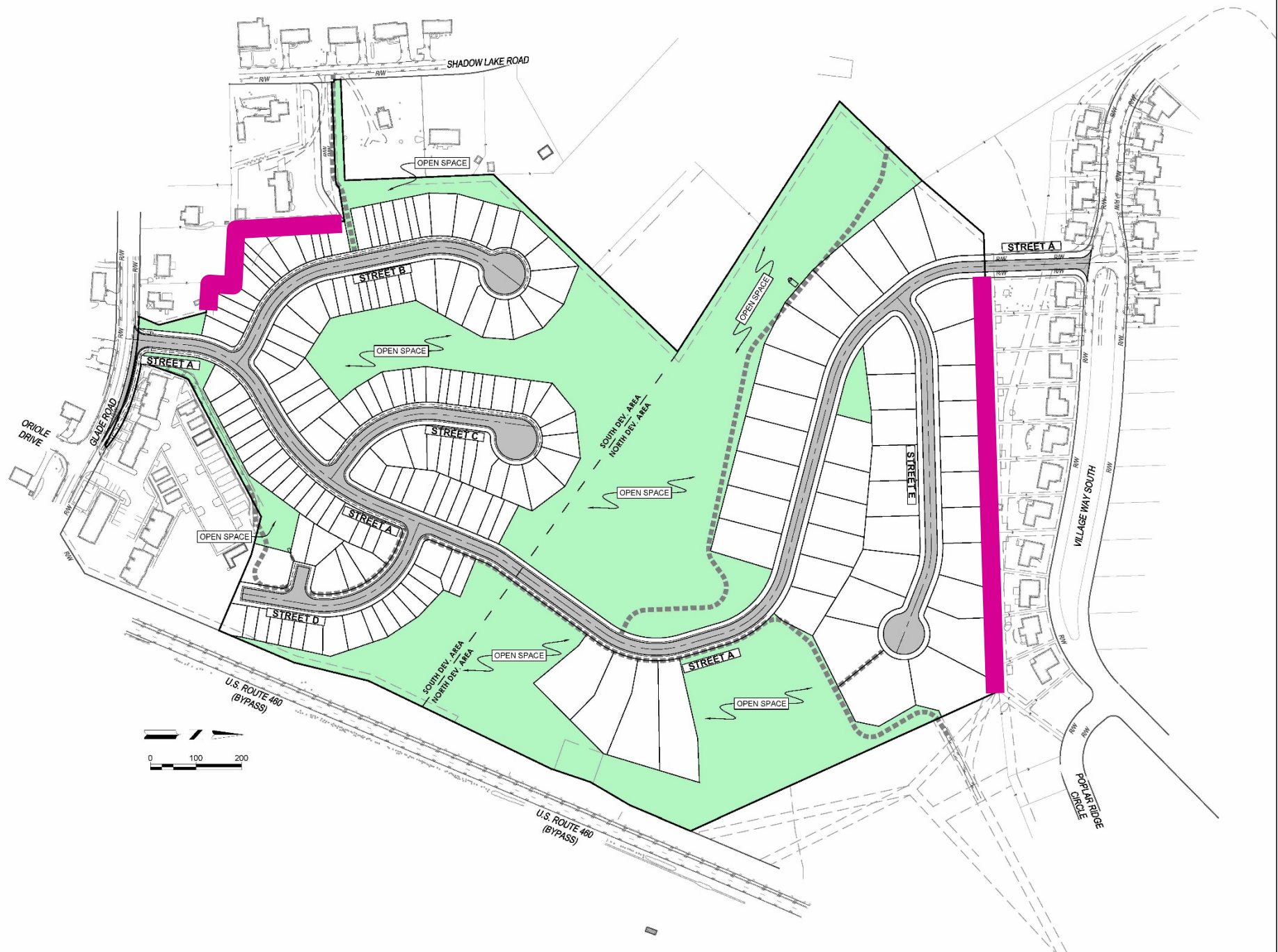


Minimum Parking Required

- 1.1 spaces per bedroom required for townhomes
- Applicant proposes ratio of 2 spaces per unit for all uses
 - Comparable to single-family use types
- On-street parking is supported per VDOT minimum street width standards
 - Limited locations where it would be allowed due to number and location of driveways

Buffer Yards & Screening

- No formal buffer yard requirement in PR
- Applicant should propose a landscape and buffer plan that is appropriate to proposed development and surrounding neighborhood, as well as mitigating any potential impacts
- Review of adequacy of proposed buffer on case-by-case basis with each rezoning application
- Use & Design Standards for townhomes & two-family dwellings both do require buffer yards in some circumstances, but not applicable to PR



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Landscaping

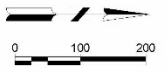
- Proposed landscape plan is different than typical previous development requests
- Applicant proposes non-traditional methods of establishing, and maintaining overall canopy coverage over the lifetime of the development to reduce upfront development costs, and ongoing maintenance costs.
- Applicant proposes “managed successional” growth areas over much of the proposed open space
- Additional varying types of landscape areas include open lawns for play and sledding; formal recreation areas with structured play; more traditionally-landscaped areas around the entrance and community gathering spaces; specific landscape management for both the pond embankments and riparian areas

Canopy Coverage

- Each zoning district has an overall canopy coverage requirement for developments
- Traditionally, canopy is achieved and measured by planting trees with a known canopy coverage at maturity
- Over time, trees can be replaced in order to maintain required canopy, if trees are removed
- Applicant proposing a hybrid approach that includes some planting up front, and some “hands-off” management to allow natural successional plants to grow
- Application shows the progression of canopy coverage over time through management from development to maturity at 20 years (p.68)
- Application indicates that the HOA will be required to secure an annual meeting with a credentialed expert to review management plan, address issues, and make recommendations



- LEGEND**
- 1. PROFESSIONALLY MANAGED LANDSCAPE AREAS
 - VEGETATED EMBANKMENT
 - ENTRANCE
 - GATHERING AREAS
 - 2. MANAGED TURF OPEN SPACE
 - 3. BACKYARD TRANSITIONAL ZONE
 - 4. EXISTING WOODLAND RETAINED
 - 5. STORMWATER POND (WET, TOWN MAINTENANCE AREA)
 - 6. STORMWATER POND (DRY)
 - 7. MANAGED SUCCESSIONAL
 - 8. POND EDGE SHADE TREE & SUCCESSIONAL AREA
 - 9. RECREATION AREA
 - 10. PUBLIC TRAILS



PRELIMINARY

**OPEN SPACE MANAGEMENT
 LAND USE EXHIBIT**

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
 PROPERTY OF GLADE-HCTS LLC - TAX PARCELS
 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0876 AC.
 TOWN OF HUNTERDON, MIDDLESEX COUNTY, NEW JERSEY

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EDEN & ASSOCIATES
 engineering • planning • development
 1700 KRAFT DRIVE, SUITE 2050
 WILMINGTON, DESSA, OHIO 43081
 TEL: 513-374-4500
 FAX: 274-632-2648

Canopy Coverage

- Specific methodology has not been proposed or reviewed by staff prior to this point
- No prototype or case study can be pointed to, in Town, to show that this will achieve the overall canopy effect for the development
- Staff has concerns about methodology for ensuring that canopy is on track to meeting required minimums
- Application does say that some plantings will occur up front, but the metrics provided are not the same as how the rest of the development is measured
 - 1 tree per quarter-acre of land proposed
 - Equivalent to approximately 4% canopy coverage

Street Trees

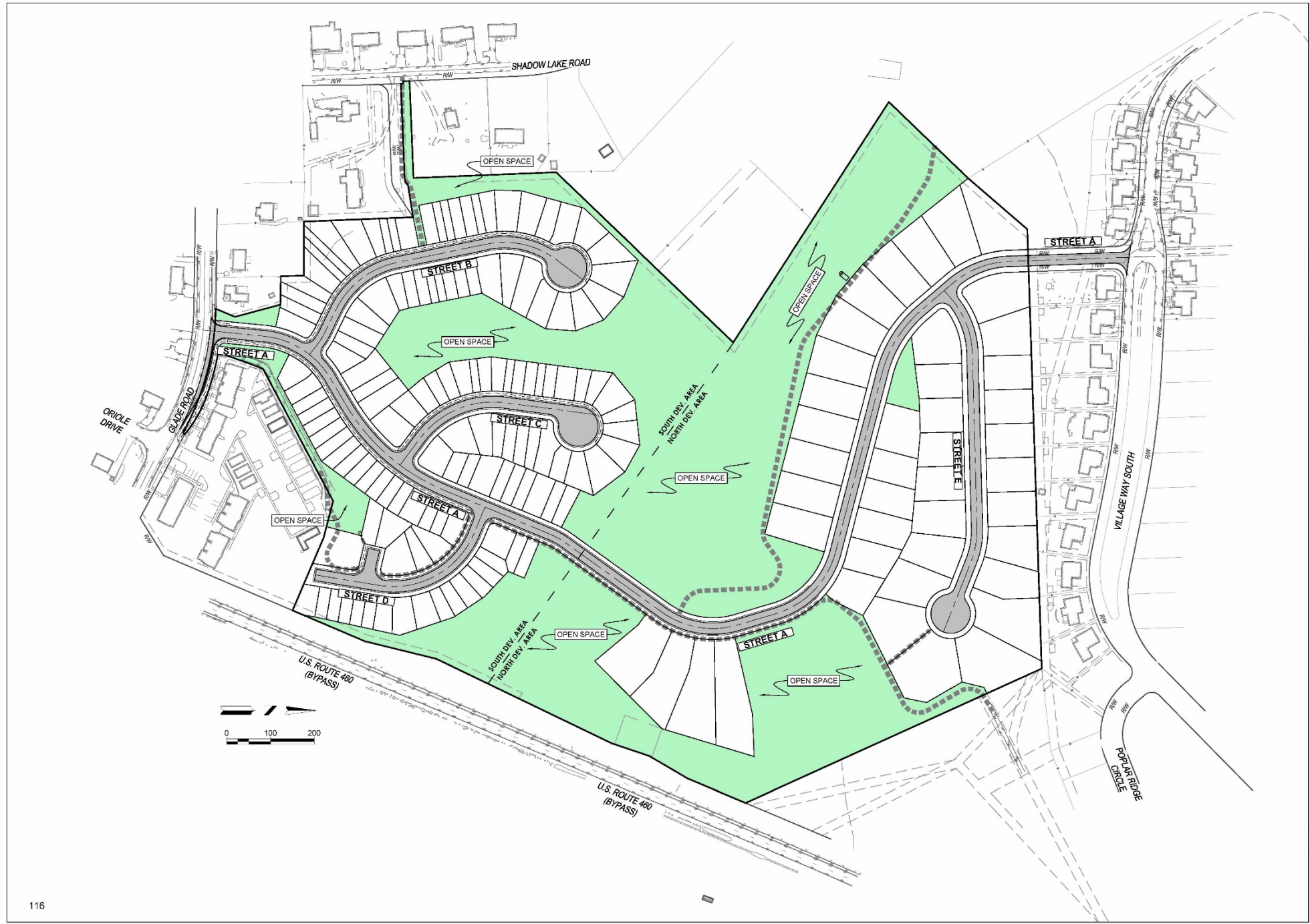
- Applicant proposes standard of 1 tree per every 100' of frontage in the south area, and 1 per every 80' of frontage in north area
- Standard is 1 tree per 30' of frontage
- Applicant should provide justification for modification to standard

Subdivision Ordinance

- Standards apply unless specifically requested variances
- Several topics discussed that are pertinent to the application

Subdivision Ordinance

- Access to adjoining property
 - Connection provided to Village Way South
 - No vehicle connections provided to any other property line
- Connect to adjacent streets
 - Connection provided to Village Way South
 - Frontage on Shadowlake Road
 - No vehicle connection proposed



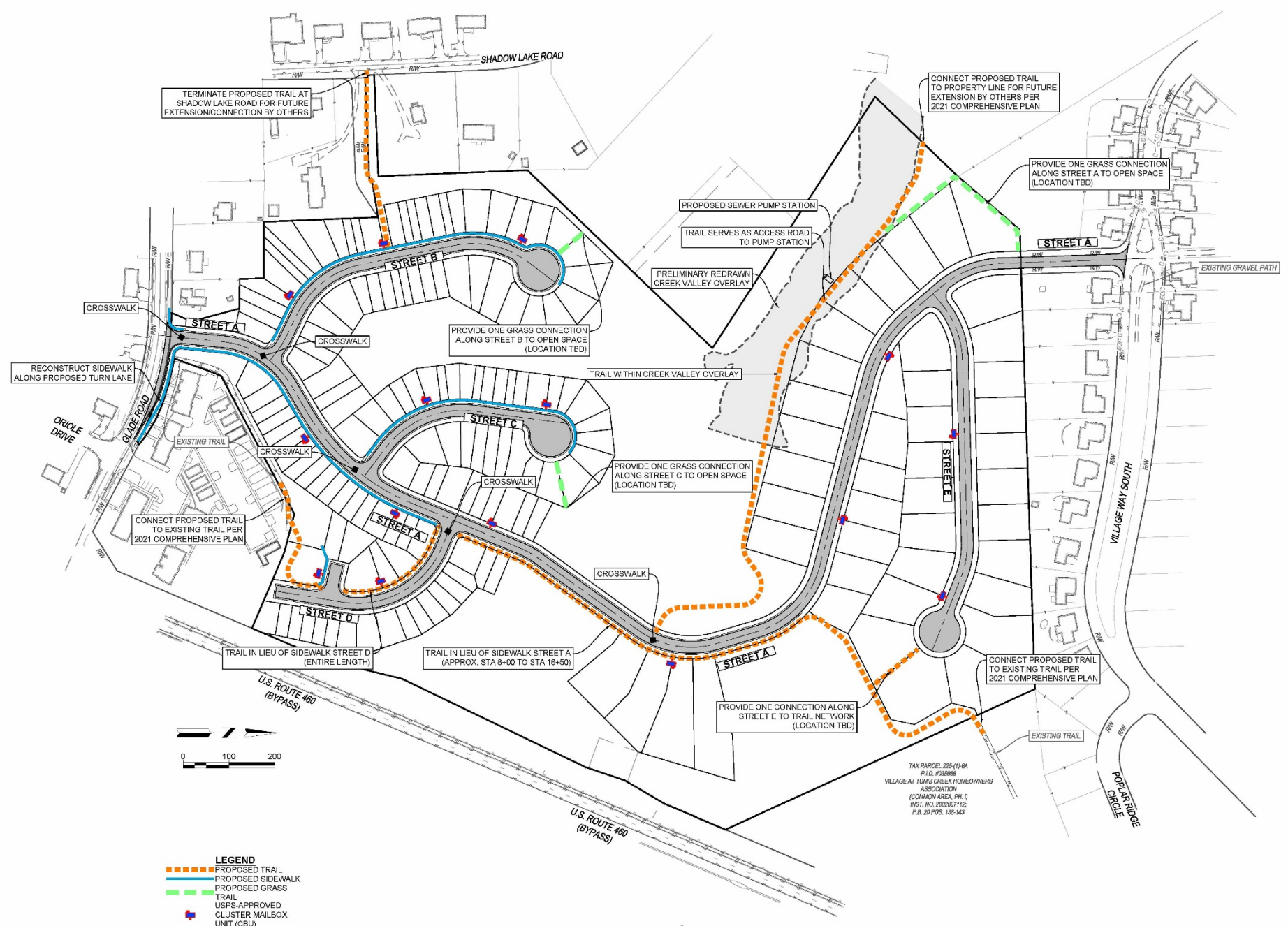
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PROPOSED DEVELOPMENT OF GLADE SPRING CROSSING PROPERTY OF GLADE-HCTS LLC, TAX PARCELS 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45.0876 AC. TOWN OF CLAY COUNTY, VIRGINIA	
Drawn By: MSF	Scale: AS SHOWN
Checked By: MTJ	Date: 11/15/2022
Sheet No. 1 of 1	DEV

Subdivision Ordinance

- Access to open space
 - Access is required to private open space by paved path, or gravel
 - Proposed access to open space is grass trails

Subdivision Ordinance

- Trails required; construction standards
 - Trails provided in development
 - Required to be 10' pavement; with min 4' separation between trail and back of curb or edge of pavement
 - No typical section was provided showing road and trail, so it is unclear what the separation is
 - Application shows that min. proposed separation for sidewalks is 3' (requesting a variance)



TERMINATE PROPOSED TRAIL AT SHADOW LAKE ROAD FOR FUTURE EXTENSION/CONNECTION BY OTHERS

CONNECT PROPOSED TRAIL TO PROPERTY LINE FOR FUTURE EXTENSION BY OTHERS PER 2021 COMPREHENSIVE PLAN

PROVIDE ONE GRASS CONNECTION ALONG STREET A TO OPEN SPACE (LOCATION TBD)

PROPOSED SEWER PUMP STATION

TRAIL SERVES AS ACCESS ROAD TO PUMP STATION

PRELIMINARY REDRAWN CREEK VALLEY OVERLAY

PROVIDE ONE GRASS CONNECTION ALONG STREET B TO OPEN SPACE (LOCATION TBD)

TRAIL WITHIN CREEK VALLEY OVERLAY

PROVIDE ONE GRASS CONNECTION ALONG STREET C TO OPEN SPACE (LOCATION TBD)

CONNECT PROPOSED TRAIL TO EXISTING TRAIL PER 2021 COMPREHENSIVE PLAN

TRAIL IN LIEU OF SIDEWALK STREET D (ENTIRE LENGTH)

TRAIL IN LIEU OF SIDEWALK STREET A (APPROX. STA 8+00 TO STA 16+50)

PROVIDE ONE CONNECTION ALONG STREET E TO TRAIL NETWORK (LOCATION TBD)

CONNECT PROPOSED TRAIL TO EXISTING TRAIL PER 2021 COMPREHENSIVE PLAN

TAX PARCEL 225-11-64
 P.L.D. #033884
 VILLAGE AT TOM'S CREEK HOMEOWNERS ASSOCIATION
 (COMMON AREA, PK. II)
 INST. NO. 2002007112;
 P.B. 20 PGS. 138-143



- LEGEND**
- PROPOSED TRAIL
 - PROPOSED SIDEWALK
 - PROPOSED GRASS
 - TRAIL
 - + USPS-APPROVED CLUSTER MAILBOX UNIT (CBU)

No.	Revision/Issue	Date
PRELIMINARY		

PEDESTRIAN CIRCULATION AND TRAIL EXHIBIT

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
 PROPERTY OF GLADE HTCS LLC - TAX PARCELS 225-1A-3, 225-1A-4, & 224-1A-57, 45,0876 AC.
 TOWN OF GARDEN CITY, MISSOURI

Drawn By:	Scale:
MSF	AS SHOWN
Checked By:	Date:
MTJ	11/15/2022
Sheet No.:	
1 of 1	PED

Impact on Infrastructure

- Transportation impacts
 - Turn lane warrant
 - Level of service analysis
- Turn lane proposed adjacent to The Farm frontage on Glade Road leading into the development

Impact on Infrastructure

- Sanitary Sewer
 - Pump station proposed
 - Downstream inadequacies with proposed utility design
 - Engineering solutions identified to providing adequate capacity
 - Applicant working with Town to determine best course of action
- Request to remove parcel from Toms Creek Basin Unsewered Area

Impact on Infrastructure

- Applicant proposes regional stormwater wet pond to help mitigate existing downstream quality & quantity conditions
- Applicant requesting commitment from the Town to assist in constructing this facility
- Stormwater concept plan approved
 - Applicant has shown that proposed stormwater facilities can meet the Town's regulations
- Additional considerations for Floodplain and flood study

VARIANCES

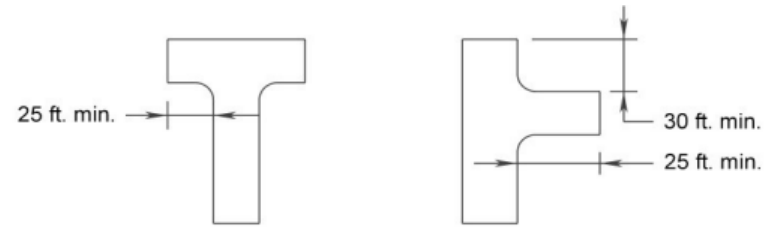
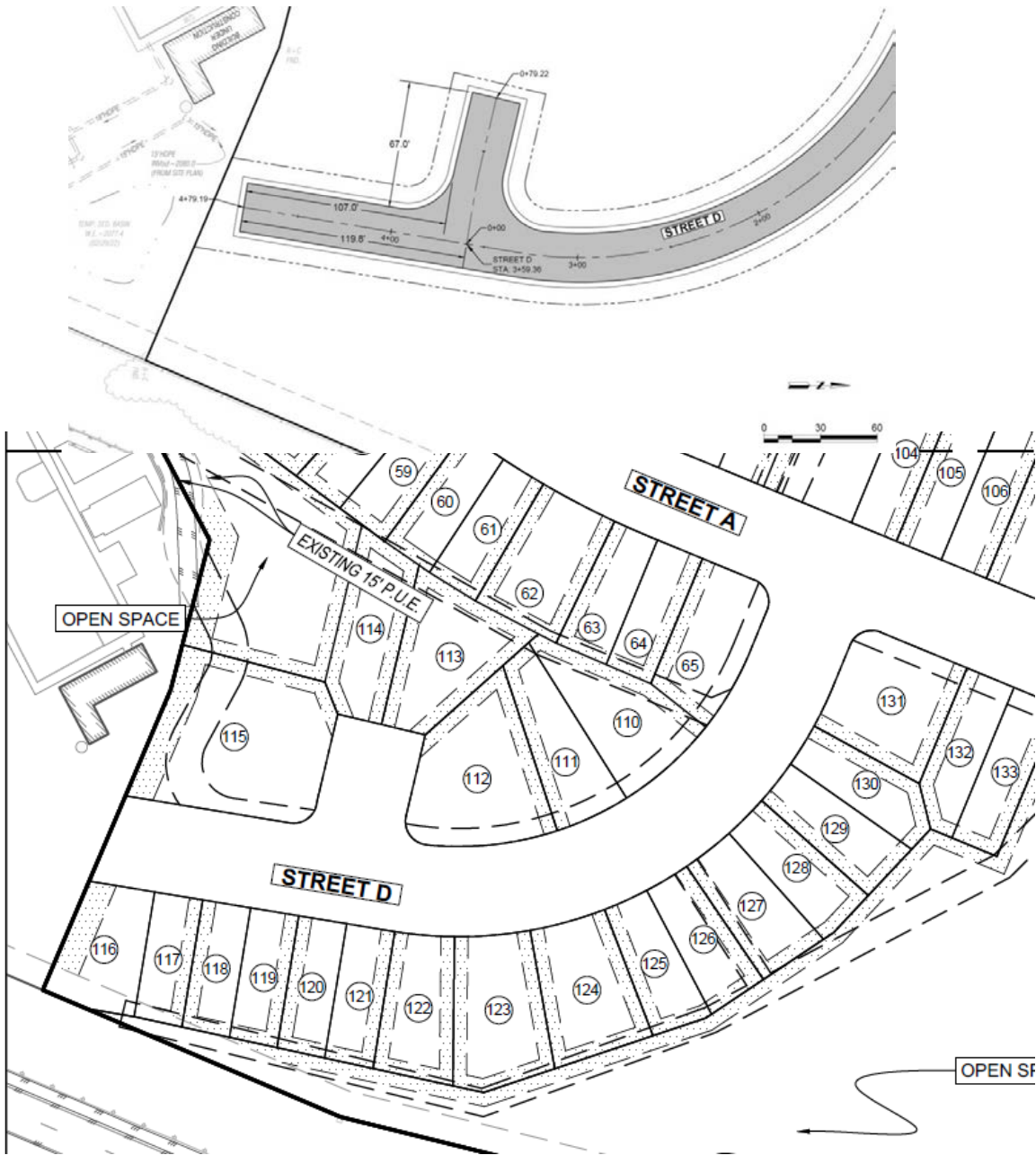
- Request to remove parcel from Toms Creek Basin Unsewered area
 - Considerations: Removal of the parcel will allow the property to be developed with conventional gravity sewer, which is more appropriate for the density proposed

VARIANCES

- Request to vary utility separation standards
 - Considerations: Applicant requests 8' (10' required) separation for some utilities due to proposed street and PUE layout
 - Staff does not support a blanket request, but specific locations for a variance may be appropriate when full utility layout is designed with the preliminary plat

VARIANCES

- Cul-de-Sac
 - Applicant requests T- or Y-turnaround in lieu of bulb cul-de-sac
 - Proposed turnaround meets minimum VDOT standards for a “branch” type
 - May result in awkward maneuvering for vehicles at the end of the proposed street



T - Type

Branch Type

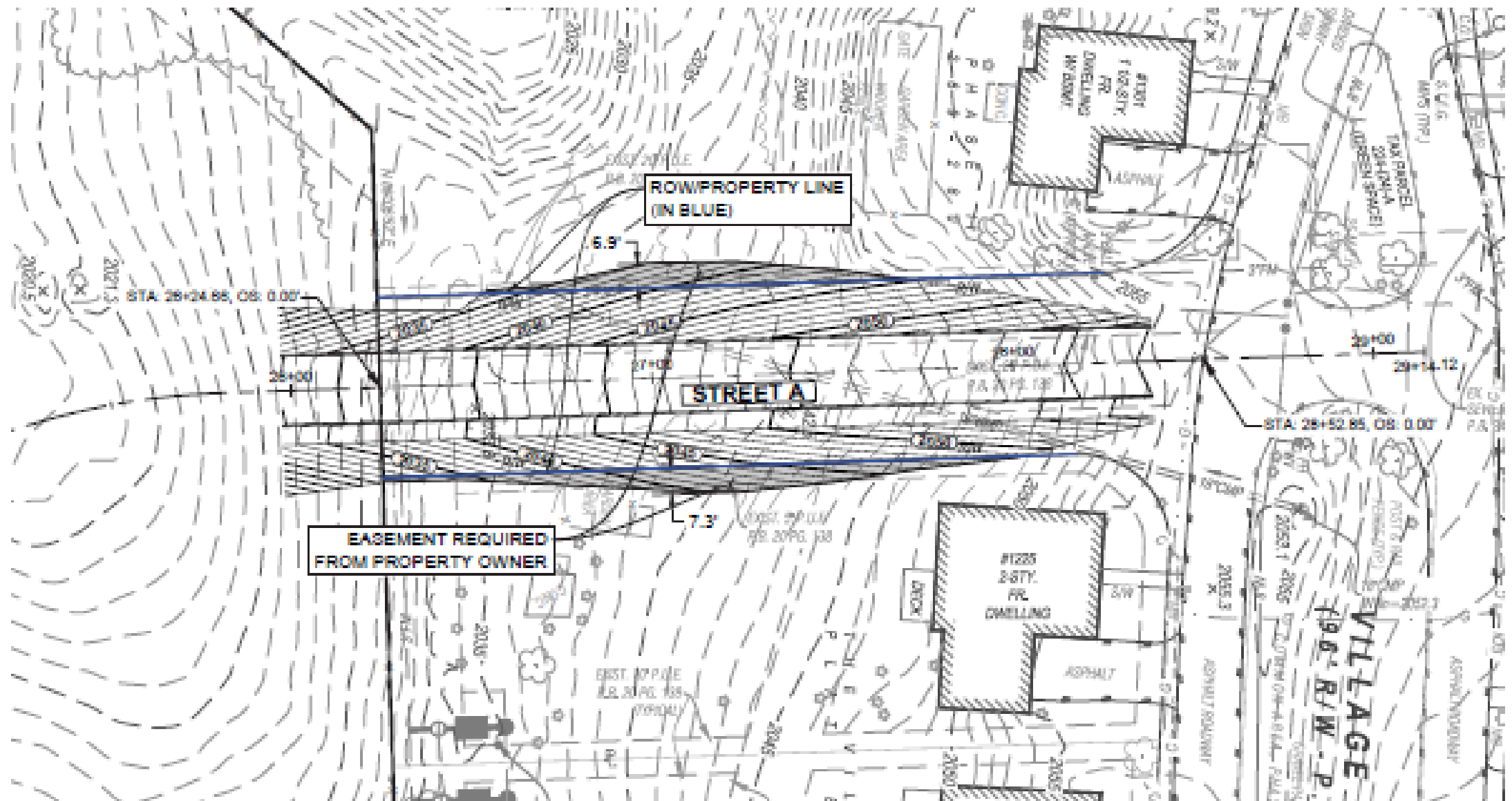
Alternative Turnaround

FIGURE B(1)-12 CULS-DE-SAC AND TURNAROUND DETAILS

VDOT standard

VARIANCES

- Street Grades & Landings at Intersections
 - Applicant requests steeper street grade for a portion of Street A approaching the intersection of Village Way South
 - Applicant requests a shorter landing than standard at the intersection due to grading



Options for street grade and landing length; some require grading on adjacent property

VARIANCES

- Curb & Gutter
 - Applicant requests roll-top curb in lieu of CG-6 curb & gutter
 - Considerations: additional drainage structures may be required; low-profile cars may bottom-out; entrance design required
 - Applicant requests no curb, to utilize roadside ditch
 - Considerations: may route road drainage between homes if infiltration is not adequately provided at the roadside; driveways require individual culverts not maintained by the Town

VARIANCES

- Location of driveways with respect to intersections
 - Applicant requests to reduce minimum separation between driveways and intersections due to small lot frontage
 - Considerations: Driveways close to intersections can create conflicts when drivers on the street do not have adequate stopping time or distance; can create driver confusion for drivers at the intersection and driveways, to safely maneuver when there are multiple cars approaching

VARIANCES

- Sidewalks required; minimum separation
 - Applicant requests a variance to eliminate sidewalk for the northern portion of the development
 - Considerations: No sidewalk or trail adjacent to 24 homes; only access to open spaces via public streets
 - Applicant requests to reduce minimum separation from sidewalk to curb or pavement to 3' instead of 4'
 - Considerations: Does provide some separation, but should be weighed against provision of greenspace in the fronts of units in the southern area

VARIANCES

- Public utility easements
 - Applicant requests to reduce PUE widths from 15' to 7.5' along lot fronts
 - Considerations: Front setback of 20' allows a full 15' PUE; landscaping including trees can be planted in PUEs with coordination with Tow
 - Applicant requests to reduce PUE width from 15' to 7.5' around perimeter, where easements exist on adjacent properties
 - Considerations: Minimum PUE width provides space for access and maintenance of all utilities, including private utilities, and future utilities

SUMMARY

- Additional review January 31