

RIVER RUN PH. 6

CONDITIONAL PLANNING AREA

MAP AMENDMENT



College Town. Lake Town. *Your Town.*

River Run Ph. 6 Conditional Map Amendment
Board of Commissioners Work Session
Jason Burdette, Planning Director
February 12, 2019

RR6 CONDITIONAL MAP AMENDMENT

PRESENTATION OVERVIEW

1. **Request/Overview:** General Plan Details
2. **Background:** Neighborhood Edge Planning Area/Comparisons
3. **Timeline:** Evolving Plans
4. **Proposed Conditions:** Developer-Requested Exemptions
5. **Related Town Goals:** Planning Principles
6. **Process Options/BOC Direction:** Alternatives Overview
7. **Questions:** Follow Up + Discussion

SITE CONTEXT



SITE CONTEXT



RR6 CONDITIONAL MAP AMENDMENT

REQUEST / OVERVIEW

- **Applicants:** River Run Limited Partnership
 - Additional Partners: Sepi Engineering, EPCON Communities
- **Acreage/Parcels:** +/- 74.8 Acres (3 Parcels, NEPA/CPA Zoning)
- **Number of Units:** 130
- **Target Buyers:** Active Adult
- **Details:**
 - Lots: 1 Provided (52' Width); 3 Required
 - Open Space: 55% Provided; 45% Required (Caveats: Main Parcel, Floodplain)

Open Space 1.02 ac

Open Space 1.02 ac

Open Space 1.02 ac

North



NEIGHBORHOOD EDGE PLANNING AREA

STANDARD REQUIREMENTS

- **Transition Area:** Primarily Residential (DPO 2.11.1)
 - Housing Mix: 90% Single-Family Max., 10% 2-4 Unit Min.
 - Lot Diversity: Min. 3 Diff. Lots/50+ Units, Min. # Alley Lots
 - Reflects Planning Principles, RAP
- **Transportation:** Interconnectivity/Greenways Emphasized
- **Open Space:** Min. 45% Req.
- **Environmental:** Viewshed/Natural Corridor Protection

DURING PRELIMINARY PLAT



COMPARISON – SAME SITE



RR6 CONDITIONAL MAP AMENDMENT

PROCESS HIGHLIGHTS / PLAN EVOLUTION

- **Initial Meeting:** February 2018
- **Incomplete Application:** March 2018 [NEPA Req. Not Met]
- **Initial Concept Plan Submitted:** May 2018
- **Iterative Review/Revisions:** May - September 2018 [Reqs. Nearly Met]
 - **Conditional Planning Area Identified:** June 2018
 - **Additional Site Alternatives Explored:** TOD Independent Consultant
- **Full Conditional Rezoning Interest Expressed:** November 2018
- **Initial BOC Work Session Planning:** January 2019 [Incomplete Materials]
- **BOC Work Session:** February 2019 [Complete Materials Provided Jan. 2019]

RR6 CONDITIONAL MAP AMENDMENT

DEVELOPER-REQUESTED EXEMPTIONS

1. **Building Type Mix:** 1 Provided, 3 Req.
2. **Lot Type Mix:** 1 Provided (+ 2 Illegal Flag Lots), 3 Req.
3. **Alley Lots:** None Provided, Min. 35% Req.
4. **Street Fronting Buildings:** Req., Shearer Lots Non-Compliant
5. **Berms:** DPO Prohibits Berms, Plan Proposes Berm on Shearer
6. **Min. Block Length:** 600' Max., 300' Ped. Crossings (Not Met)
7. **Connectivity:** Missing Req. Road + Greenway Connections
8. **Park:** DPO Requires Integration, Plan Ignores OS as Focal Pt.

**Taken Together, Plan Requests > 20 Exemptions*



TOWN RELATED GOALS

PLANNING PRINCIPLES

- **PP1 Character/Place:** Compact Dev., Community Open Space);
- **PP3 Mobility:** Encourage Alt. Means of Transportation – Walkable, Interconnected Neighborhoods);
- **PP4 Land Resources:** Use Wisely (Preserve Views, Trees)
- **PP 5 Diversity:** Housing/Price Mix
- **PP6 Manage Growth:** Provide Adequate Services/Facilities;
- **PP 7 Quality of Life:** Buildings/Places Encourage Interaction

PROCESS OPTIONS

BOC DIRECTION REQUIRED

▪ **Option A (Original Path):**

- Based on Sept. 2018 Plan
- Master Plan Meets NEPA, Requires Rezoning of CPA to NEPA
- Consistency with NEPA/Other Planning Processes + Requirements

▪ **Option B (Conditional Map Amendment):**

- Based on Proposed Plan or Modified Plan
- Master Plan Requests Exemptions, Requires Rezoning of CPA to NEPA
- Extensive Negotiations Required
- Not Consistent with NEPA/Other Planning Processes + Requirements



QUESTIONS



College Town. Lake Town. *Your Town.*

River Run Ph. 6 Conditional Map Amendment
Board of Commissioners Work Session
Jason Burdette, Planning Director
February 12, 2019