



# RIVER RUN PH. 6

## CONDITIONAL PLANNING AREA

### MAP AMENDMENT

## PRE-DEVELOPMENT CONSULTATION



College Town. Lake Town. *Your Town.*

River Run Ph. 6 Conditional Map Amendment  
Board of Commissioners Work Session  
Jason Burdette, Planning Director  
August 13, 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: 104 Single-Family Detached; 13 Duplex (26 d/u)
  - Open Space: 55% Provided; 45% Required (Caveats: Main Parcel, Floodplain)

# PROPOSED PLAN



## Site Data

07-01-2019

Site Area +/- 74.8 ac  
 Lots +/- 130 du

- Detached Homes - 104 Homes (80%)
- Duplex Homes - 26 Homes / 13 lots

Density +/- 1.73 du/ac

Open Space Required (45%) +/- 33.6 ac

Open Space Provided (55.7%) +/- 41.7 ac

### Lot Sizes

- Detached Homes: 51' Minimum Lot Width
- Duplex Homes: 101' Minimum Lot Width/Duplex

### Lot Setbacks

- Front: 20'
- Side: 5'/side
- Rear: 20'
- Side (Corner Lot): 11'



# PROPOSED ELEVATIONS





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# 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
- **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]
- **Developer/Staff Meetings:** March-July 2019



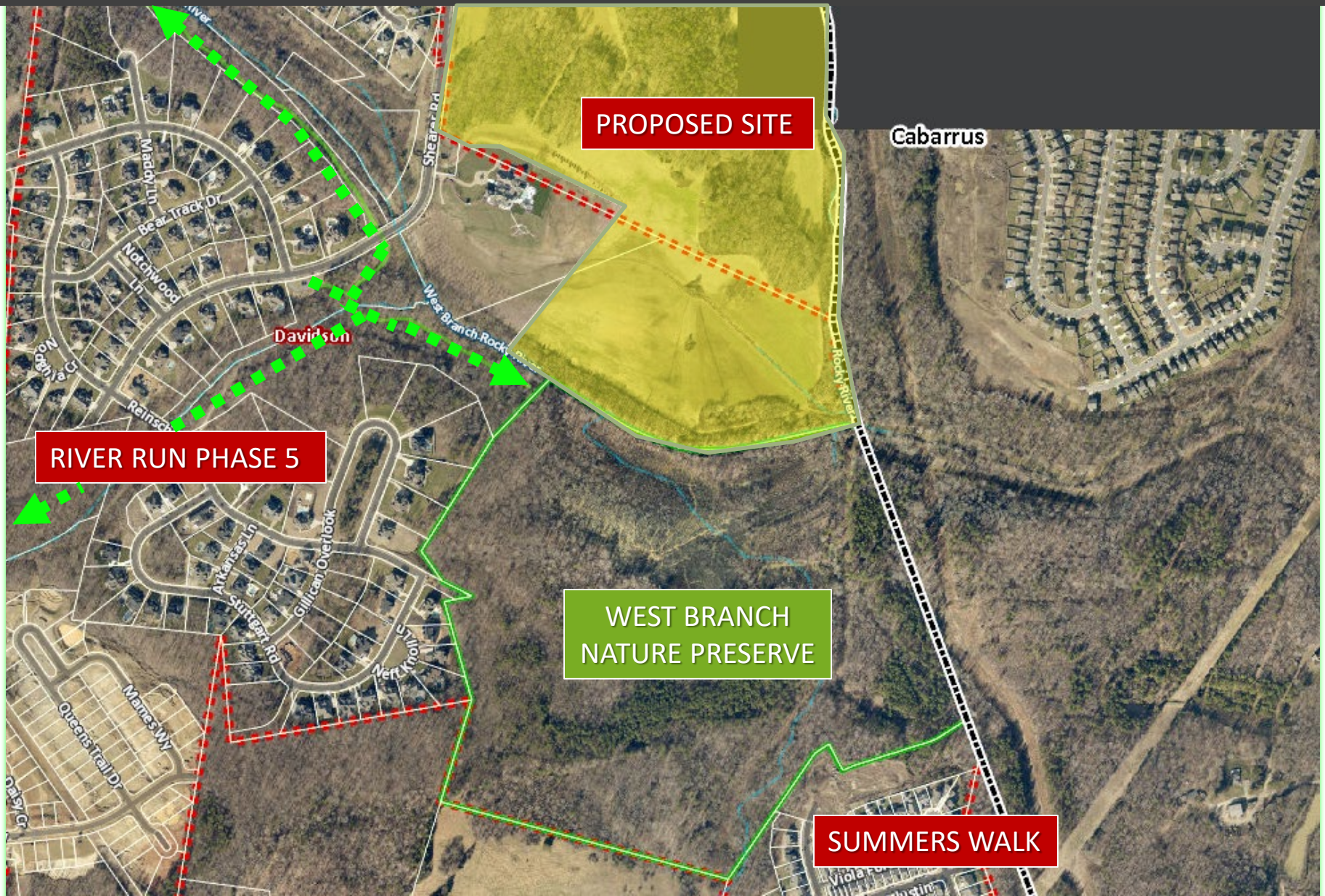
# RR6 CONDITIONAL MAP AMENDMENT

## DEVELOPER-REQUESTED EXEMPTIONS

1. **Mix of Lot Sizes:** 2 Provided, 3 Req.
2. **Alley Access:** None provided; Req. on lots <60
3. **Street Fronting Buildings:** Req., Shearer Lots Non-Compliant
4. **Driveway Curb Cuts:** Limits to 12'; Non-Compliant
5. **Number of Driveways:** One per lot, Duplex lots have 2
6. **Driveway Separation:** 15' Separation Req.; Non-Compliant
7. **Connectivity:** Missing Req. Road
8. **Mid-Block Connections:** Cannot exceed 300'; Partial compliant
9. **Greenway Infrastructure:** DPO req. construction; Partial construction and \$500k PIL proposed



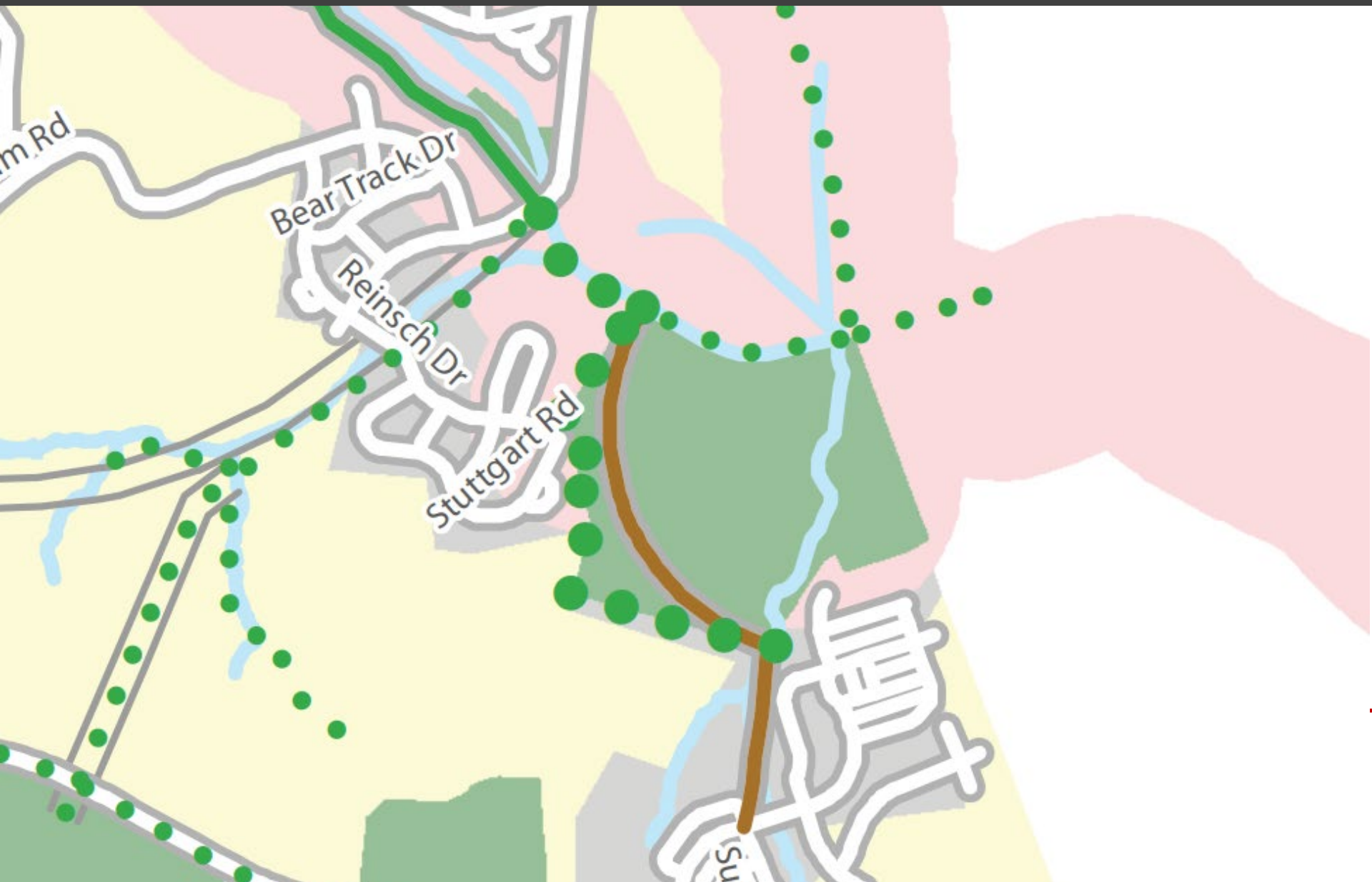
# GREENWAY CONTEXT







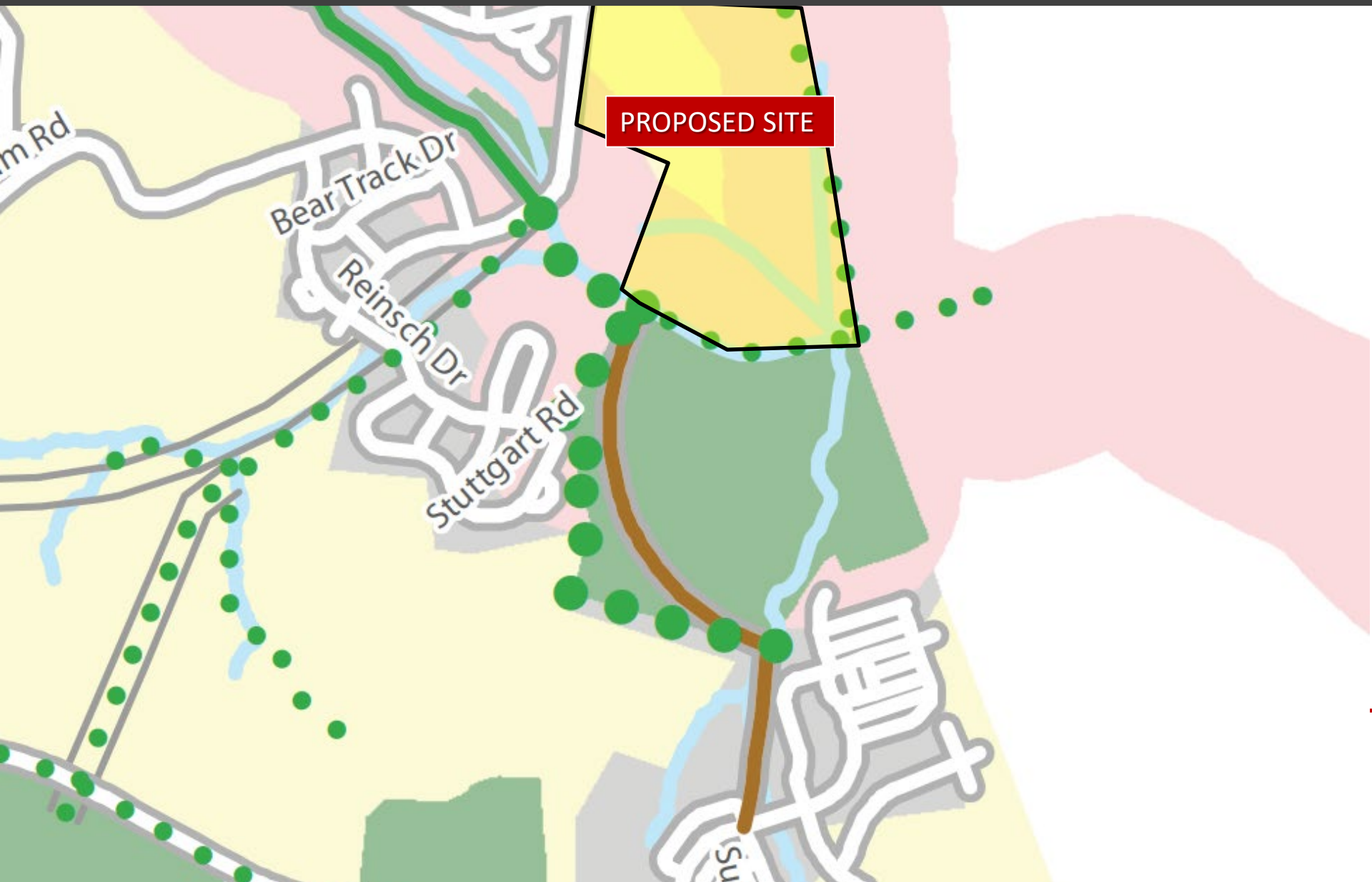
# GREENWAY CONTEXT







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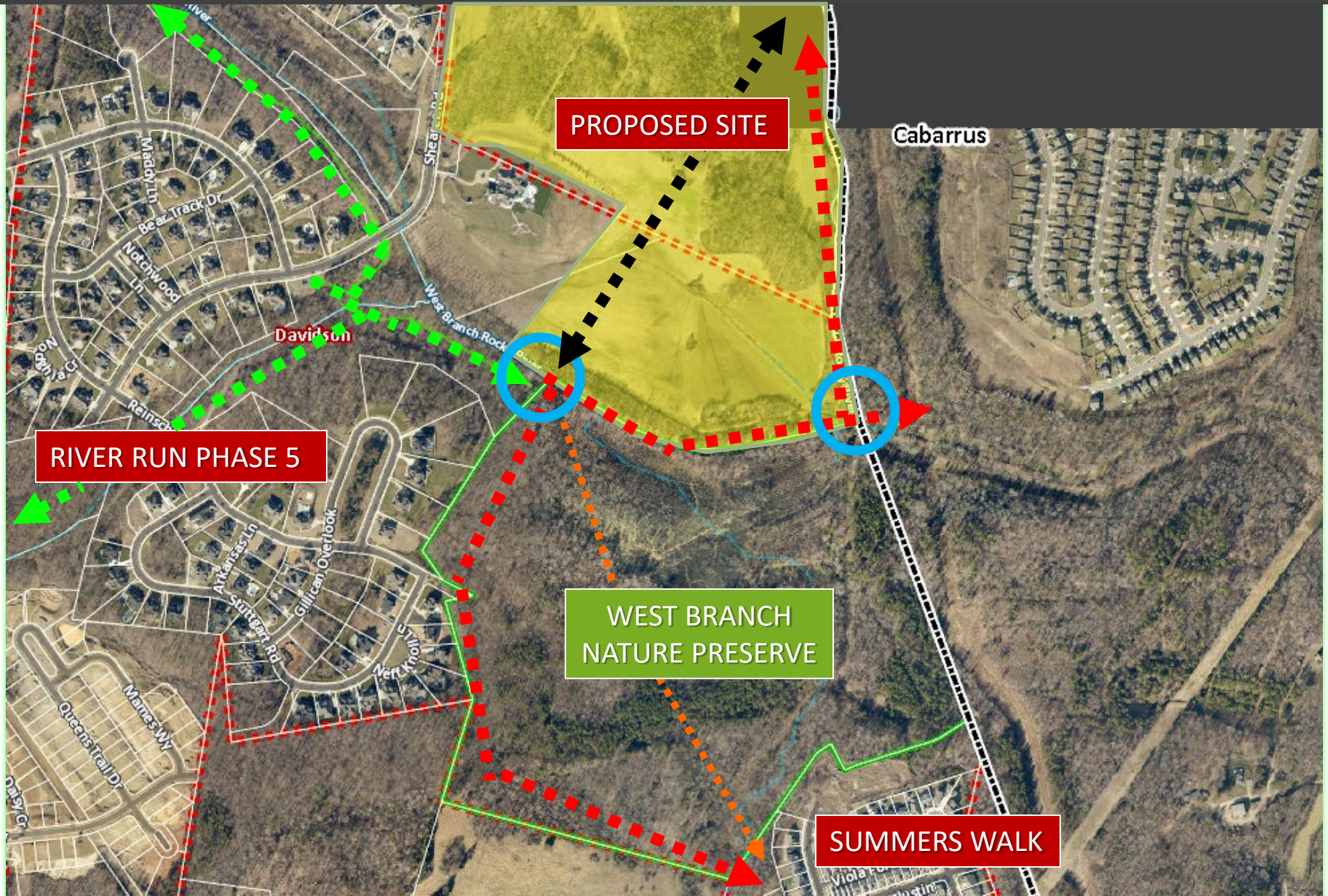


# FUTURE GREENWAY CONTEXT





# FUTURE GREENWAY CONTEXT







# 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 REQUESTED

### ▪ **Option A (Conditional Map Amendment):**

- Based on Proposed Plan or Modified Plan
- Master Plan Requests Exemptions, Requires Rezoning of NEPA to CPA
- Extensive Negotiations Required + Process (Public Input, Planning Board Rec., TIA)
- Conditions require BOC approval

### ▪ **Option B (Do Not Develop):**

- Development of this site does not have support to move forward in CPA process

### ▪ **Option C (Develop Neighborhood Edge Parcel Exclusively):**

- No rezoning required
- Administrative approval (Public Input, Planning Board Rec., TIA, etc.)





# QUESTIONS