

WESTBRANCH PROJECT UPDATE



College Town. Lake Town. *Your Town.*

WestBranch Project Update
Board of Commissioners
Jason Burdette, Planning Director; Chad Hall, Senior Planner
August 22, 2017

WESTMORELAND TRACT

ZONING HISTORY

	RURAL PLANNING AREA (2001)	NEIGHBORHOOD GENERAL (2015)	WESTBRANCH (2017)
BUILDING TYPES	Detached house, townhouse, live/work, storefront, workplace	Detached house (max. 70% units), attached house, townhouse, live/work, multifam (max 50% units)	Detached house, attached house +/-4 ac. storefront/workplace (future devp't)
OPEN SPACE	40% min.	20% min.	56.5%
DENSITY	2 units/acre	N/A	1.8 units/acre

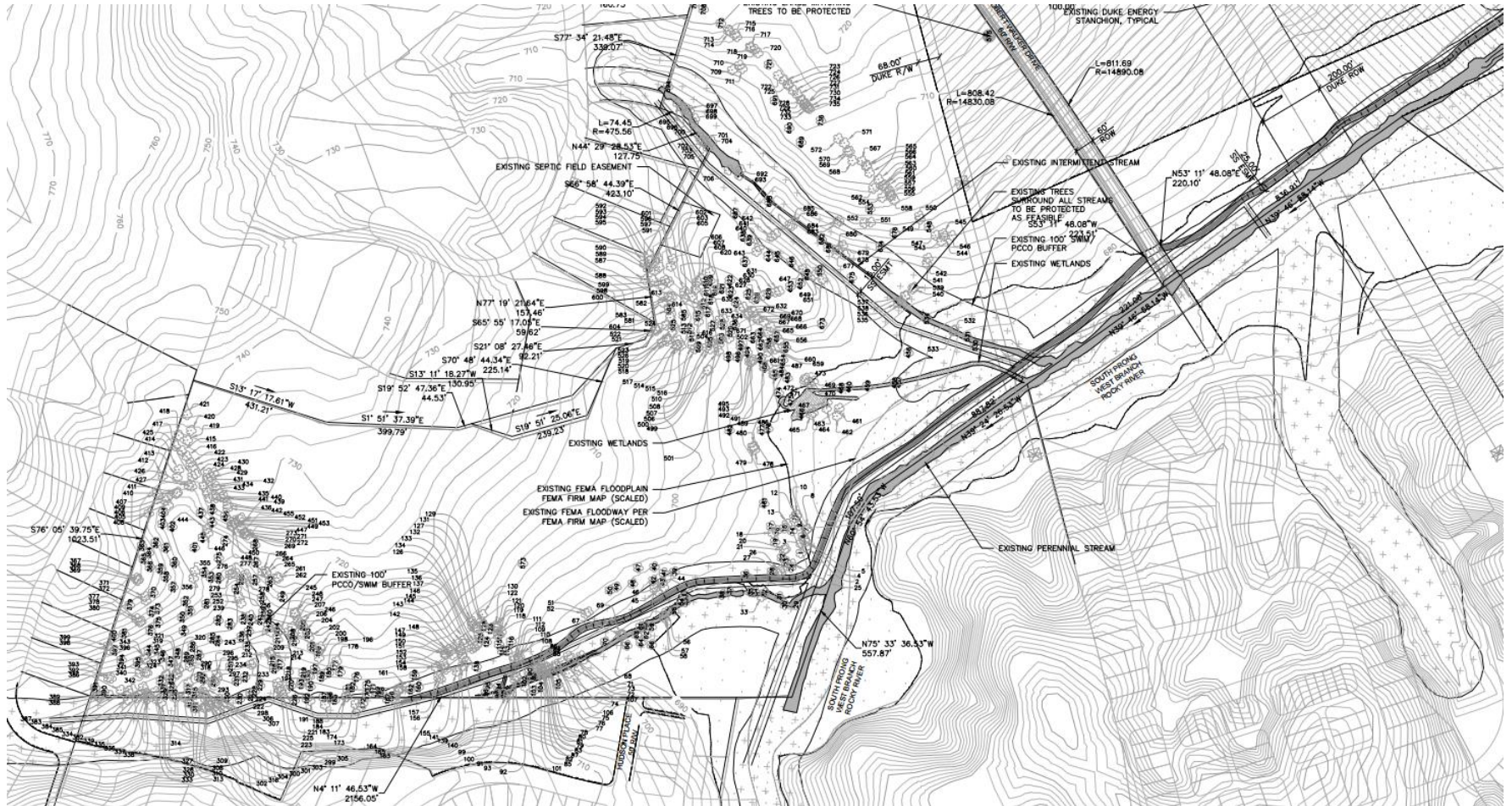


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ENVIRONMENTAL INVENTORY

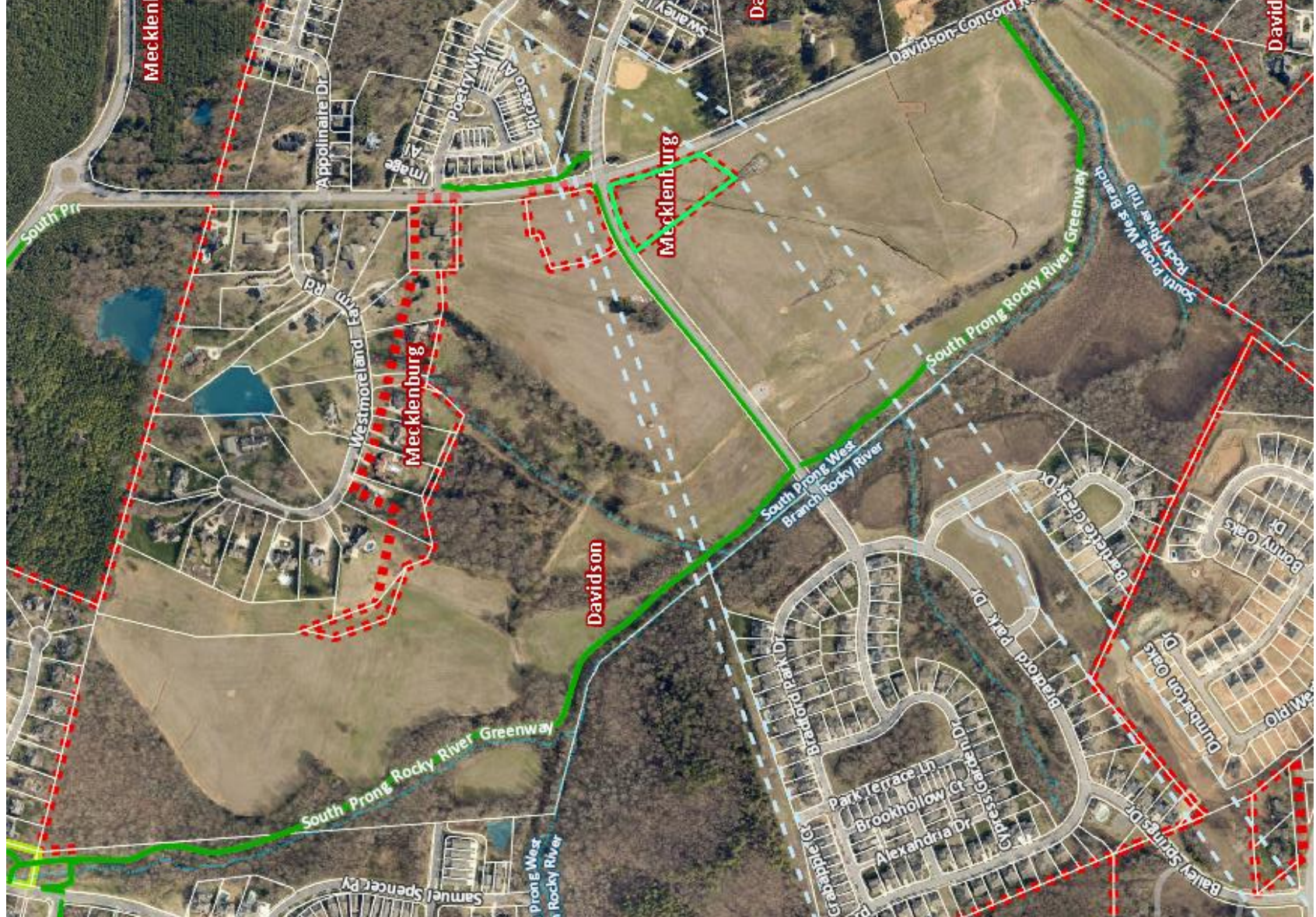


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TREE CANOPY REQUIREMENTS

- **SECTION 9.3: TREE COVERAGE & PRESERVATION**

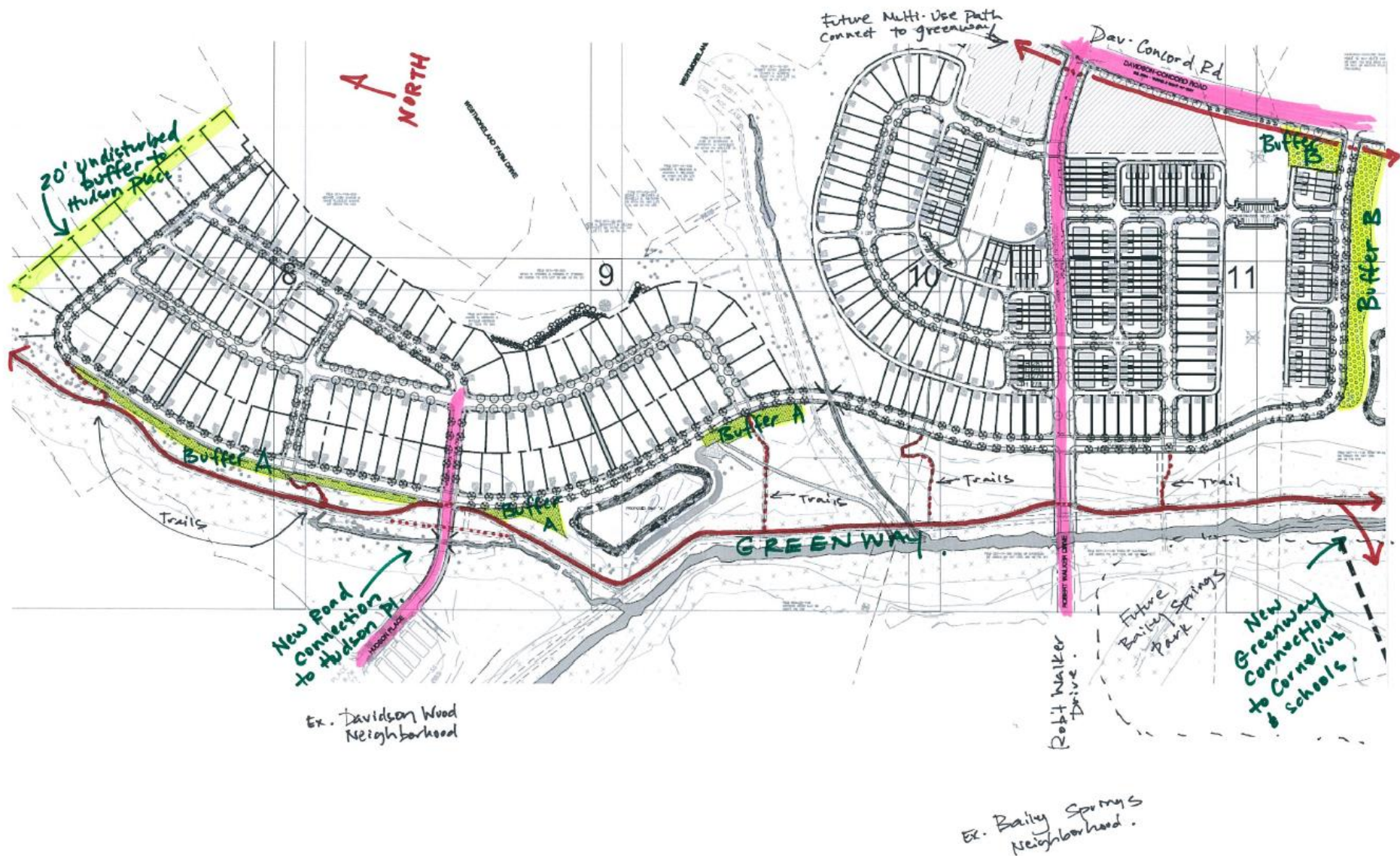
- Minimum 20% of mature tree canopy must be preserved.
- Two large maturing trees per 7,000 sf of parcel area, or one large maturing tree and one small tree per 4,500 sf of parcel area
- Goal: 20-40% tree canopy

**Greater detail on ensuing slides*



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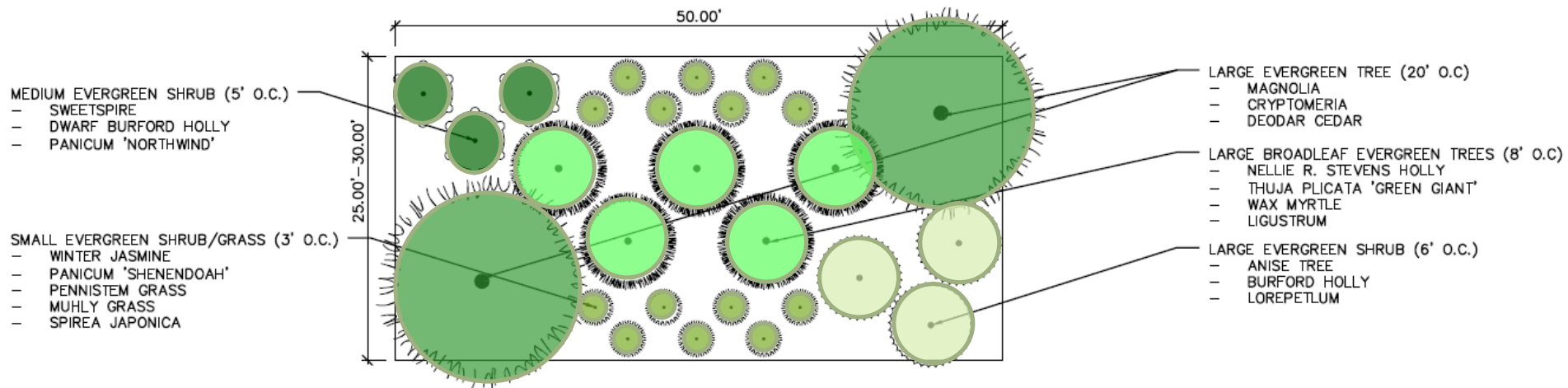


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PROPOSED BUFFER A

PROPOSED TYPICAL BUFFER 'A'

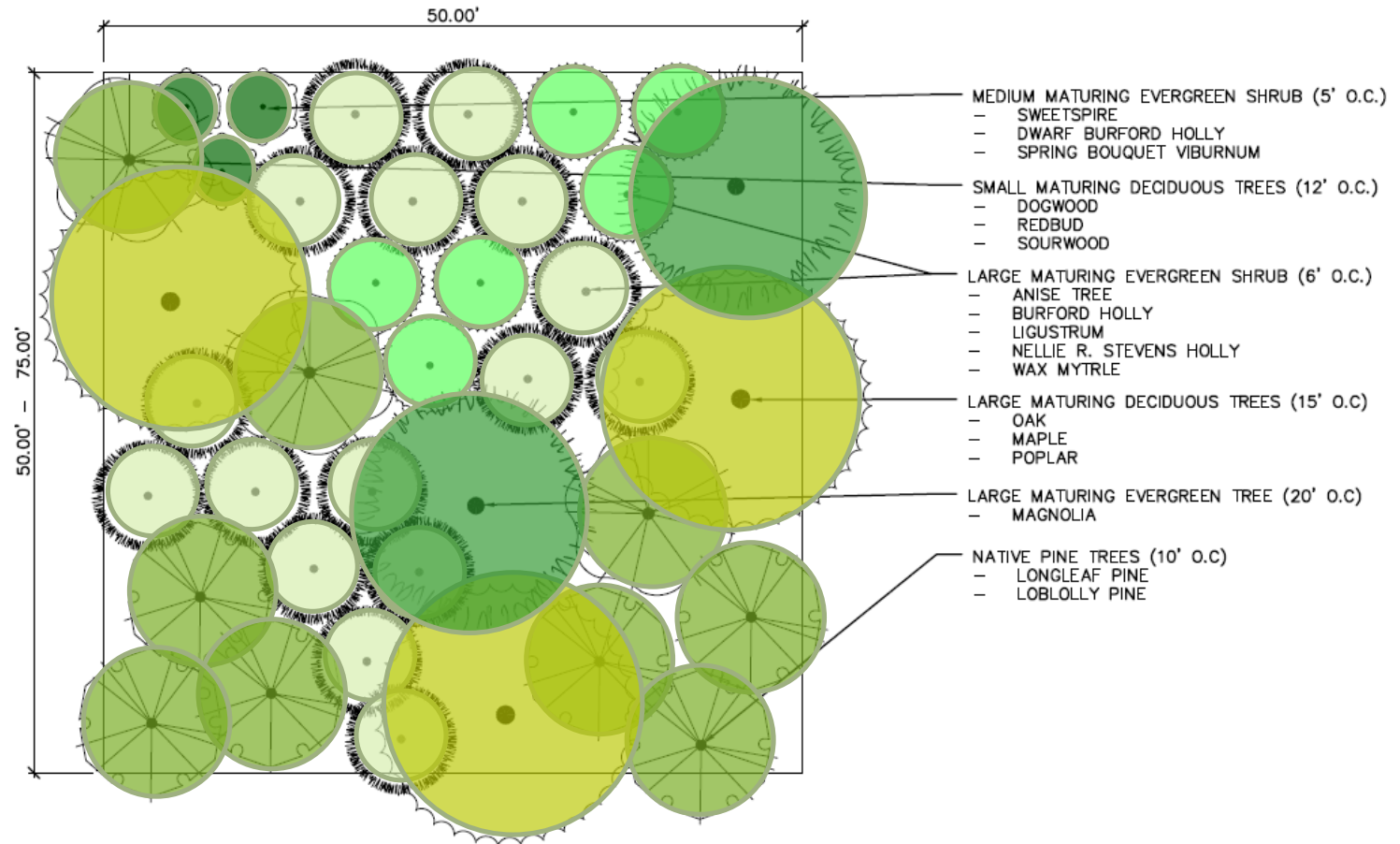


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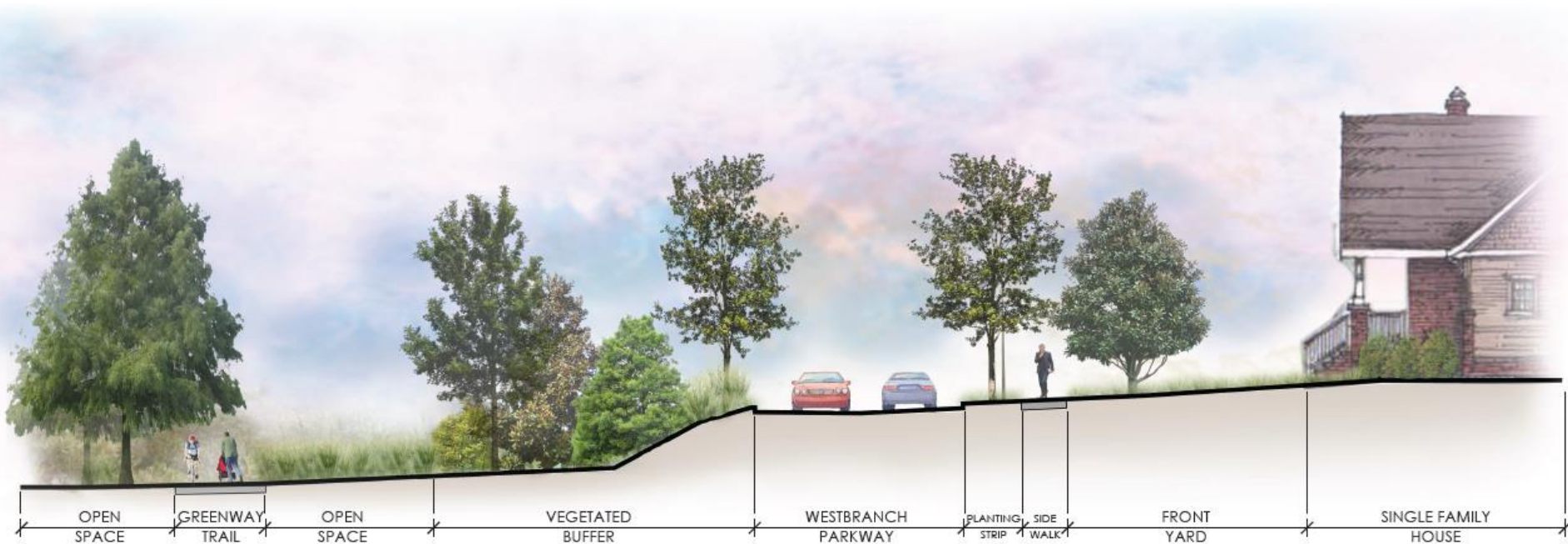
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PROPOSED BUFFER B

PROPOSED TYPICAL BUFFER 'B'



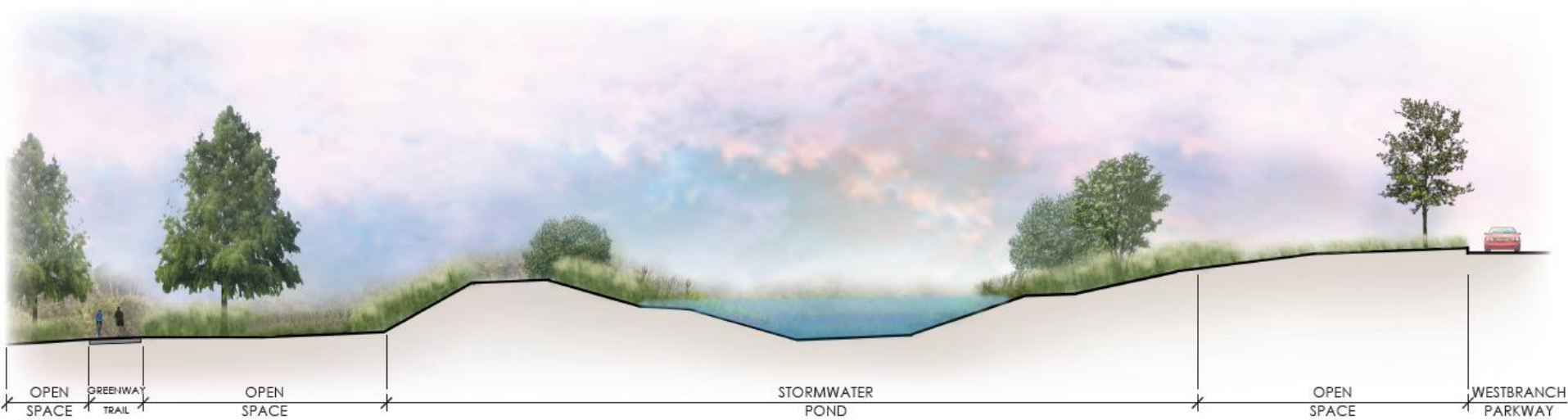
GREENWAY CROSS SECTION



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