Executive Director’s Report

Review of MPC Items

ORDINANCE AMENDMENTS
None

CONCEPT PLANS
None

FINAL PLATS
None

REZONINGS

#28 Mesana Investments, LLC (Revised) 1-D-15-RZ /2-A-15-SP
Staff Recommendation: DENY because the slope characteristics of this site make it inappropriate for office or medium density residential densities. Nineteen acres of the site have slopes that exceed 25% grade. Staff believes the current designation of low density residential is appropriate for this site. Staff recommends approval of PR (Planned Residential) @ 3 du/ac rather than the OB (Office, Medical and Related Services) and PR (Planned Residential) @ 6 du/ac as requested. (Brusseau)

#32 Barbara Hooper 2-D-15-RZ / 2-C-15- SP
Staff Recommendation: DENY because development at the proposed density would be out of character with the area. Apartment development in the area is located to the east and northeast in the vicinity of Gap Rd. The northern portion of the site is steeply sloped and should remain undisturbed. The current zoning of the site is RP-1 @ <5 du/ac allows the property owner reasonable use of the land (Brusseau)

USE ON REVIEWS

#38 Sterling Development 12-C-14-UR
Staff Recommendation: APPROVE. This is the second phase to the Wellsley Park Apartment project. When completed the overall density of the project will be 17.9 du/ac. The zoning of the site will permit consideration of up to 19 du/ac. While this portion of the project will have its own gated access, each of the phases will share amenities. The plan as proposed complies with the general standards for approval of a use on review and the requirements of the RP-1 (Planned Residential) zoning regulations. (Brechko)

#39 Paul Murphy 1-D-15-UR
Staff Recommendation: APPROVE. The applicant is proposing to develop 76 apartments on this 15.23 acre site at a density of 4.99 du/ac. This site is part of a 75 acre tract that was zoned to permit a density of up to 15 du/ac in the 1980’s. The current Southwest County Sector Plan limits the development of this site to LDR (Low Density Residential) use. Rather than apply for a Sector Plan amendment, this applicant is proposing an apartment project in compliance with the existing Sector Plan. While not required to do so this applicant had a traffic impact study prepared which identified that a number of road improvements are already needed in the area and not directly attributable to this project. The study stated that this development would add about 3% to the daily traffic on Wallace Rd. The actual development is to consist of 3 two story buildings and 2 three story buildings. Extensive landscaping and minimal lighting is proposed in order to lessen the impact on the surrounding area. A full range of amenities will be provided in this proposed project. (Brechko)

OTHER BUSINESS

None