



# COUNCIL MEETING

# CONCEPT PLAN

710 North Estes Drive

October 27, 2021





# RECOMMENDATION

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (R-17)





# CONCEPT PLANS

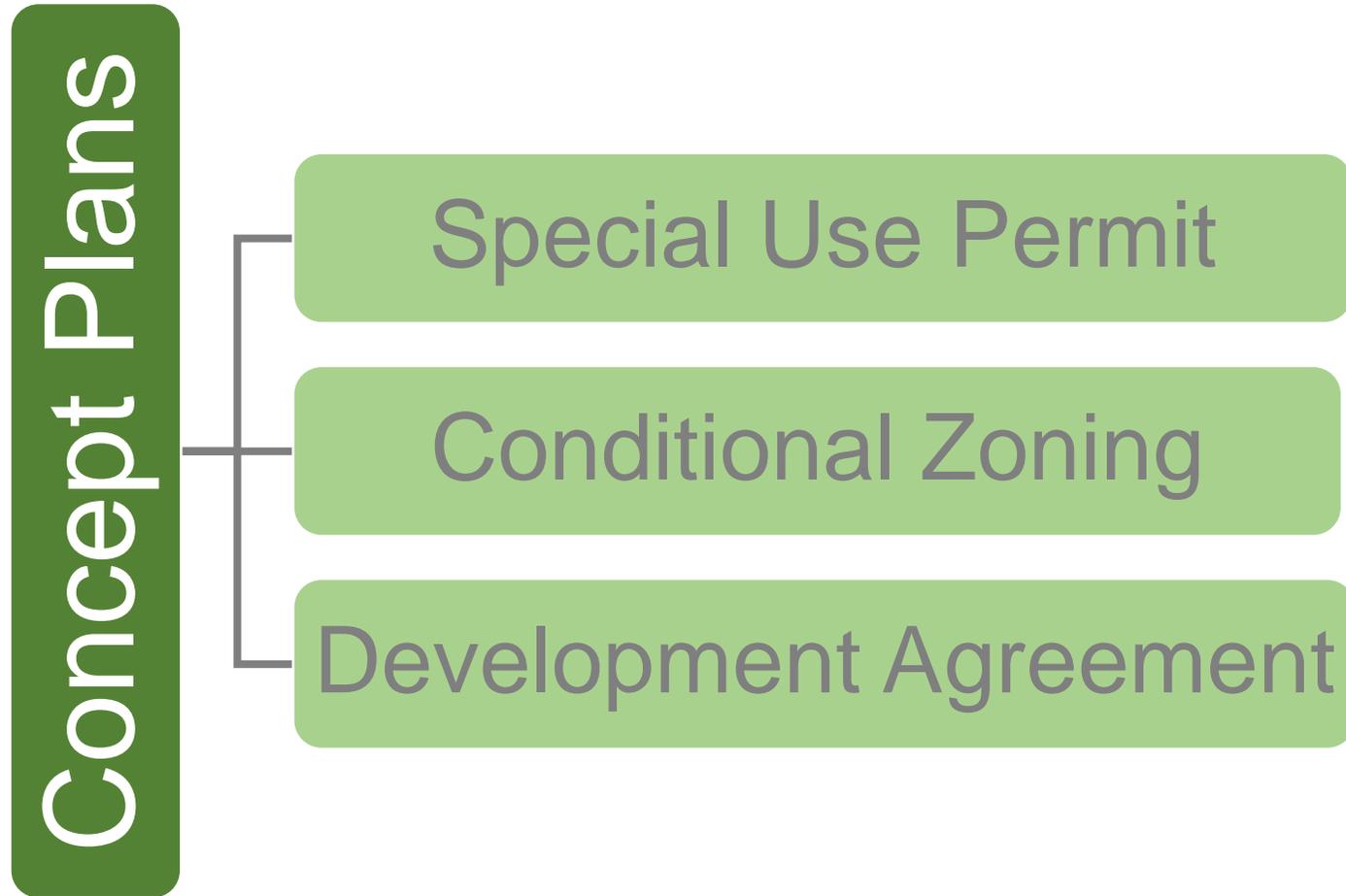
- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





# PROCESS OVERVIEW

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# PROJECT SUMMARY

- ❑ Existing Zoning R-1
- ❑ Proposed Zoning R-5
- ❑ Townhomes (+/- 78 units)
- ❑ 7.3 acre-site





# COMMENTS

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## Community Design Commission

- Northern buffer
- Green space
- Architectural details
- Environmental impacts

## Housing Advisory Board

- Variety of housing types and pricing
- Connectivity to surrounding development
- Rental units in addition to for-sale units
- Engage with Community Home Trust

## Stormwater Management Utility Advisory Board

- Delineation of steep slopes not shown
- Recycling and Refuse locations not shown
- Details needed regarding underground detention structure
- Limits of disturbance needed

## Town's Urban Designer

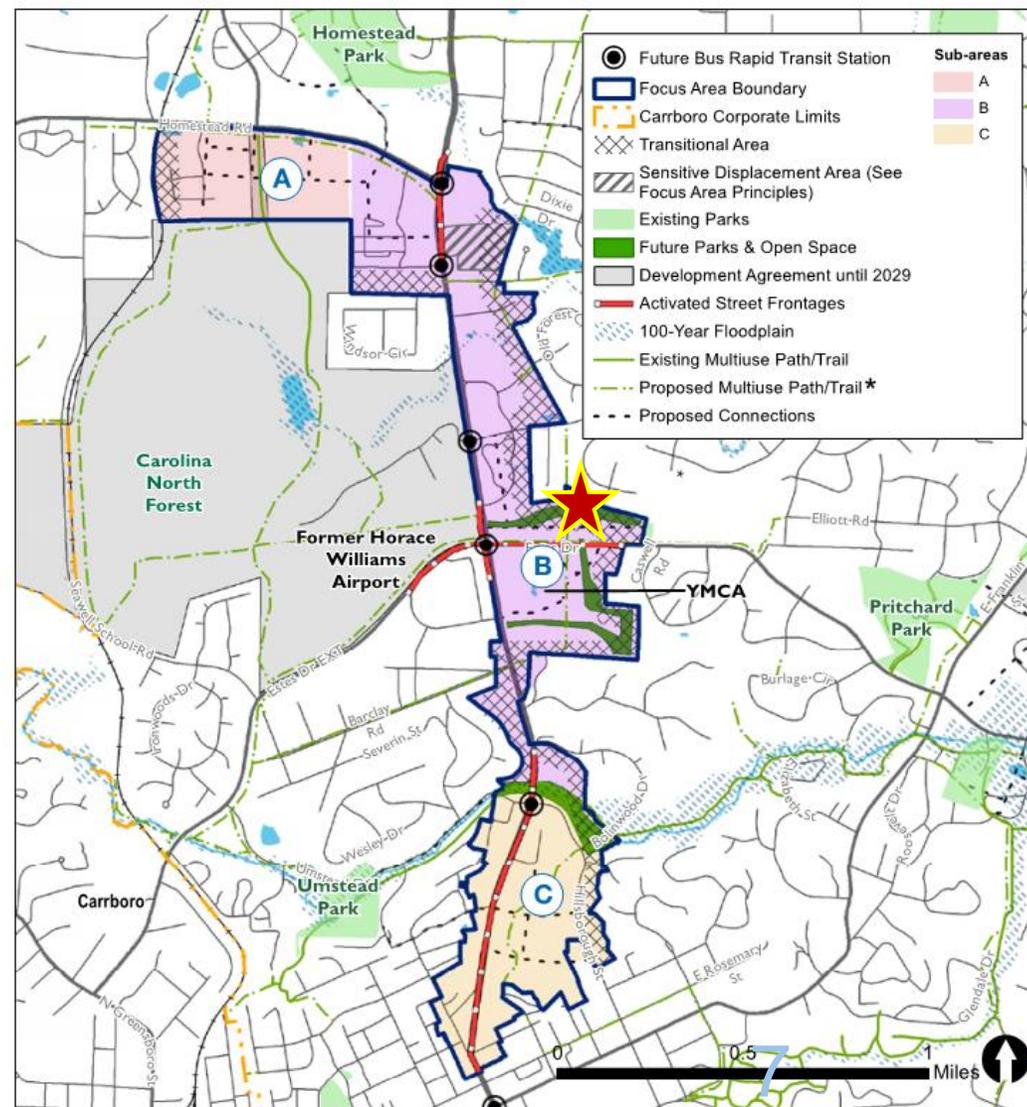
- Rotating townhomes
- Wider building setbacks
- Architectural details
- Similar shade trees as Aura



# LONG RANGE EVALUATION

## □ South MLK Jr Blvd Focus Area

- *Sub Area B*
- *Multifamily is identified as a Primary land use*
- *Typical Height 4-6 stories*
- *Transition area on north side of site*





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