

Concept Plan: 860 Weaver Dairy Road (CP-24-4)



**Town Council Meeting
September 11, 2024**

Procedural Context

- Concept plan review required before applicant submits a Conditional Zoning application
- No decisions made
- Feedback only



I-40

Weaver Dairy Road

Complete Community Considerations

- ✓ Direct growth to greenways, transit corridors, and infill sites
- ✓ Plan for the future strategically
- ✓ Expand and deliver new greenways for everyday life
- ✓ Be green and provide housing
- ✓ Plan for excellence in the public realm and placemaking

Procedures

Adopt Resolution A, transmitting
comments to the applicant regarding
the proposed development (R-6)

Complete Community Considerations

Goal 1 – Plan for the Future Strategically

- Located in the North MLK Jr Blvd Corridor focus area of the Future Land Use Map, Sub-Area F.
- Multifamily residential and Commercial/office are primary uses
- Townhouses & residences are a secondary use
- Typical height between 4 and 6 stories
- A transition area height of up to 4 stories for the southeast portion
- Parks & open space recommended in the eastern portion

Goal 2 – Expand and Deliver New Greenways for Everyday Life

- Greenways proposed to run east-west through the site
- New east-west street with connections to existing roads
- Existing bus routes, bike lanes, and sidewalks nearby on Weaver Dairy Rd and MLK Jr Blvd

Complete Community Considerations

Goal 3 – Be Green and Provide Housing

- Consider the opportunity for dense, walkable development patterns
- Preliminary Climate Action commitments will be provided with a Conditional Zoning application

Goal 4 – Holistic Planning

- Consider the experience the project creates in the public and private realms
- See Urban Designer's review comments