



COUNCIL MEETING

CONCEPT PLAN

Stanat's Place

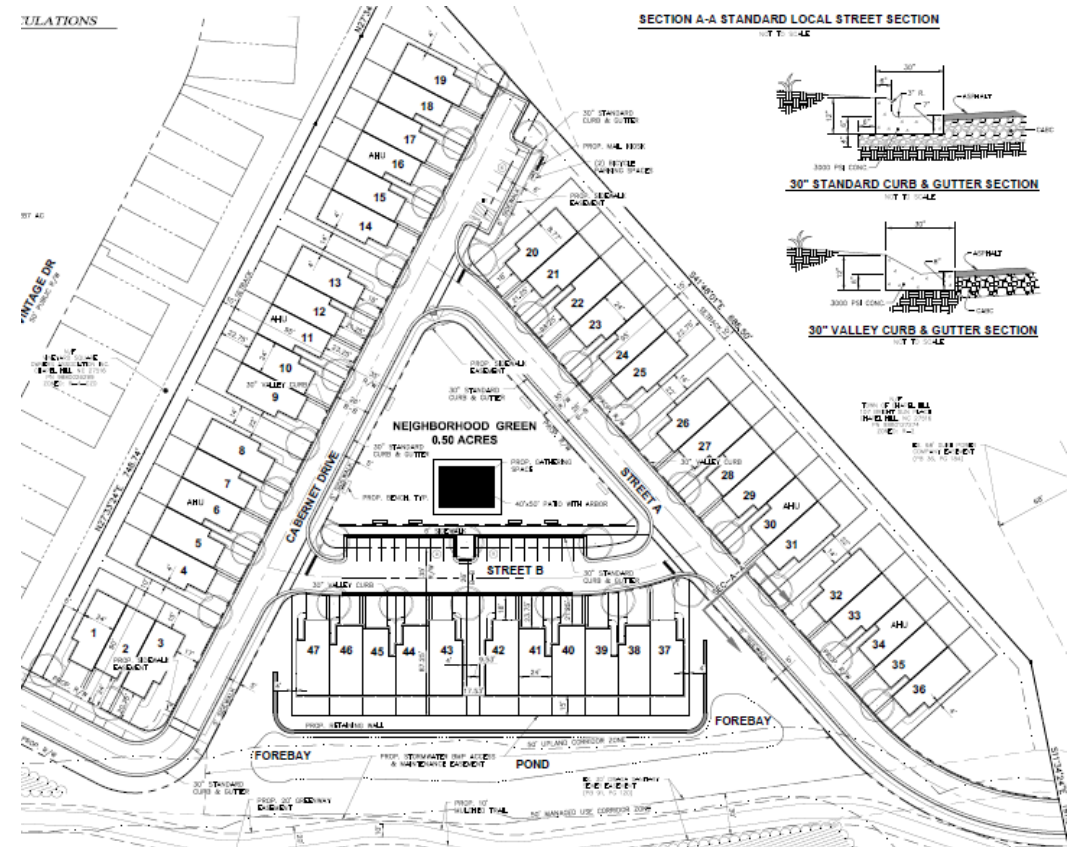
November 10, 2021





RECOMMENDATION

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-9*)





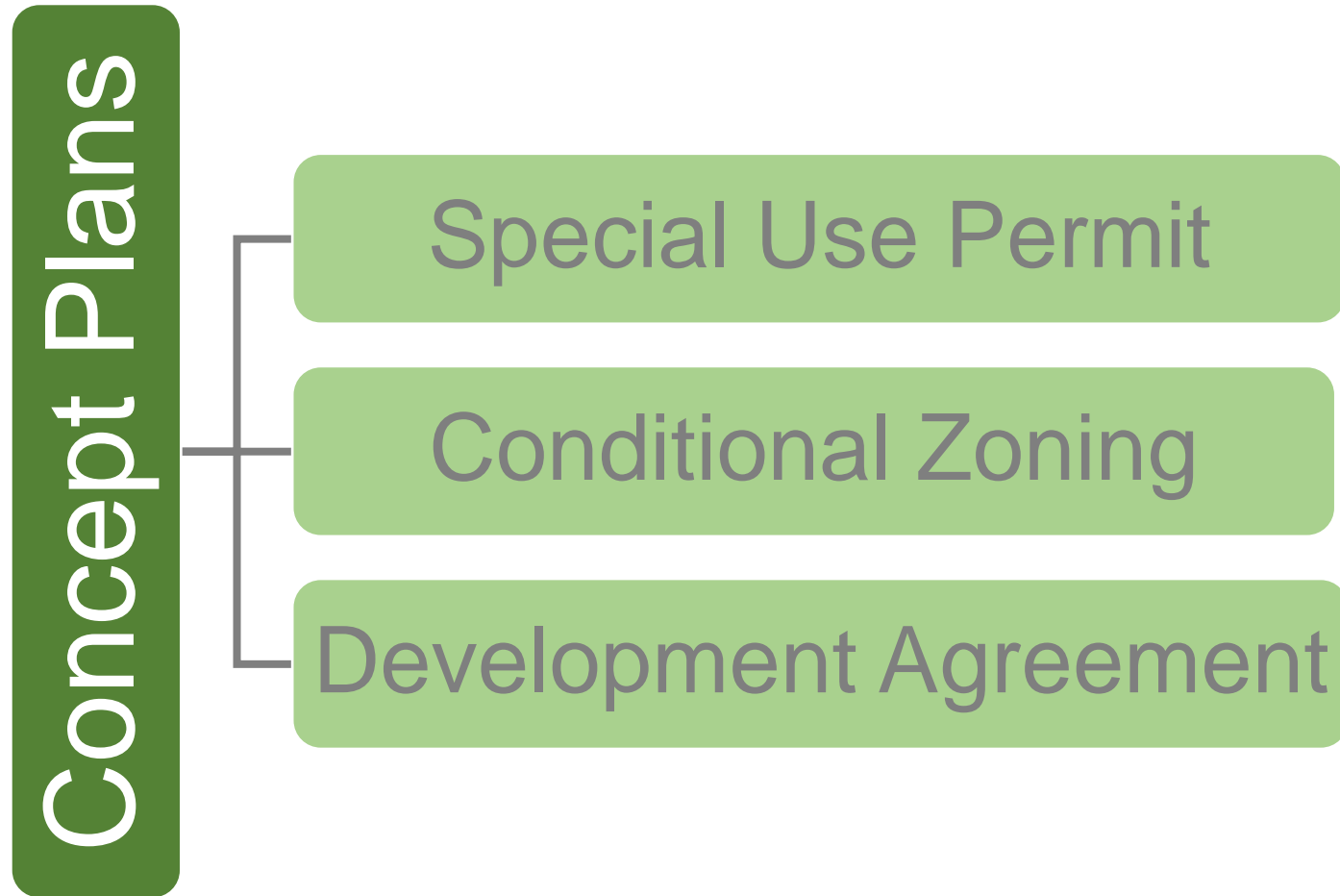
CONCEPT PLANS

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





PROCESS OVERVIEW





PROJECT SUMMARY

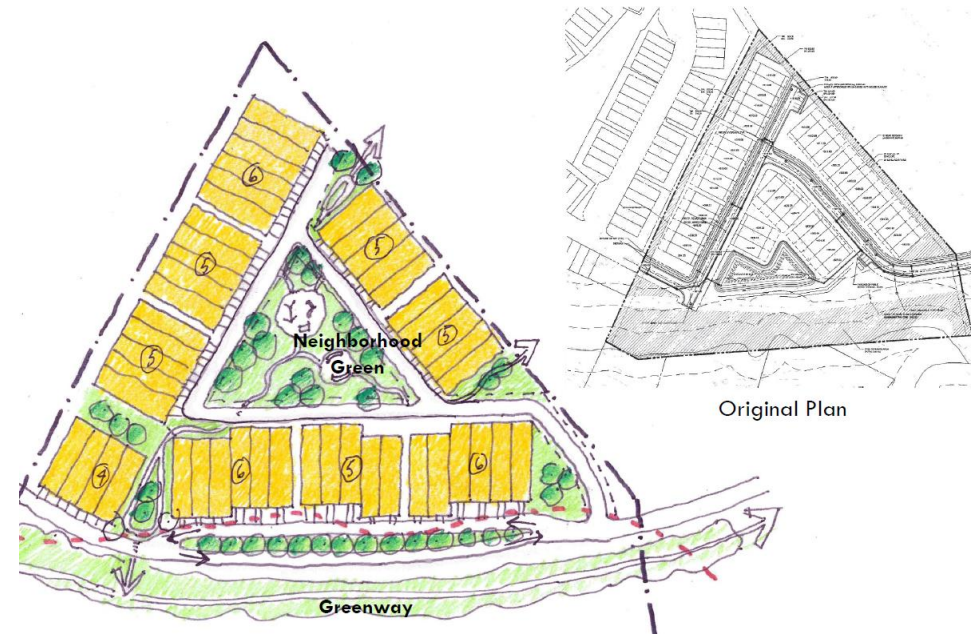
- ❑ Existing Zoning R-2
- ❑ Townhomes
- ❑ Attached Garages
- ❑ 47 Lots
- ❑ Recreational Amenities





URBAN DESIGN REVIEW

- Site Plan incorporates elements of sketches provided by Town's Urban Designer





COMMENTS

Community Design Commission

- Extension of Cabernet Dr – safety and cut-through traffic concerns
- Provide rear alley garage access
- Street design – include sidewalks on both sides and on-street parking
- Provide wider perimeter buffers

Housing Advisory Board

- Provide 15% affordable units, or more units below 65% AMI
- Provide more diverse housing sizes
- Provide project financials to support IZ exemption request

Stormwater Management Utility Advisory Board

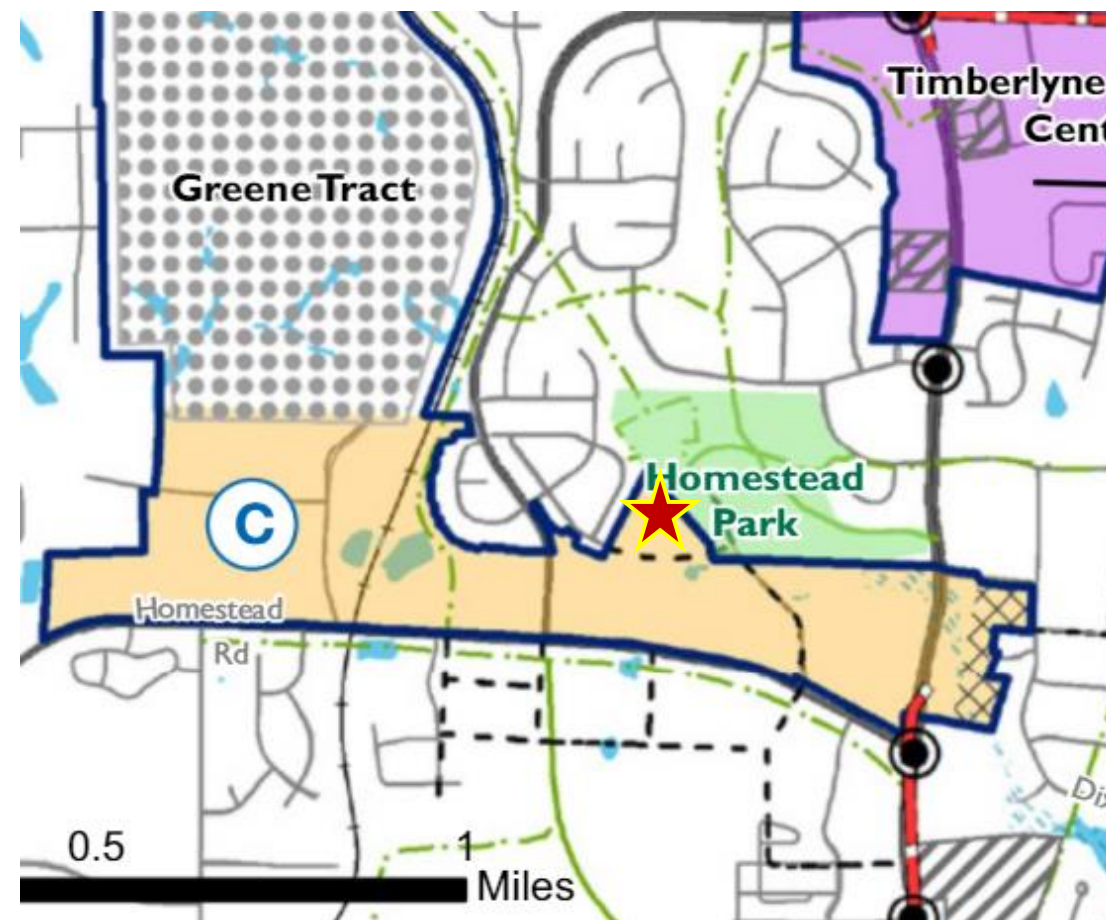
- Avoid impacts to RCD upland zone – reconfigure streets or reduce central green size
- Locate pond outlet in upland zone if possible
- Consider green infrastructure and bioretention



LONG RANGE EVALUATION

□ N MLK Jr Blvd Focus Area

- *Sub Area C*
- *Townhomes & Residences is a Primary land use*
- *Typical Height 4-6 stories*
- *Proposed Connection through site*





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