

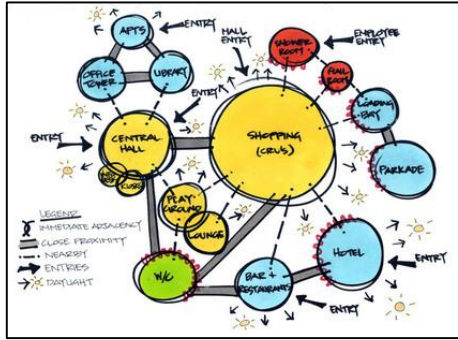


Obey Meadows Concept Plan

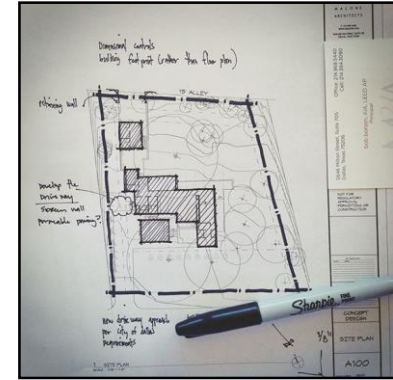
Town Council
Public Hearing

October 17, 2018





Concept Plans

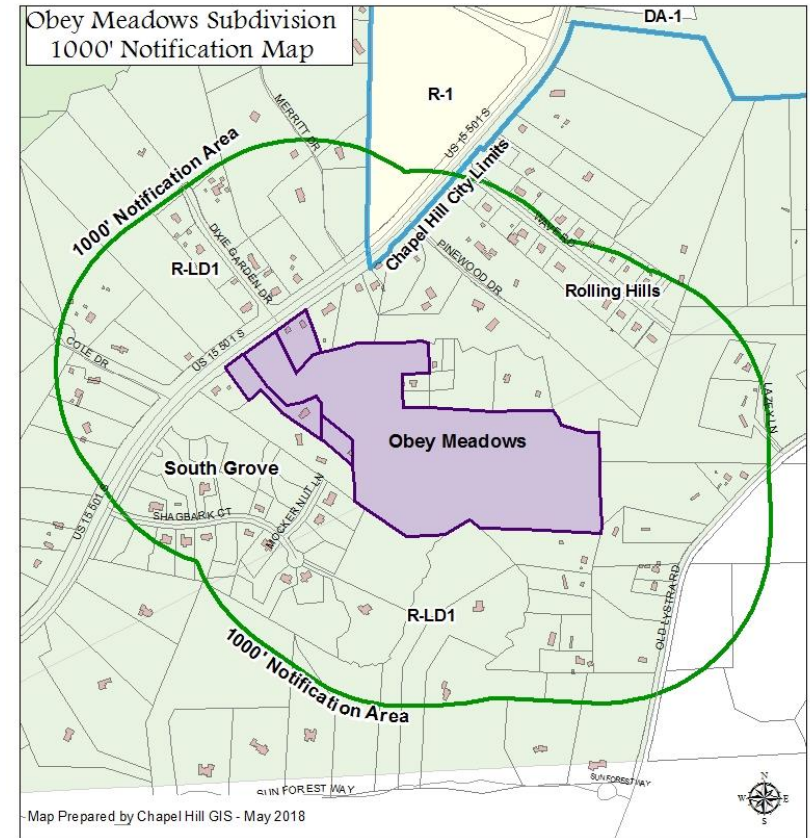


- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback

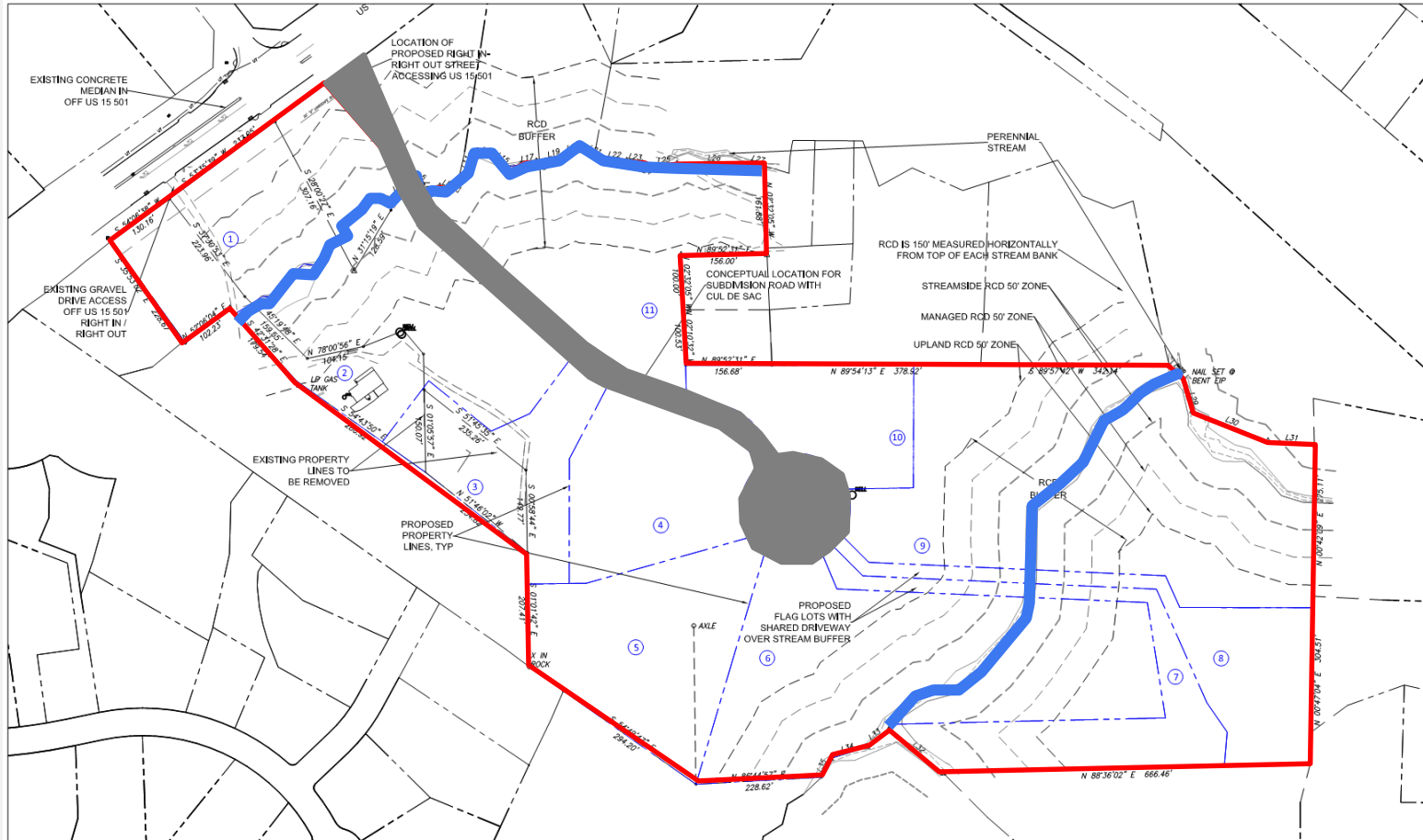
- Adopt Resolution A, transmitting comments to the applicant regarding the proposed Concept Plan.

Obey Meadows – Project Summary

- Subdivision of 4 existing lots into 11 new lots
- 12 single family homes anticipated
- 2 small homes on 1 lot dedicated for affordable housing



Obey Meadows – Concept Plan



Obey Meadows – Comments from Community Design Commission

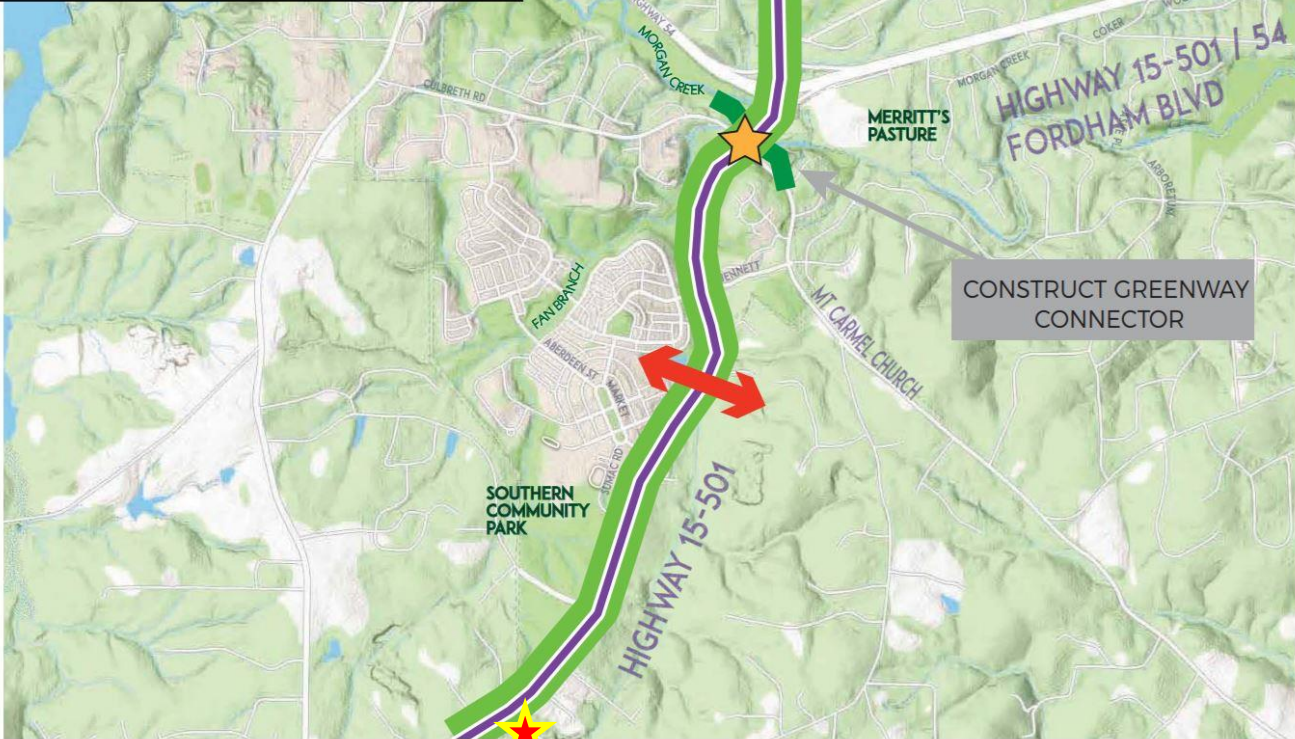
- Concern about stormwater runoff, especially with large rains.
- Provide walking trails along stream corridors or easements for future greenway connections.
- Consider clustering development if feasible.
- Limit the amount of tree clearing, especially around perimeter of site.
- Adjust road location to line up with Dixie Garden Dr on the opposite side of 15-501.

- Applicant should check with the Community Home Trust to see if the proposed affordable housing meets the needs of families on their waiting list
- Applicant should consider using a 3 or 4 bedroom unit rather than the 2 2-bedroom units being proposed

- Adopt Resolution A, transmitting comments to the applicant regarding the proposed Concept Plan.

COMPLETE STREET CORRIDOR RECOMMENDATIONS

SHORT-TERM RECOMMENDATIONS	LOCATION-SPECIFIC	CORRIDOR WIDE
LONG-TERM RECOMMENDATIONS	<ul style="list-style-type: none"> ----- Sidewalk Gap ★ Ped/Bike Intersection Improvement ★ Greenway Connection ↔ Grade Separation 	<ul style="list-style-type: none"> Planned Bus Rapid Transit Proposed BRT Bike Lanes Buffered Bike Lanes Multi-Use Paths



Complete Street Corridor recommendations for US 15-501 South