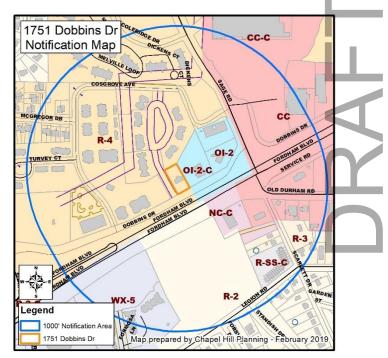
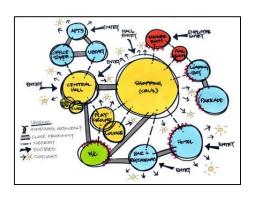


# 1751 Dobbins Drive Concept Plan

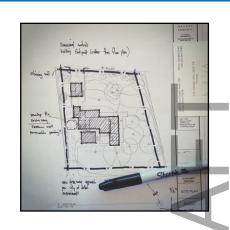
Town Council September 11, 2019



### Types of Council Decisions

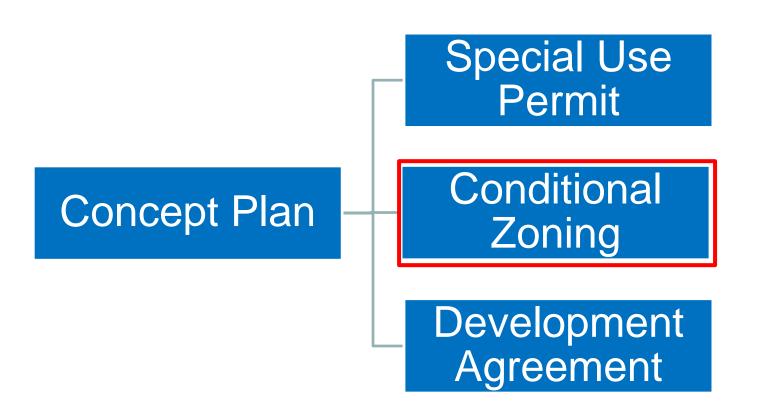


# Concept Plans



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

#### Next Step in Process: Submit Formal Development Application



DRAFT

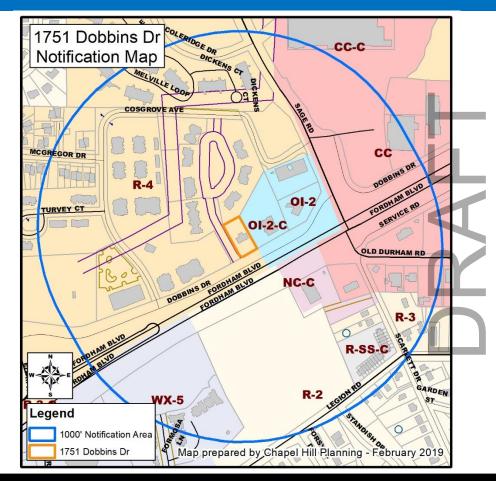
#### 1751 Dobbins Dr – Recommendation

 Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development.

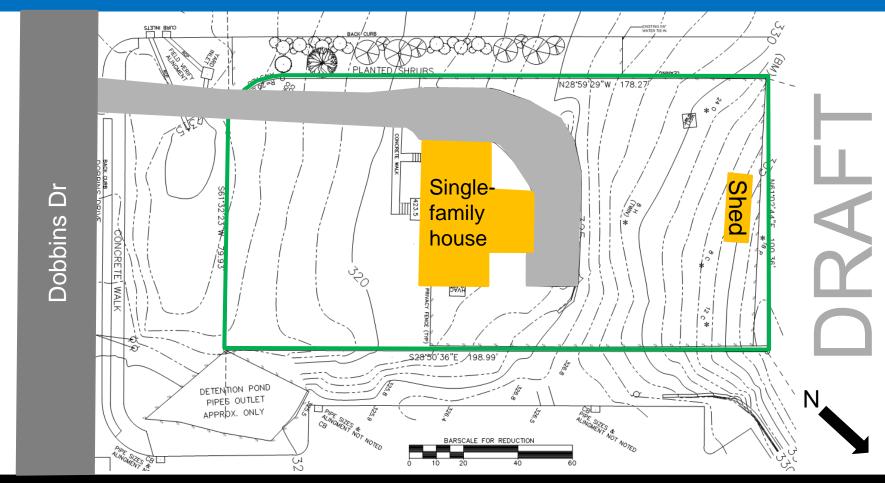


# 1751 Dobbins Dr – Project Summary

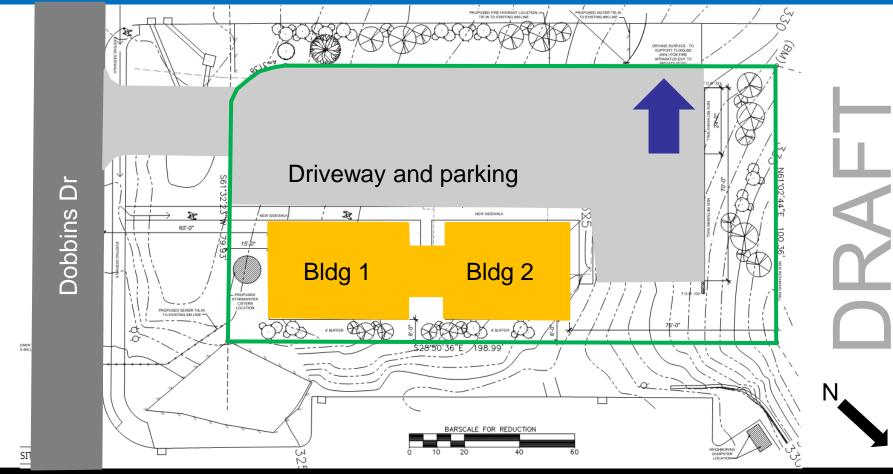
- 0.45 acre site
- Conditional Zoning
  - Currently R-4
  - Proposing OI-2-CZ
- Donate single-family home for affordable housing
- Construct 5,500 SF office



## 1751 Dobbins Dr – Existing Conditions



### 1751 Dobbins Dr – Concept Plan



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### 1751 Dobbins Dr – Community Design Commission Comments

- Appreciation for thoughtfulness of the proposal on such a difficult site
- Concern over the amount of impervious surface
- Requested stormwater mitigation measures such as pervious paving and green infrastructure
- Split over architectural context of the building
- Suggested cantilevering the building over the parking to reduce impervious

#### 1751 Dobbins Dr – Recommendation

 Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development.