



Application for Conditional Zoning

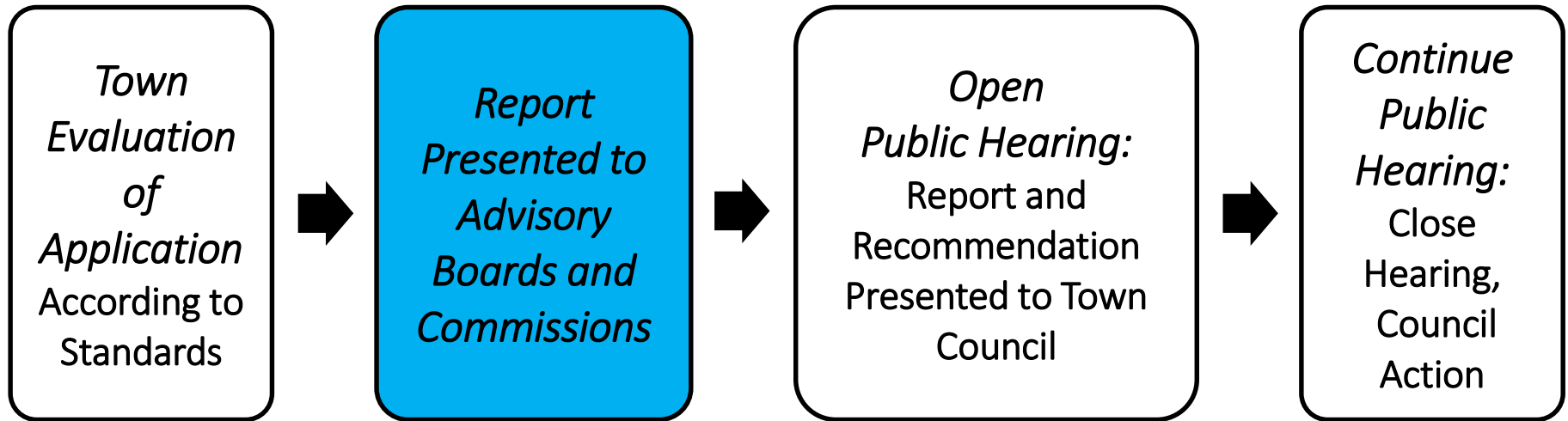
Weavers Grove

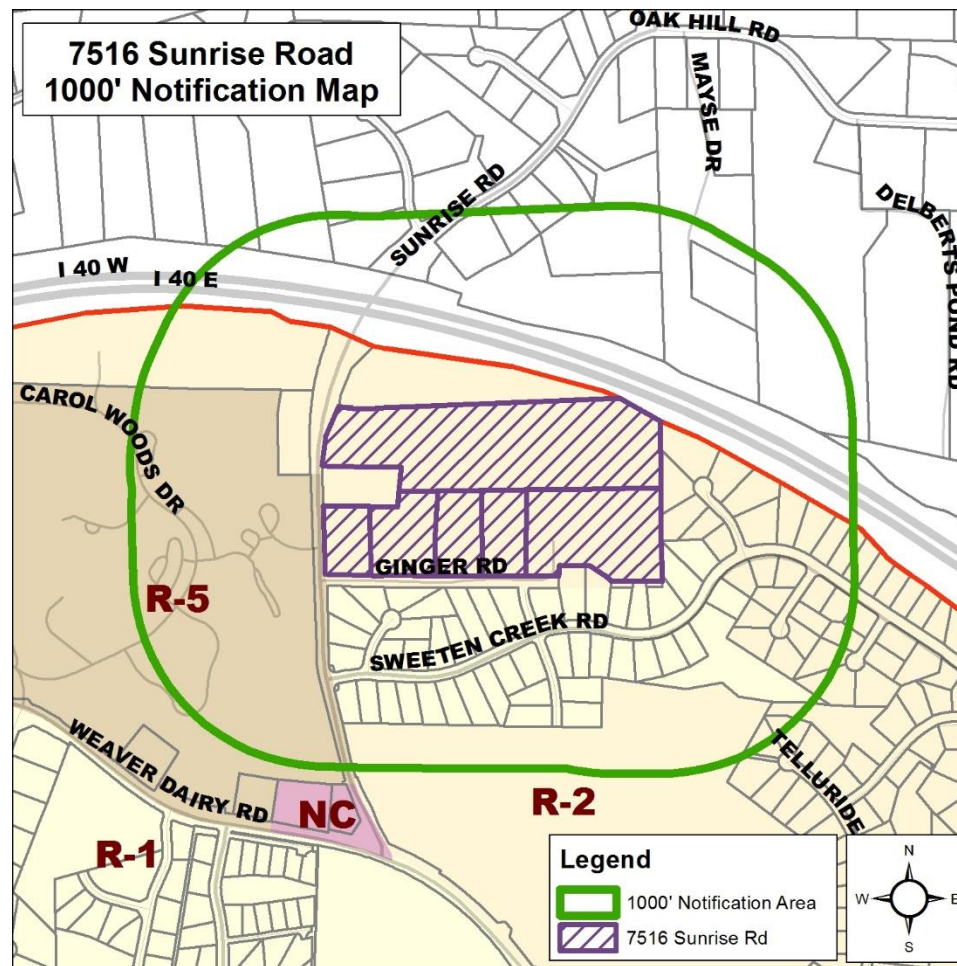
7516 Sunrise Road

Transportation and Connectivity Advisory Board

February 28 , 2020

# Process







## Overview

- Affordable Housing Development project
- 32.5 acres
- Existing use: Single Family / Vacant
- Proposed Use: Residential / Other (café & community building)
- 235 units (99 affordable)  
*Mix of townhomes, duplexes, single-family and multi-family*
- 19,800 sf amenities/commercial  
*Café, community center, dog park, pavilion, garden, walking trails, playground*

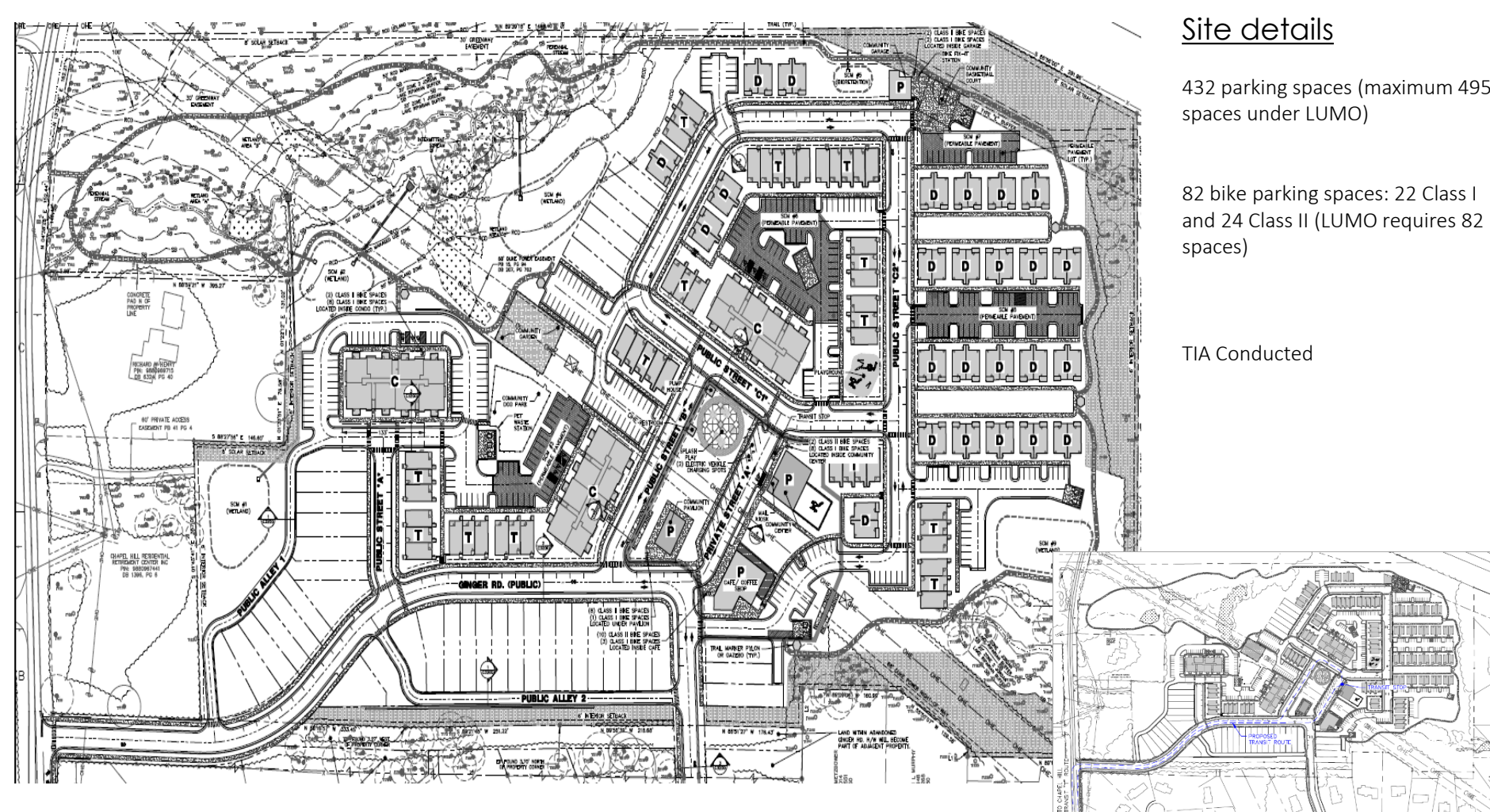


## Site details

432 parking spaces (maximum 495 spaces under LUMO)

82 bike parking spaces: 22 Class I and 24 Class II (LUMO requires 82 spaces)

TIA Conducted



# Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.8 Road Improvements	Right turn lane on Sunrise Road	✓
Sec 5.8 Vehicular Access	Proposing access off Sunrise Road and secondary connection via Amesbury Drive.	✓
Sec 5.8 Bicycle Improvements	None Proposed (Mobility Plan shows bike lanes and sidewalks along Sunrise Road); sharrows on interior roads	Seeking Payment-in-Lieu waiver due to affordability
Sec 5.8 Pedestrian Improvements	Sidewalks proposed within development and south along Sunrise Road to Sweeten Creek Road	✓
Sec 5.9 Vehicular Parking	432 parking spaces proposed (max of 495 under LUMO)	✓
Sec 5.9 Bicycle Parking	82 bike parking spaces proposed (LUMO requires 82 spaces).	✓
Sec 5.9 Parking Lot Standards	Built to Town Standards	✓

# Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial