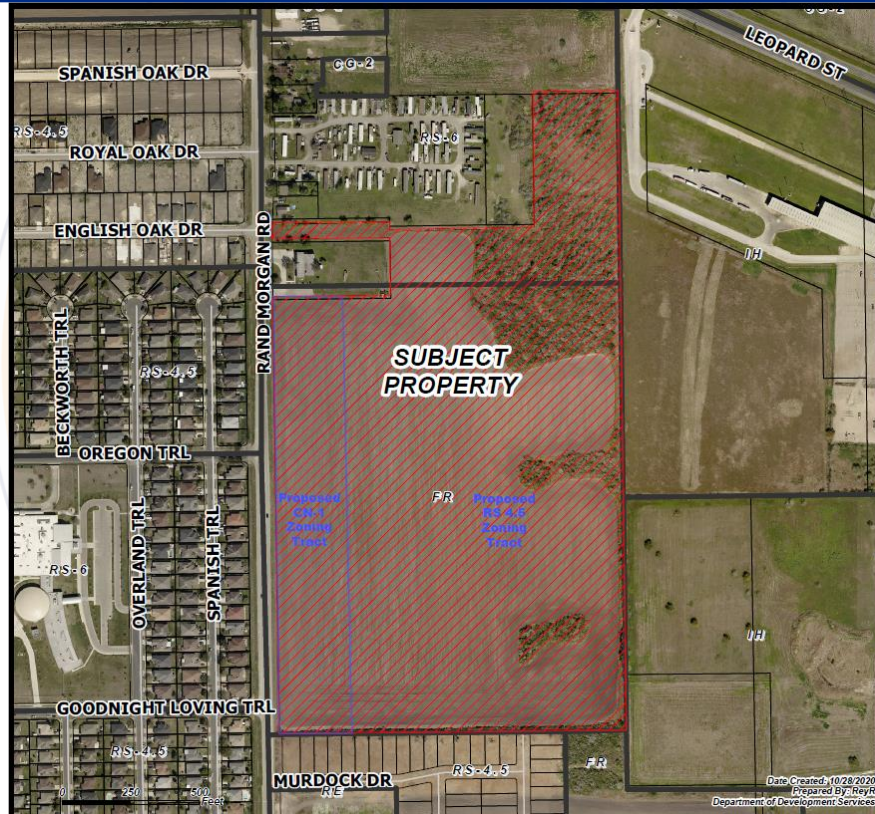


**Mary Hutchins Triestman Partnership**  
**Rezoning for a Property at 1902 Rand Morgan Road**  
**From “FR” and “RS-6” To “CN-1” and “RS-4.5/PUD”**

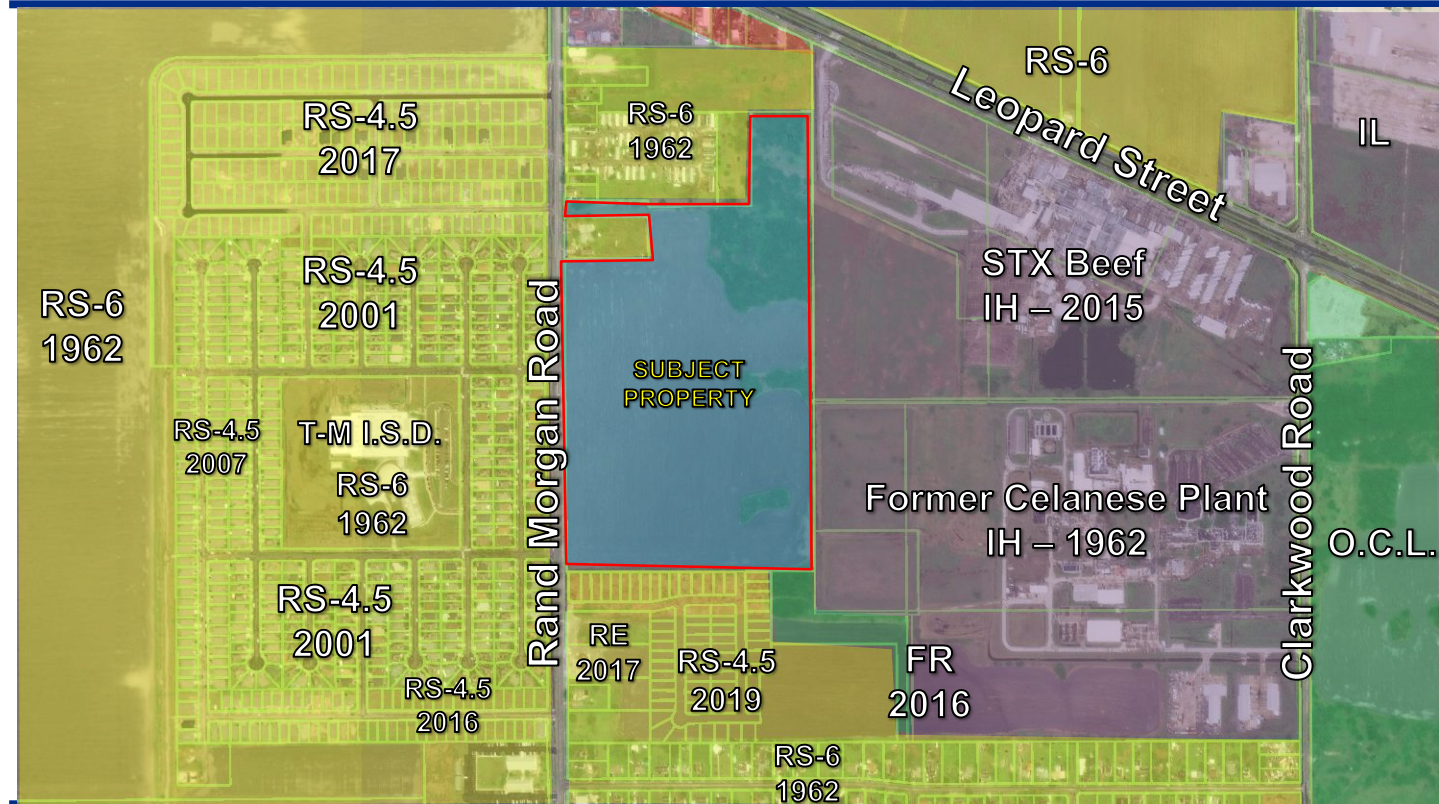


Planning Commission  
November 11, 2020

# Aerial Overview

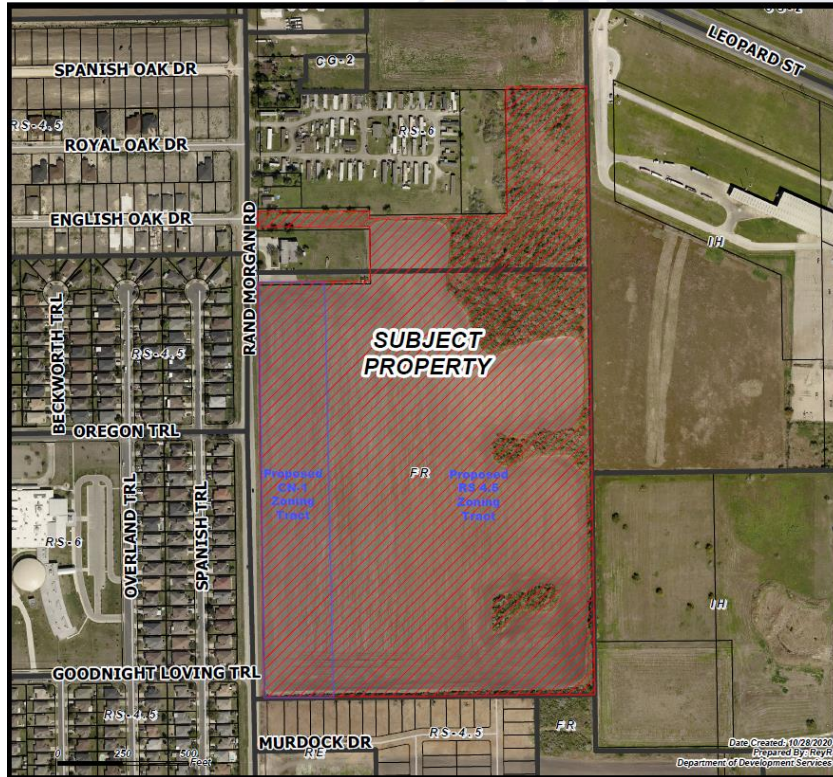


# Zoning Pattern





# UDC Requirements



## Buffer Yards:

RS-4.5 to IH: Type E: 50' & 50 pts.

CN-1 to RS-4.5: Type B: 10' & 10 pts.

### Setbacks:

Street: 20 feet

Side: 5 feet

Rear: 50 feet (buffer yard)

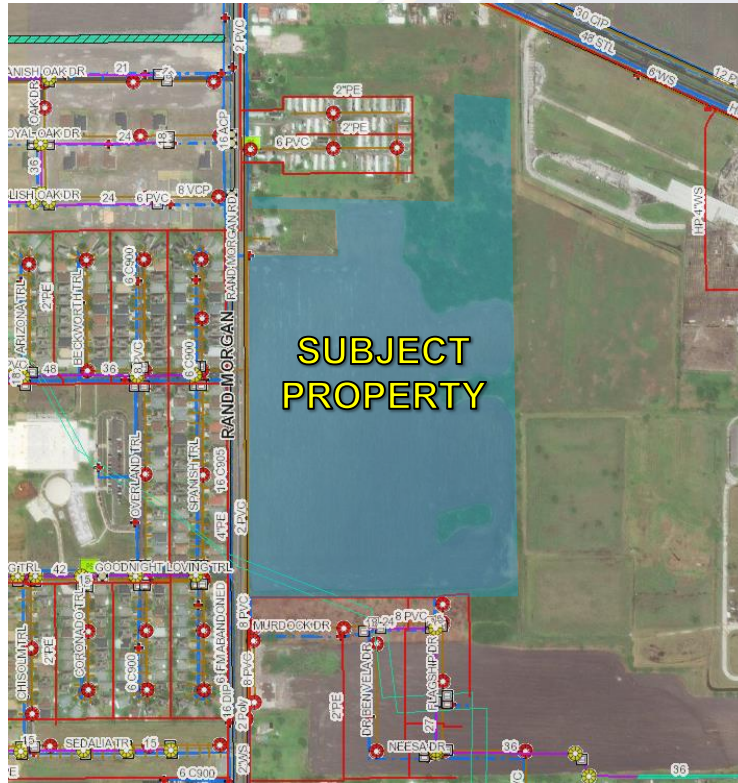
Parking:

2 per single-family home

## Landscaping, Screening, and Lighting Standards

Uses Allowed: Townhouse, Multifamily, Cottage Housing, Group Living, Medical, Park, and Overnight Accommodations.

# Utilities



**Water:**  
16-inch DIP



**Wastewater:**  
2.5-inch VCP



**Gas:**  
4-inch line



**Storm Water:**  
N/A

# Public Notification

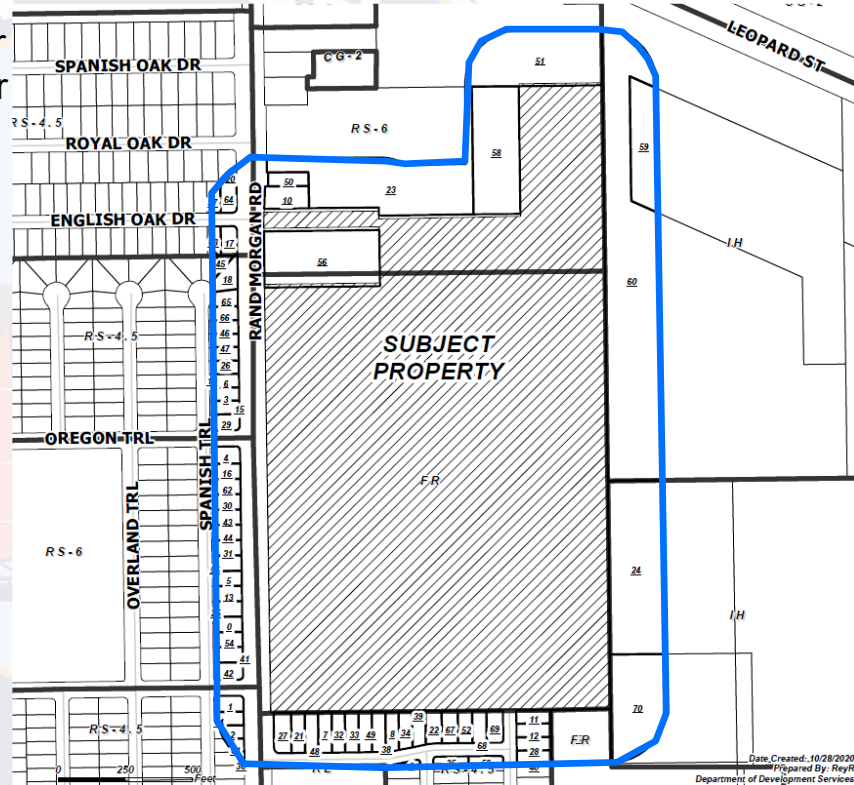
70 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



# PUD Deviations

Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD	Deviation
Block 1, Lot 6 Buffer Yard			
Minimum Lot Width	50 feet and 50 points	10-foot side yard & 2 trees east side	<u>Yes</u>
Block 10, Lots 1-35 Buffer Yard			
Buffer Yard: "RS-4.5" and "IH"	50 feet and 50 points	20-foot rear yard & 2 trees east side	<u>Yes</u>
Street Design			
Cul-de-sac Design	Allowed with Technical Review Committee (TRC) Approval	Allowed	<u>Yes</u>

The map displays six distinct residential units, each containing multiple lots. Unit 1 is located in the bottom left, Unit 2 in the bottom center, Unit 3 in the middle left, Unit 4 in the top right, Unit 5 in the top left, and Unit 6 in the middle right. The central area between the units appears to be a common or undeveloped space. The map is bounded by several streets: Yellow Pine St. to the north, Shady Oak St. to the south, French Oak St. to the west, and Danish Oak St. to the east. A trail named Dithen Trail runs along the eastern boundary of Units 1 and 2. Various survey details are provided throughout the map, including lot areas, perimeter measurements, and specific survey points. Notable annotations include "FLASHSHIP 100' E 7° 18' N 1266.48'", "N89°23'35\" W 1266.48\"", "S00°45'07\" E 2335.56'", "N00°49'15\" W 1596.24'", "N89°15'35\" E 430.00'", "N89°27'46\" E 413.25'", "S00°47'47\" E 29.82'", "N89°01'08\" E 526.98'", "N00°39'38\" W 495.26'", "N89°12'59\" E 210.81'", and "FB 5/8\" I.R. DISTURBED".



**Plat Map of Laurie Lane Subdivision**

**Lot 5:** Area 150.55. Dimensions: 112.12' (top), 128.02' (right), 128.02' (bottom), 112.12' (left). W.A. Per.

**Lot 6:** Area 150.55. Dimensions: 112.12' (top), 128.02' (right), 128.02' (bottom), 112.12' (left). W.A. Per.

**Lot 7:** Area 150.55. Dimensions: 112.12' (top), 128.02' (right), 128.02' (bottom), 112.12' (left). W.A. Per.

**Lot 8:** Area 150.55. Dimensions: 112.12' (top), 128.02' (right), 128.02' (bottom), 112.12' (left). W.A. Per.

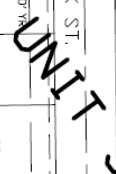
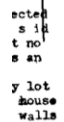
**Laurie Lane Subd.** Dimensions: 112.12' (top), 128.02' (right), 128.02' (bottom), 112.12' (left). W.A. Per.

**Laurie Lane.** Dimensions: 112.12' (top), 128.02' (right), 128.02' (bottom), 112.12' (left). W.A. Per.

**MELODY LANE** (on the left side of the map)

**SHADY LANE** (on the right side of the map)

**Corporate 852** (at the bottom of the map)



# Buffer Yard



# Staff Recommendation

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**Approval** of the  
“CN-1” Neighborhood Commercial District  
and the “RS-4.5/PUD” Single-Family 4.5  
District with a Planned Unit Development  
with conditions

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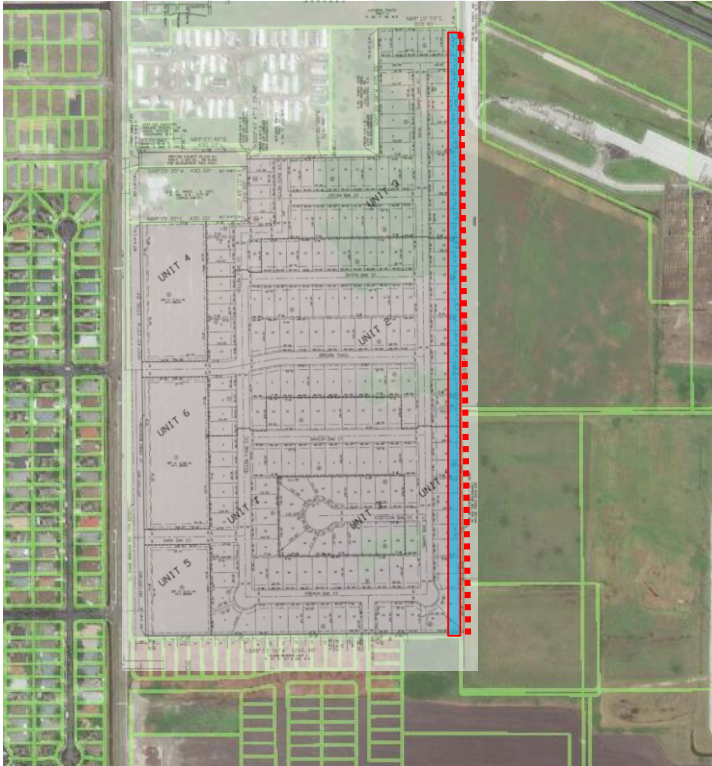
# PUD Conditions

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1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Royal Oak Future Units Planned Unit Development (PUD) Guidelines.
  2. **Buffer Yard:** The lots identified as Lots 1-35, Block 10 must have a buffer yard consisting of a minimum 20-foot rear yard setback, must have two trees per lot with a minimum of a 2.5 inch caliper, and a 7-foot solid wooden screening fence along the property line shared with the “IH” Heavy Industrial District. The lot identified as Lot 6, Block 1 must have a buffer yard consisting of a minimum 10-foot side yard setback, must have two trees with a minimum of a 2.5 inch caliper, and a 7-foot solid wooden screening fence along the property line shared with the “IH” Heavy Industrial District.
  3. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
  4. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.
-



# PUD Conditions

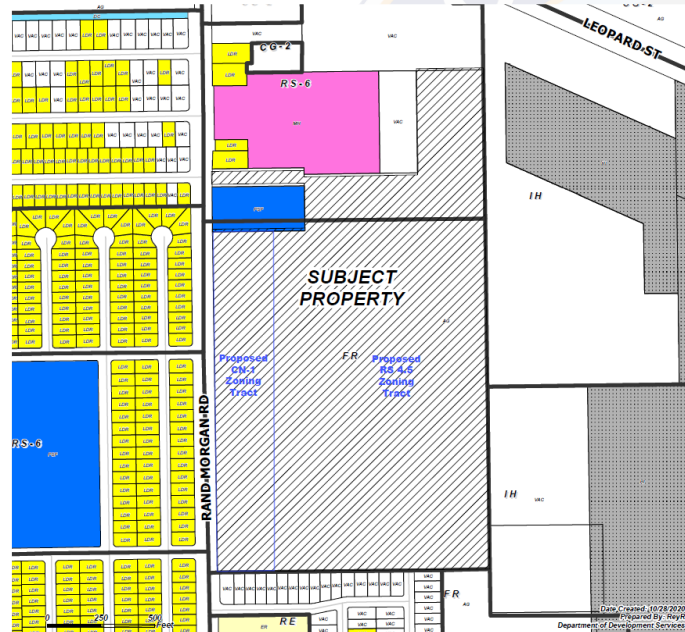


## Buffer Yard:

- Rear Setback: 20 feet
- 7-foot solid fence
- 2 trees per lot

# Land Use

## Existing Land Use



## Future Land Use

