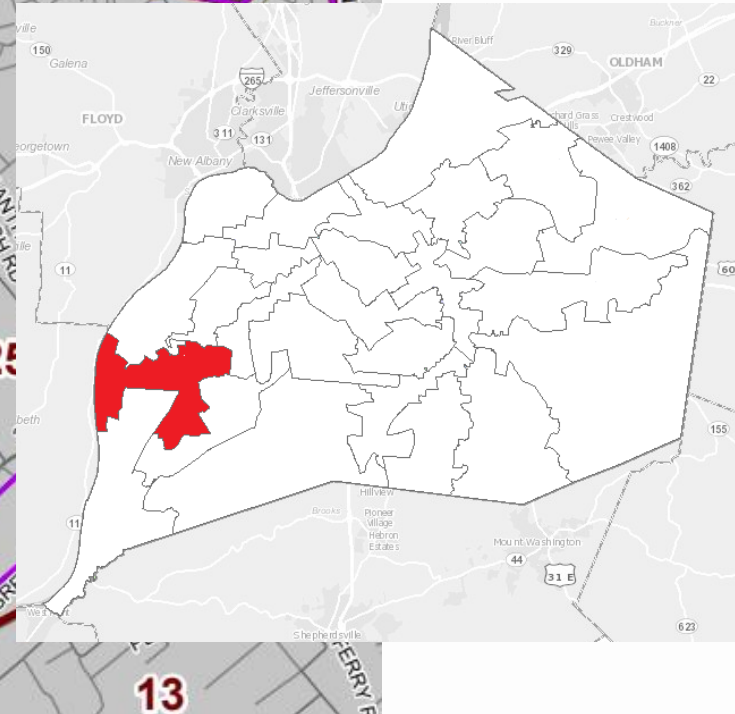
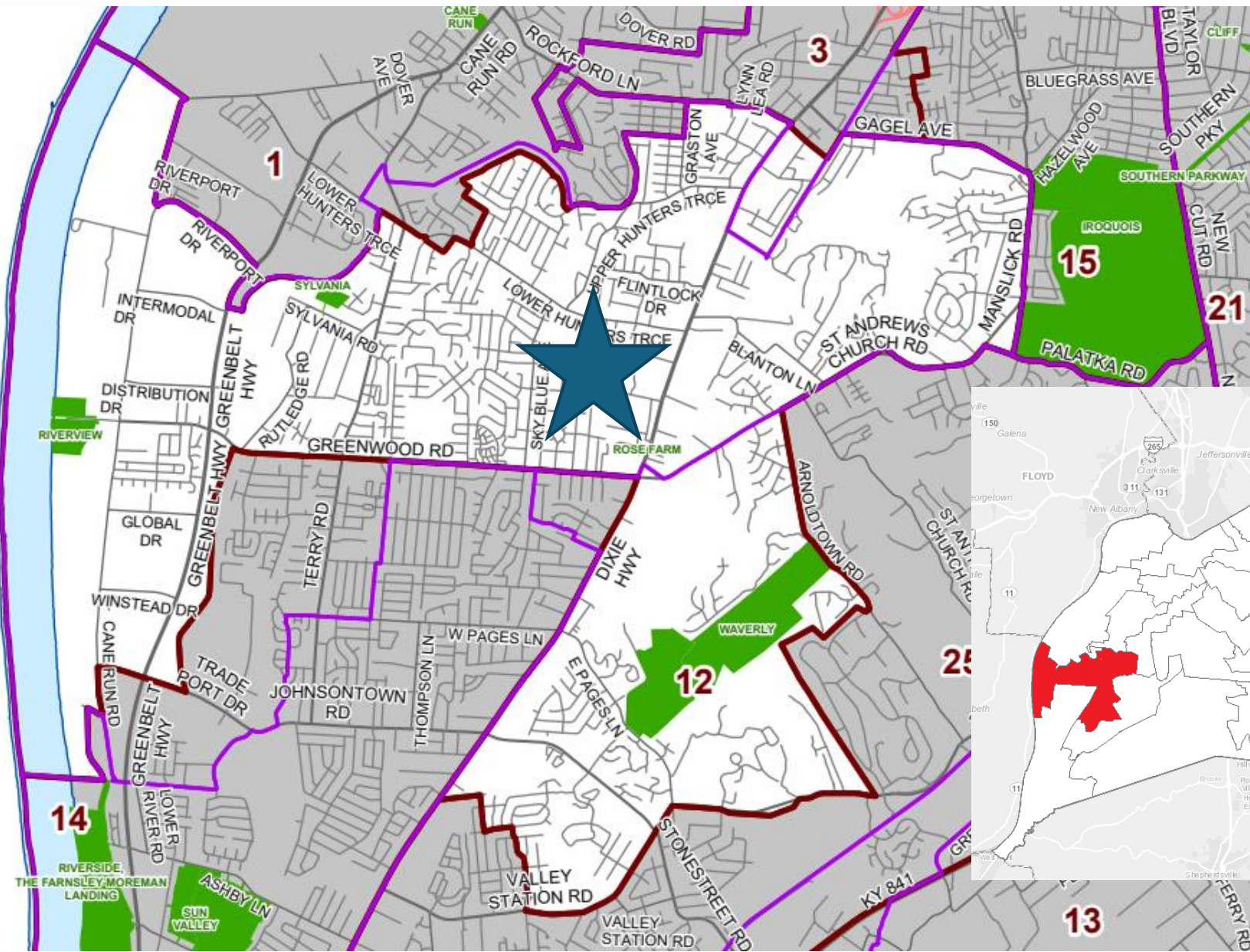


O-084-025
24-ZONE-0139

Lower Hunters Trace Subdivision

Planning and Zoning Committee
April 15, 2025





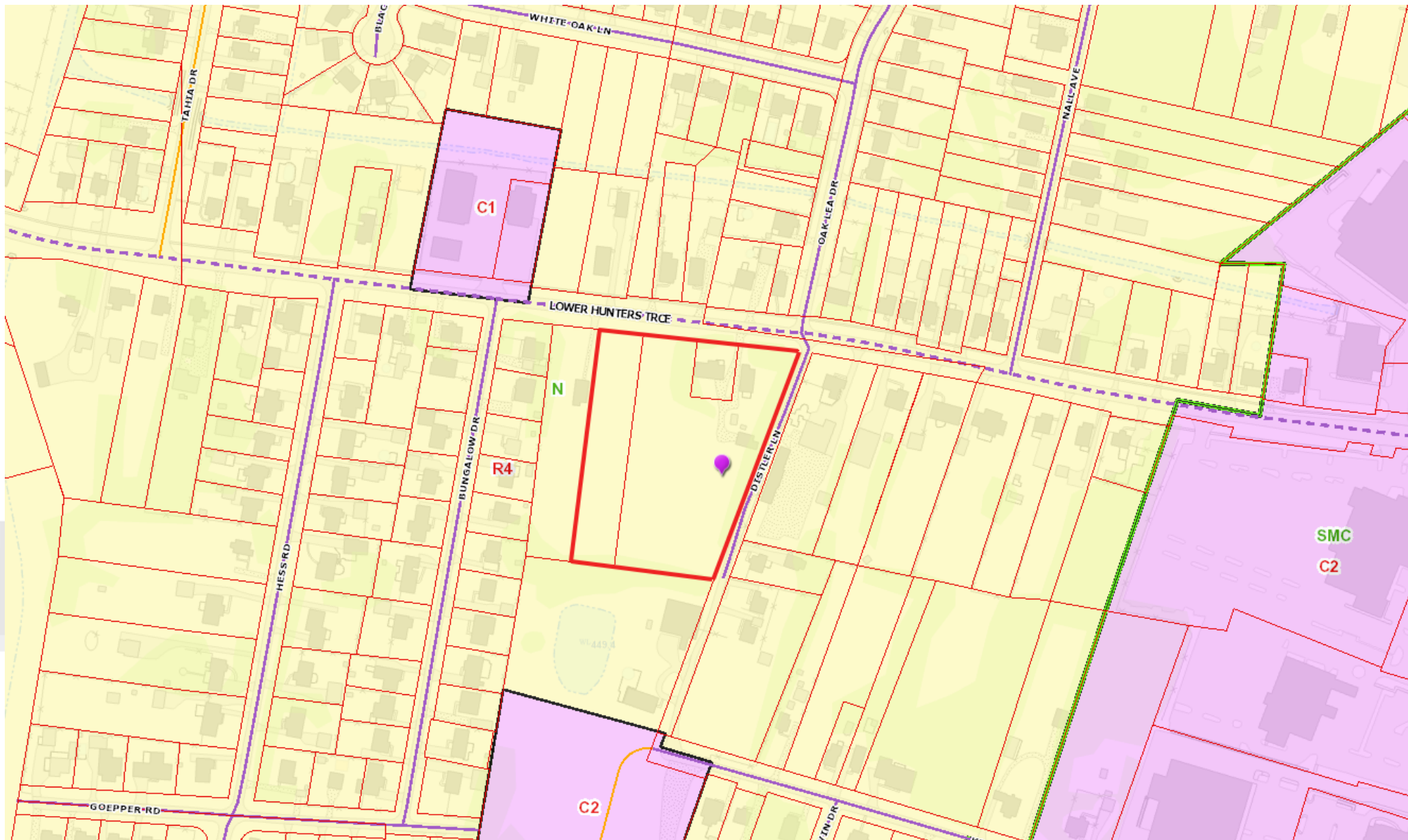
1918, 1922, & 1926 Lower Hunters Trace
District 12– Jonathan Joseph





Existing: Residential
Proposed: Residential





Existing: R-4 /N
Proposed: R-5/N



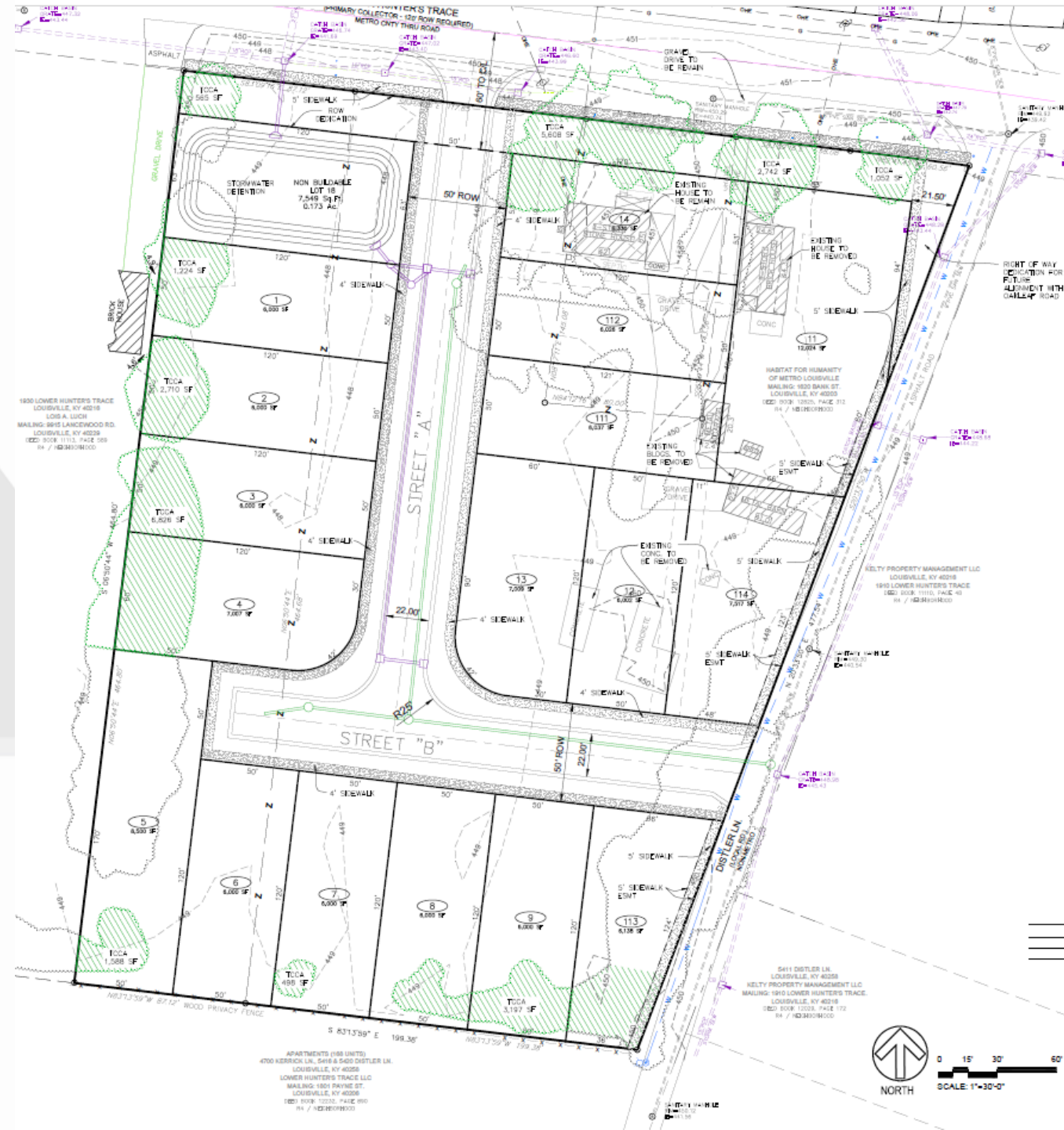
REQUESTS

- **Change in zoning from R-4 single family residential to R-5 single family residential**
- **Detailed District Development Plan/Major Preliminary Subdivision plan with binding elements**



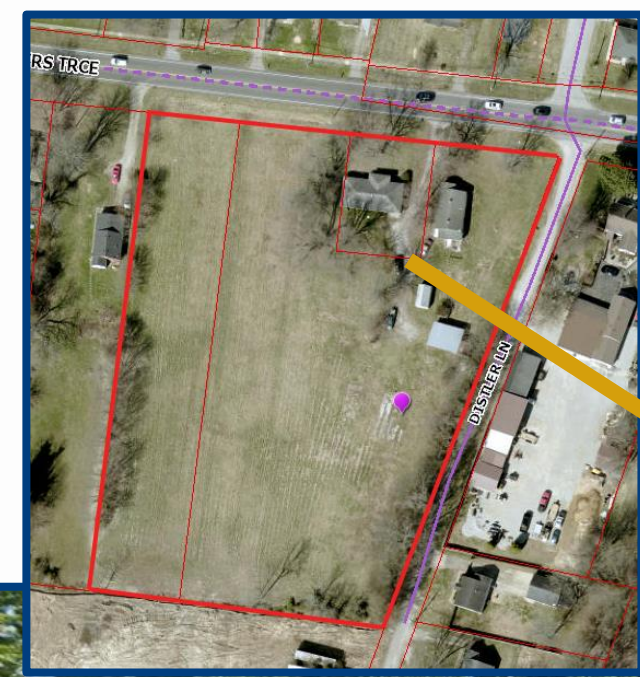
CASE SUMMARY

- 3 existing lots
- 17 proposed 6,000 SF lots
- 1 non-buildable lot
- Access from both Lower Hunters Trace and Distler Lane



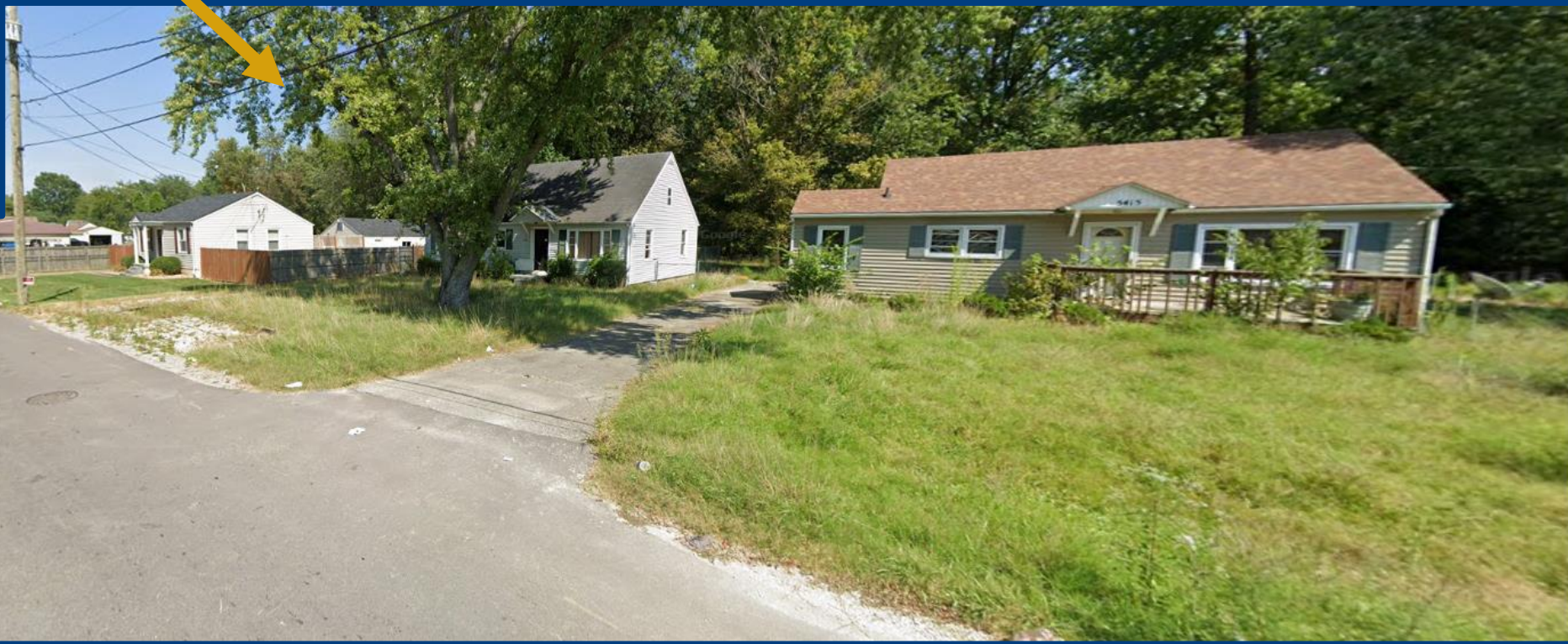
SUBJECT PROPERTY

EXISTING Homes on subject site
Facing Lower Hunters Trace



ADJACENT PROPERTY

Residential Across Distler Lane



ELEVATIONS

Received NOV 11 2024

Planning & Design

24-ZONE-0139



PREPARED BY:
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PREPARED FOR:



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on November 6, 2024
- ❖ LD&T Meeting on February 13, 2025
- ❖ Planning Commission Public Hearing on March 6, 2025
 - ❖ Motion to recommend approval of the change in zoning from R-4 to R-5 passed by a vote of 8-0

