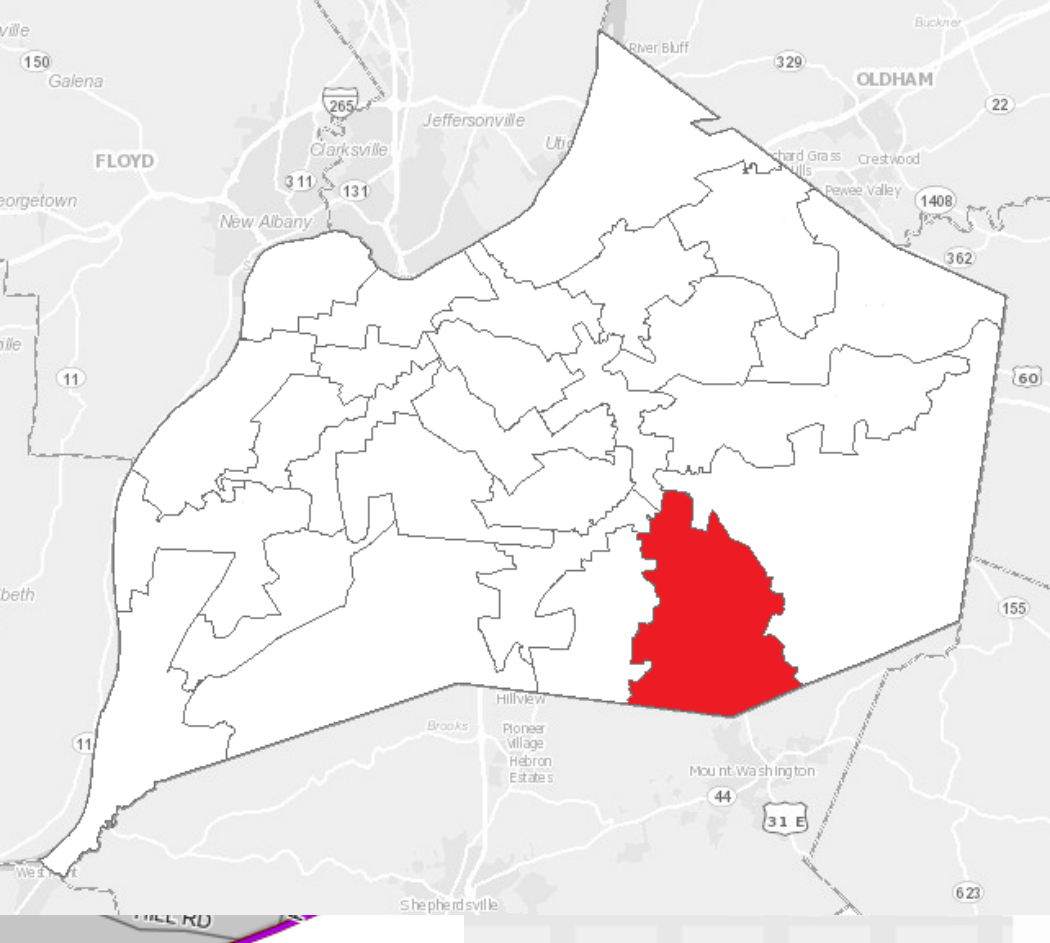
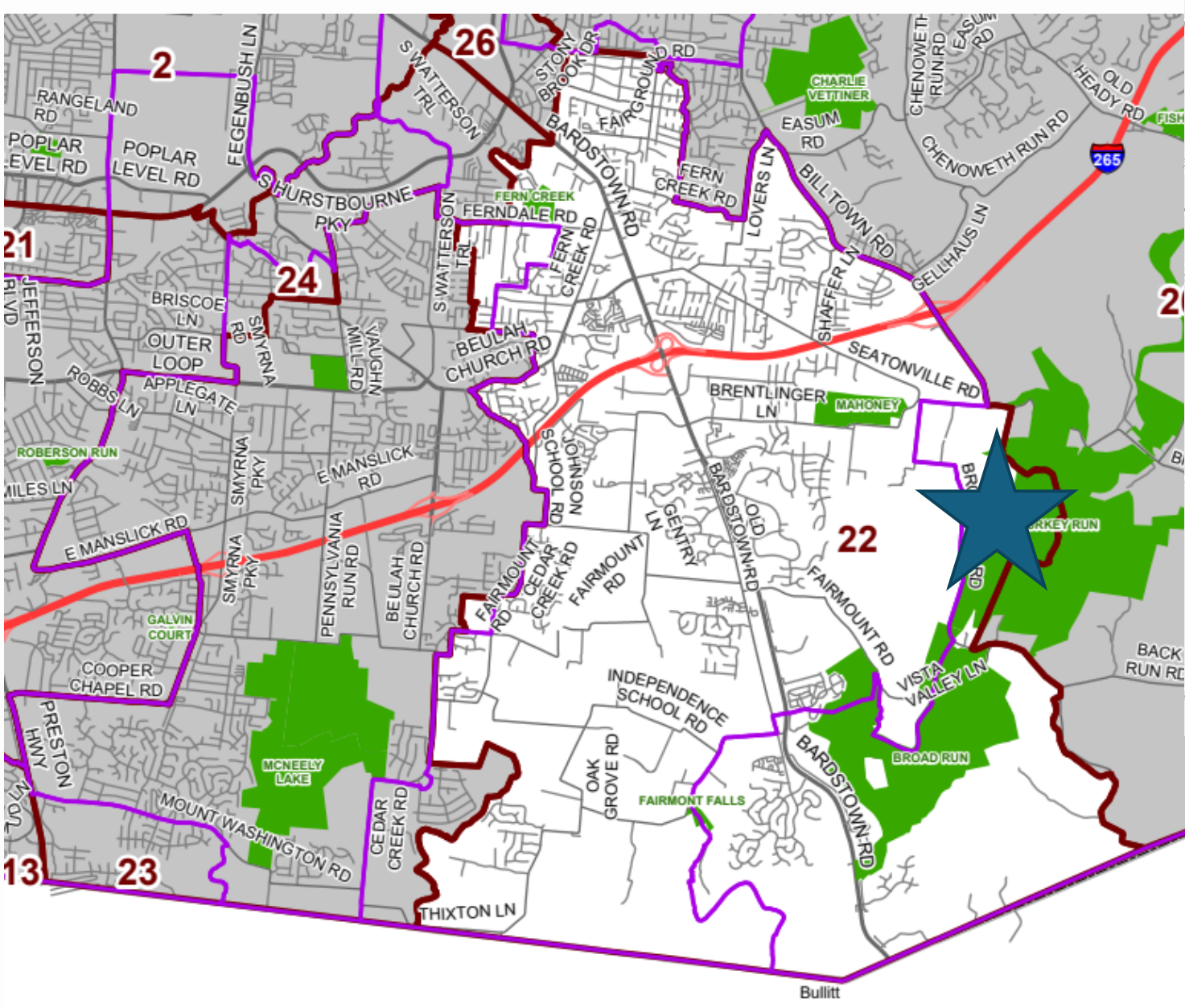


**O-141-025**  
**24-ZONE-0112**

**Reserves at Parklands Ph II**

**Planning and Zoning Committee**  
**June 17, 2025**



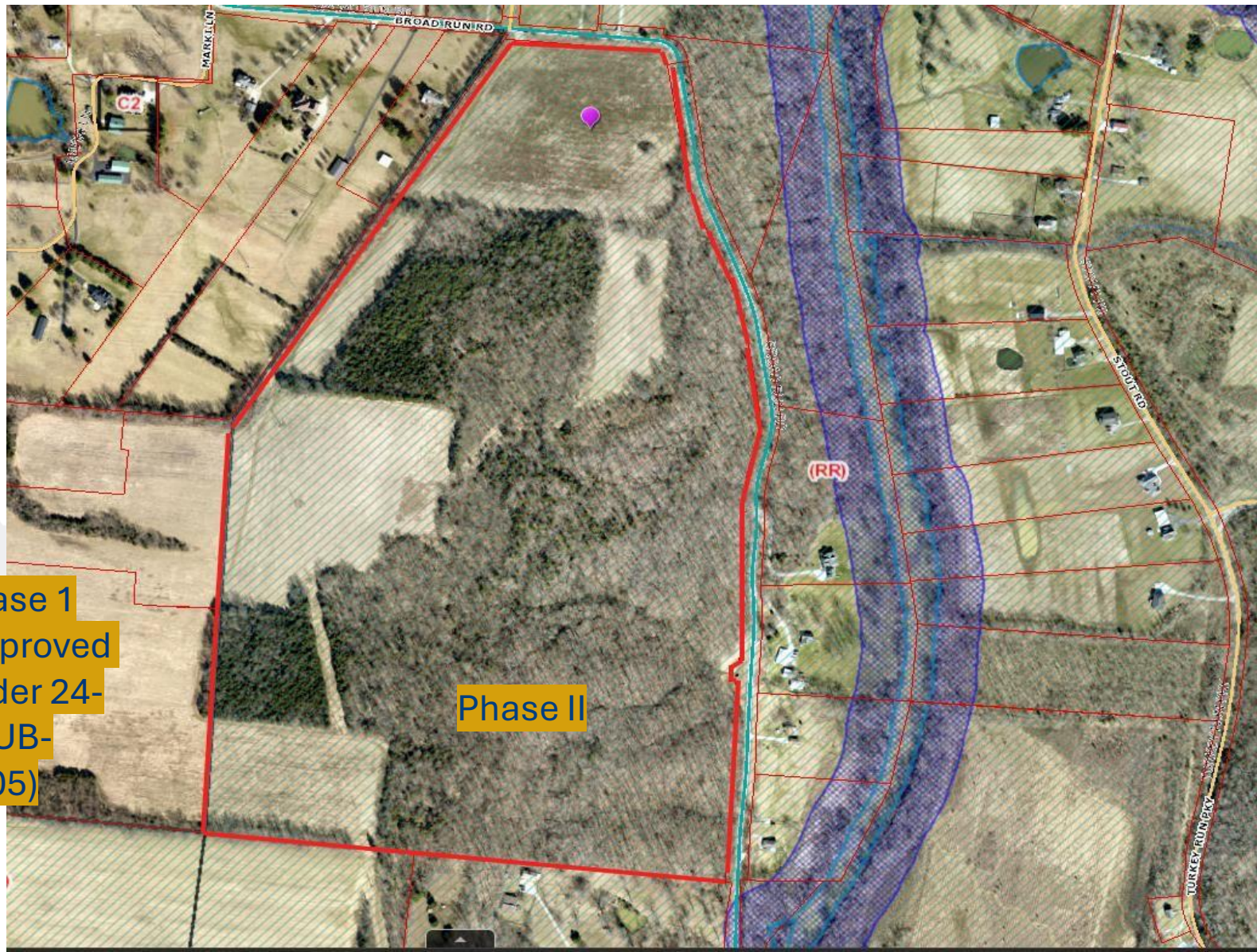


**8000 Broad Run Road**  
**District 22– Kevin Bratcher**





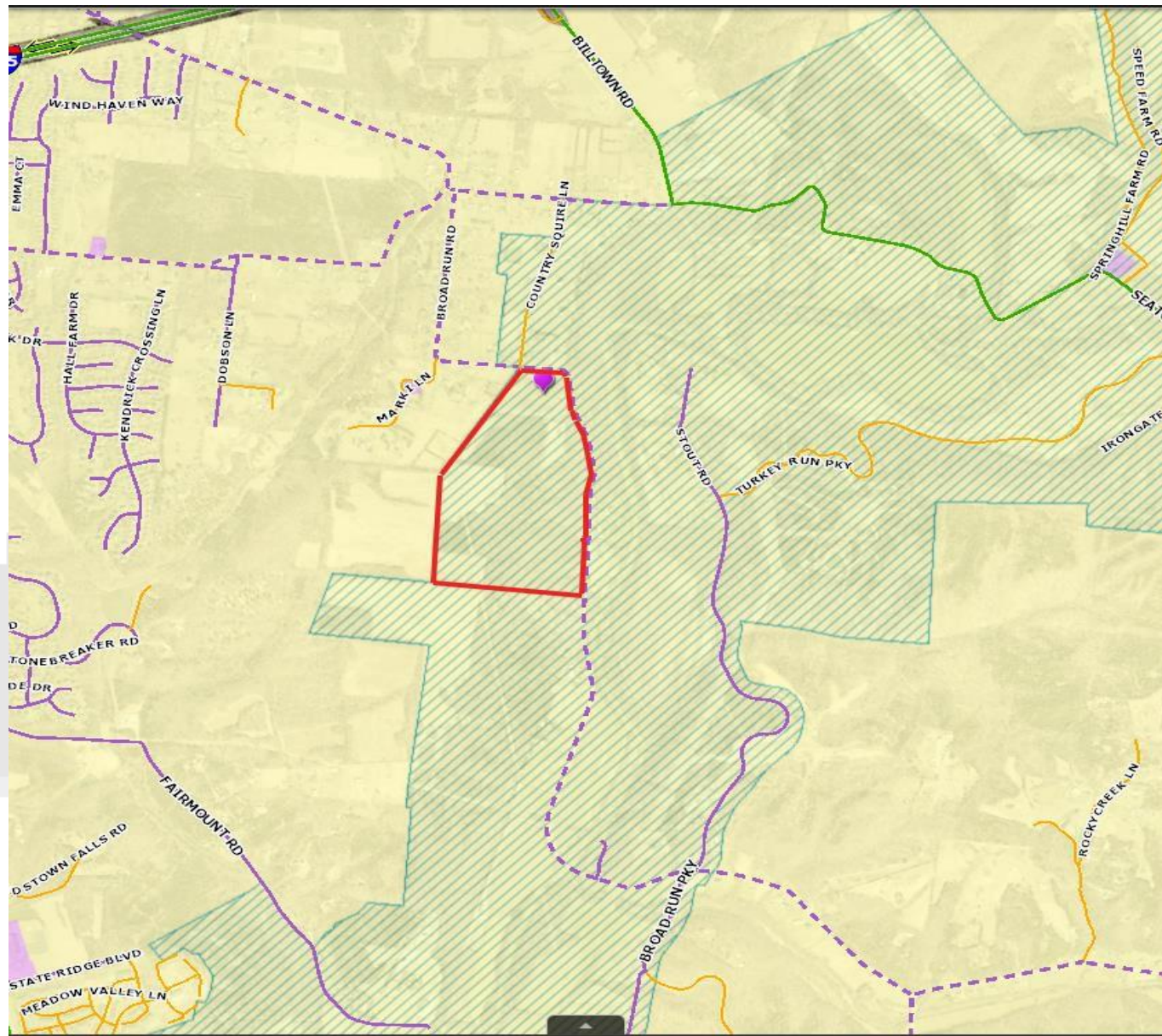
Phase 1  
(approved  
under 24-  
RSUB-  
0005)



**Existing: Residential**  
**Proposed: Residential**







**Existing: RR & R-4/N**  
**Proposed: PRD/N**



# REQUESTS

- **Change in zoning from R-R, Rural Residential & R-4 Single-Family Residential to Planned Residential Development (PRD)**
- **Floyds Fork Waiver**
- **Floyds Fork Special Zoning Overlay District Review**
- **Detailed District Development Plan / Major Preliminary Subdivision Plan with binding elements.**



# CASE SUMMARY

- Near intersection of Broad Run and Seatonville Roads
- 107 acres;
- 350 buildable, single-family lots
- Net density proposed is 3.81 du/ac.
- 45% of site will remain as open space; 12 non-buildable lots
- 32% of existing tree canopy will be preserved to meet the 50% requirements





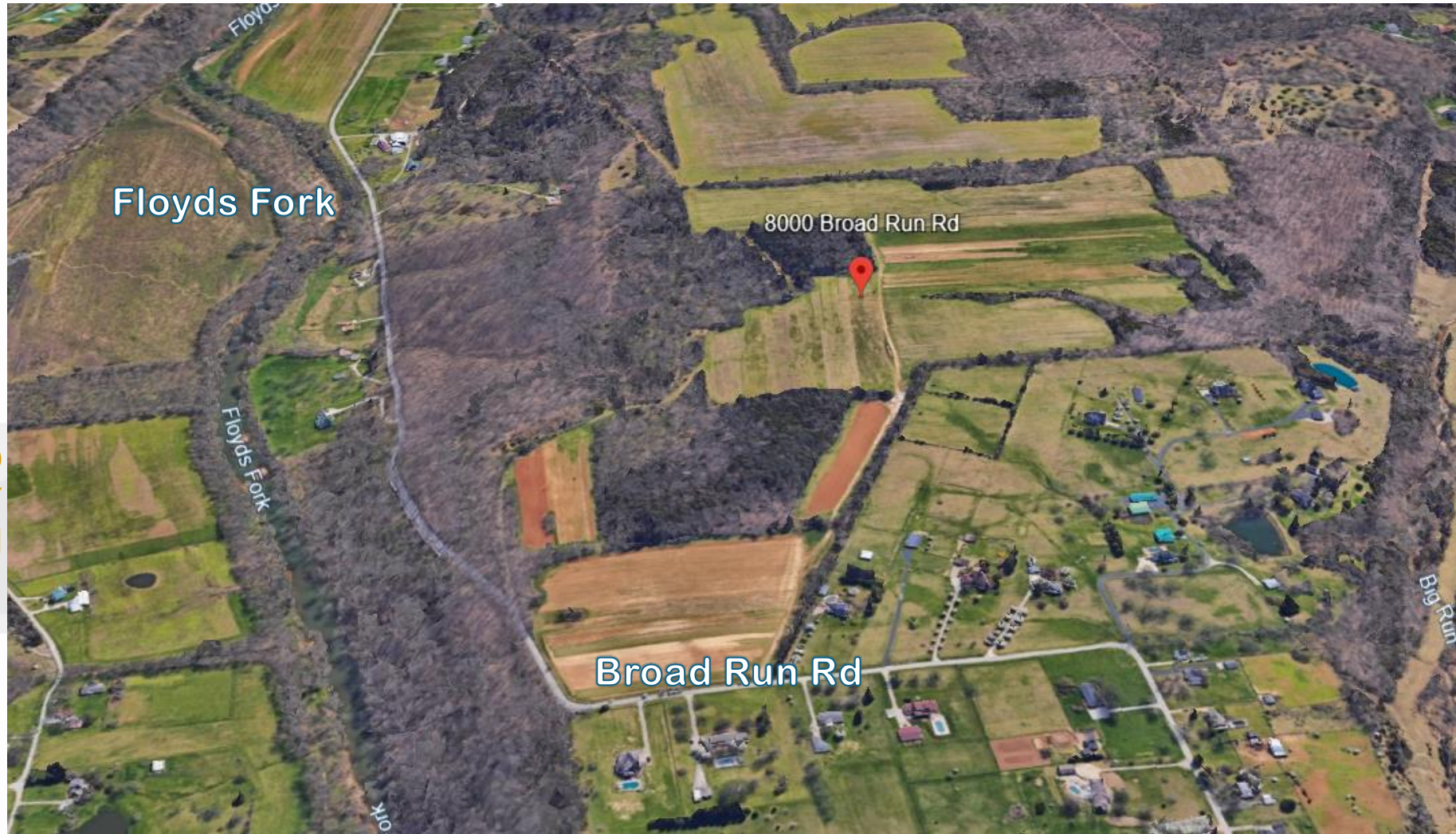








# SUBJECT PROPERTY



UNDEVELOPED  
PROPERTY

via GOOGLE EARTH



# ADJACENT PROPERTY



**ACROSS BROAD RUN ROAD FROM THE SUBJECT SITE**





# ADJACENT PROPERTY



**SOUTH ALONG BROAD RUN ROAD**



# PUBLIC MEETINGS

- ❖ Neighborhood Meeting on August 27, 2024
- ❖ LD&T Meeting on March 27, 2025
- ❖ Planning Commission Public Hearing on May 15, 2025
- ❖ Motion to recommend approval of the change in zoning from RR & R-4 to PRD passed by a vote of 4-3

