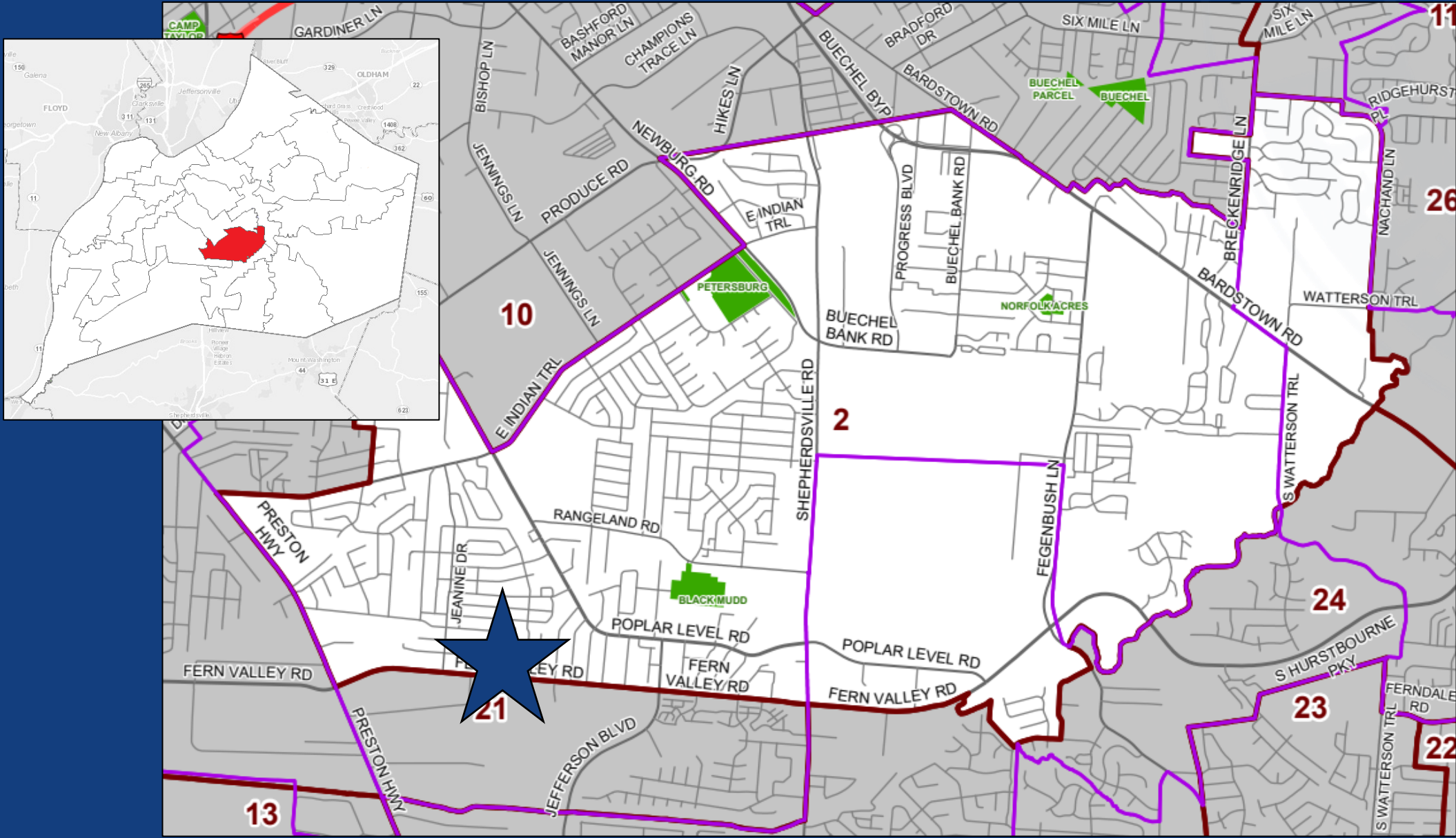


# 23-ZONE-0053

# Fern Valley Apartments

Planning & Zoning Committee  
August 29, 2023



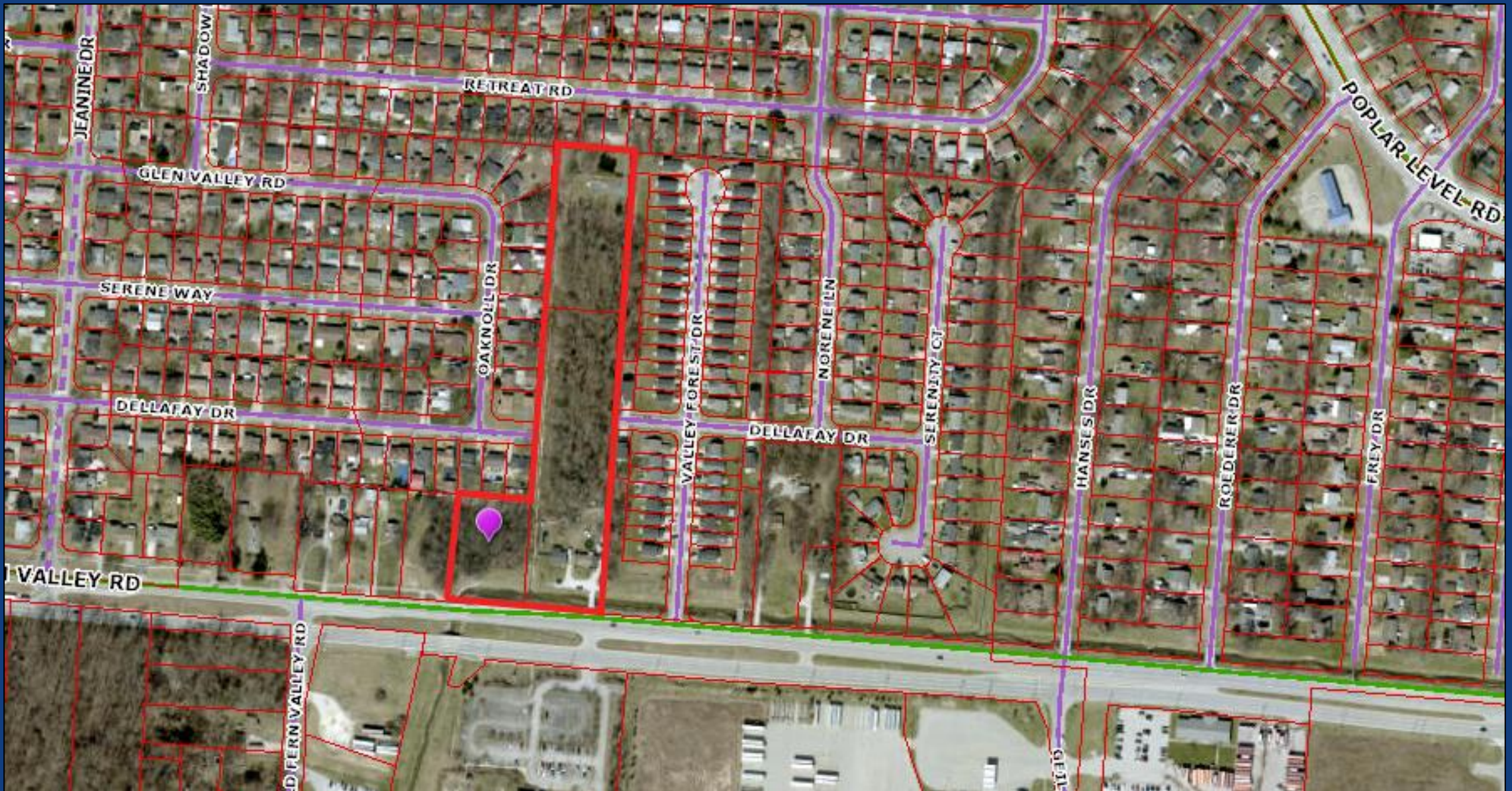


4111 & 4113 Fern Valley Road  
District 2 – Barbara Shanklin

23-ZONE-0053



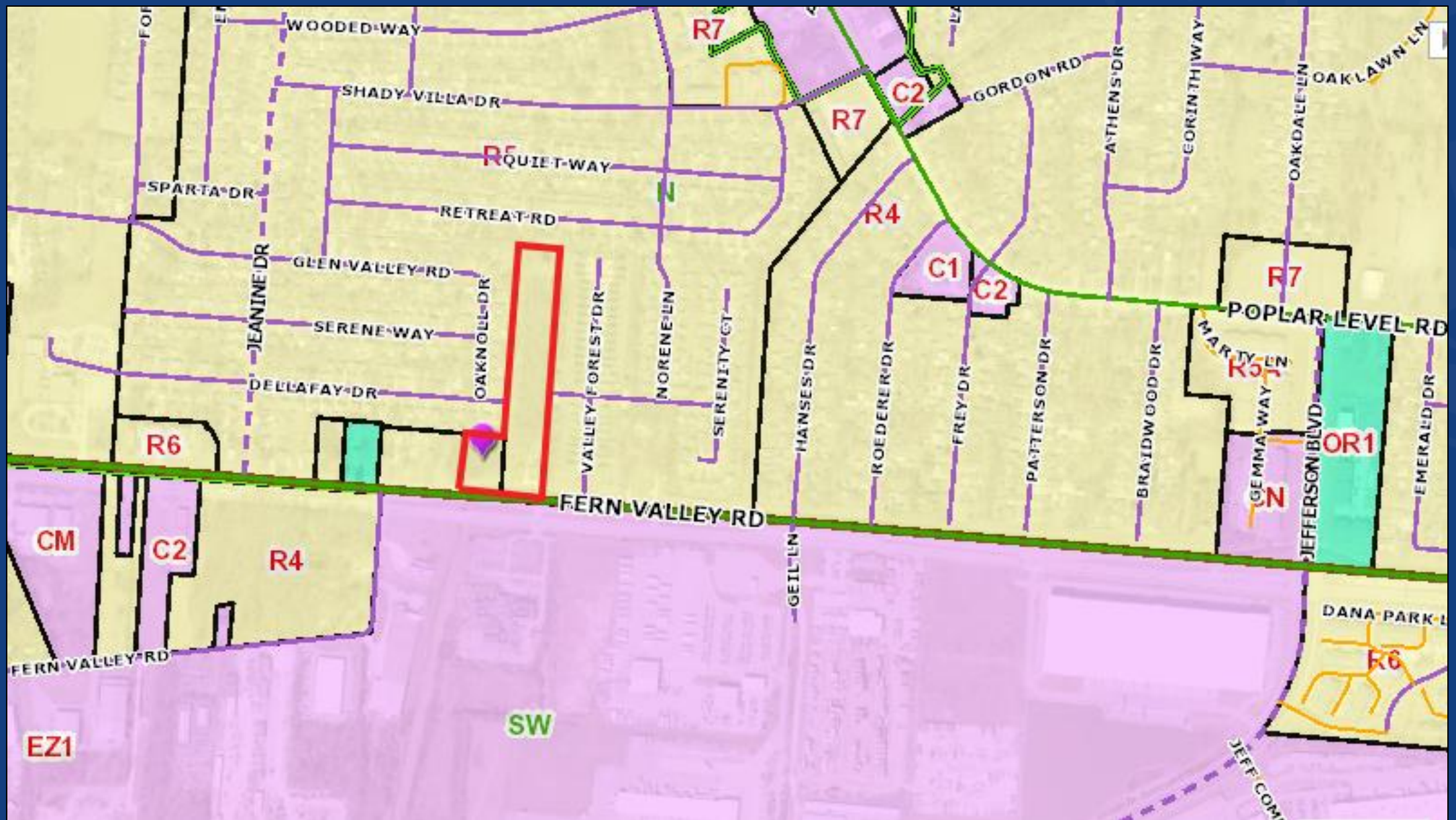




Existing: Residential  
Proposed: Residential

23-ZONE-0053





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

23-ZONE-0053



# REQUESTS

- Change-in-Zoning from R-4 and R-5, Single-family Residential to R-5A Multi-family residential
- Waiver of Land Development Code section 10.2.4.B.3 to allow greater than 50% overlap between a utility easement and a required landscape buffer area.
- Variance of Land Development Code section 5.1.12.B.2.a to allow Buildings 2 and 3 to exceed the infill setbacks along Dellafay Dr by up to 80 feet as shown on the Development Plan.
- District Development Plan/Major Preliminary Subdivision Plan with Binding Elements

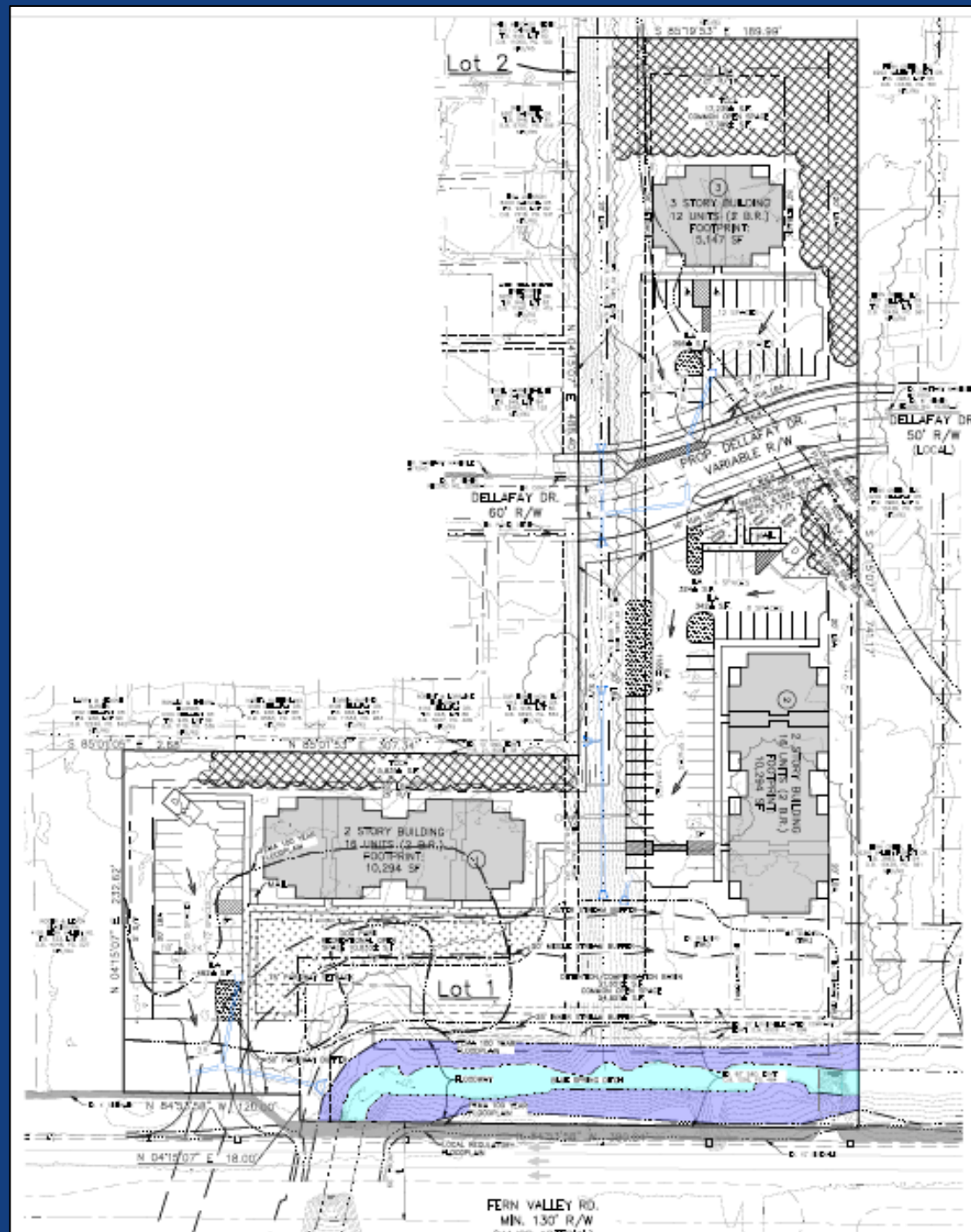


# CASE SUMMARY

- 44 multifamily dwelling units on approximately 4.7 acres
- One proposed building would be accessed from Fern Valley Road
- 2 other buildings would be accessed via the proposed extension of Dellafay Drive







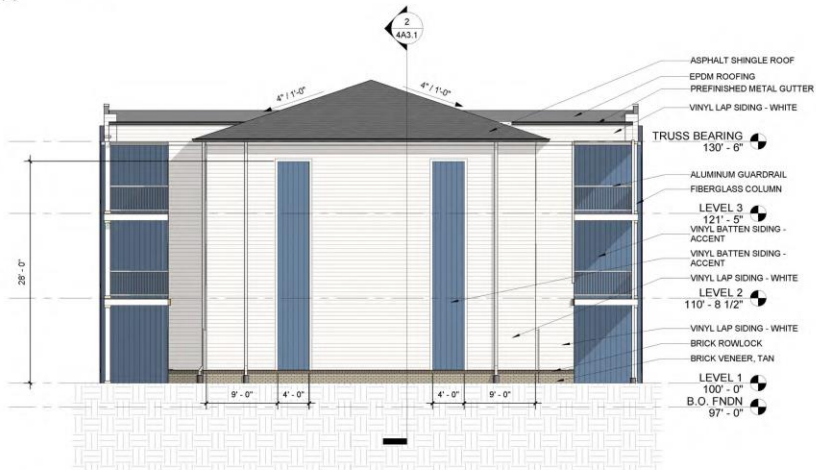
23-ZONE-0053



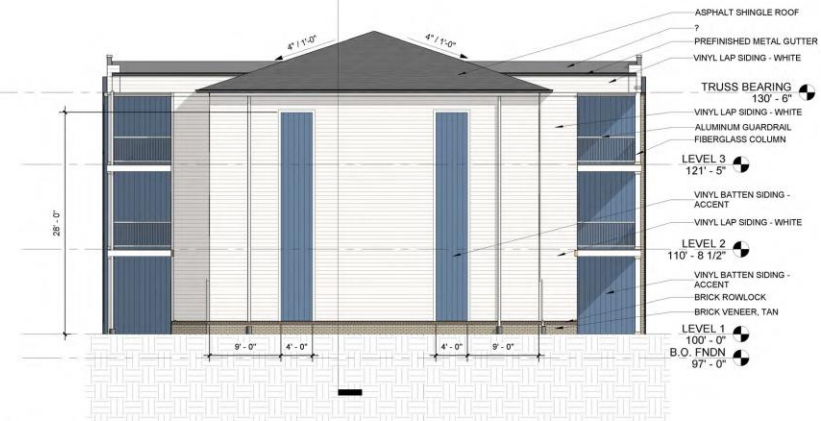
2 TYPE D - FRONT ELEVATION  
1/8" = 1'-0"



1 TYPE D - BACK ELEVATION  
1/8" = 1'-0"



3 TYPE D - RIGHT ELEVATION



4 TYPE D - LEFT ELEVATION





# SITE PHOTOS – SUBJECT PROPERTY





# SITE PHOTOS – SUBJECT PROPERTY





# SITE PHOTOS – SUBJECT PROPERTY





# ADJACENT SITE



23-ZONE-0053



# ADJACENT SITE



23-ZONE-0053



# ADJACENT SITE



23-ZONE-0053



# ADJACENT SITE



23-ZONE-0053

# PUBLIC MEETINGS

- Neighborhood Meeting on March 23, 2023
- LD&T Meeting on June 22, 2023
- Planning Commission Public Hearing on August 3, 2023
  - Motion to recommend approval of the change in zoning from R-4 & R-5 to R-5A passed by a vote of 5-1.

