



MEMO

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TO:	Jennifer Thompson, Planner
FROM:	Chris Holmquist
RE:	Aria – RP-4 Zoning Modification Requests
DATE:	May 16, 2019
PROJECT #:	019-0012
PHASE:	200
TASK:	200201

NOTES:

This Memo shall serve as the response to Planning Review comment #5 for Aria Rezoning & Preliminary Development Plan.

Two modifications are requested with this plan: Density and Landscape Buffer.

DENSITY – Required: 12 units/acre max.; Proposed: 21.56 units/acre

RP-4 is the only zoning district (other than CBD and PMIX) which permits multi-family “apartment” dwellings; therefore, the proposed zoning is essentially the only option. 21.56 units per acre is not exceptionally high for an apartment project, and there is ample amenity and green space provided for residents to enjoy. Provided parking and fire access is adequate, and the internal drive network should be free of congestion. The Applicant anticipates demand will be present for the units upon construction.

LANDSCAPE BUFFER – Required: 20’ high- and medium-intensity buffers along SW/NW; Proposed: 60’ & 100’ offsite landscape easements

The property lines along the southwest and northwest of the development are adjacent to areas that will likely not be disturbed by construction. Those areas covered by proposed offsite landscape easements consist of dense vegetation within moderately steep slopes along or near drainage ways. Additionally, nearly the entire area set aside by offsite landscape easement is also within the proposed preliminary stream buffer area of no disturbance. It is our opinion that providing a buffer to existing stands of vegetation would be frivolous and redundant. Please note that along the southern property line near the future commercial development in Summit Village North, a high-density buffer is proposed on-site because of its benefit to both the residential and commercial uses.