

The applicant proposes three modifications. The first modification is to the required minimum lot width of 50', to allow for a minimum lot width of 38'. The second modification request is to the required minimum 20' rear yard setback, to allow for a minimum 15' rear yard setback. The final modification request is the required low impact landscaping screening buffer, to allow for no landscaping screening buffer. Staff supports the modification requests.

- 159 lots
- 12 common area tracts
- 31.473 acres total acres (1,370,963.88 sq. ft.)
- 5.05 units/acre - overall residential density, including common area - 10 units/acre maximum density in the RP-3 district
 - 8.98 units/acre - overall residential density, excluding common area

Josh Johnson, AICP, Asst. Dir. of Plan Services

Recommendation: Staff recommends **APPROVAL** of the rezoning and preliminary development plan, subject to the following:

1. A modification shall be granted to the required minimum lot width of 50', to allow for a minimum lot width of 38'.
2. A modification shall be granted to the required minimum 20' rear yard setback, to allow for a minimum 15' rear yard setback.
3. A modification shall be granted to the required low impact landscaping screening buffer, to allow for no landscaping screening buffer.
4. Development shall be in accordance with the preliminary development plan, date stamped November 20, 2018.
5. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated December 4, 2018.