

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
August 4, 2011**

Docket # 2011-11-DP

Wabuck Development and Baker & Hilliard, Inc. have applied for approval of a Detailed Development Plan on a tract of land containing approximately 6.59 acres, located between Blue Level Road and Worth Way, at 4974 Worth Way, approximately 521' from Blue Level Road. The Plan proposes the construction of (6) two-story apartment buildings, containing 8 units each, for a total of (48) two-bedroom units. Also proposed is a one-story Community Building, and all required parking, drainage and landscaping. This property is zoned RM-4 (Multi Family Residential) with a portion zoned GB (General Business), both with Binding Elements.

STAFF REVIEW: This plan was reviewed based on the **RM-4** and **GB** zones and Binding Elements as follows:

The site will be developed in two phases, with 4.33 acres, 3 buildings and the Community Building in Phase 1, and 2.26 acres and 3 buildings in Phase 2.

Lot Coverage:	<u>Allowed / Required</u> 75%	<u>Provided</u> Phase 1 – 26.8% Phase 2 – 38.7% Total – 31.0%
Setbacks:	<u>Allowed / Required</u> Front: 30' (Worth Way) 35' (Blue Level Road) Side: 10' Rear: 10'	<u>Provided</u> approx. 241' 45.01' 60.81' 15.55'
Parking:	<u>Allowed / Required</u> 120 spaces	<u>Provided</u> 121 spaces total
Density	26 units per acre	Phase 1 – 5.54 units per acre Phase 2 – 10.62 units per acre Total - 7.28 units per acre
Building Height:	4 stories above grade	2 story - maximum 29'
Landscaping:	Landscaping plan meets the requirements of the Ordinance.	
Signage:	No proposed signage is shown. A monument style entrance sign is allowed, with a maximum sign face of 60 square feet, with a maximum height of 5 feet.	
Drainage:	The drainage plan is approved.	
Traffic:	No Traffic Impact Study was required with this submittal.	
Access:	One access point from Worth Way.	

STAFF RECOMMENDATION: Approval.

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket # 2011-11-DP.

My motion is based upon the Detailed Development Plan's compliance with Section 3.11.6 of the Warren County Zoning Ordinance.

MOTION TO DISAPPROVE:

I make the motion to **disapprove** the Detailed Development Plan, Docket # 2011-11-DP. My motion is based upon the Detailed Development Plan's failure to meet the requirements of Section 3.11.6 of the Warren County Zoning Ordinance as follows: _____. I further request that the staff transmit a written notice to the applicant within 10 days of this action detailing the reasons for denial.