

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
October 6, 2011**

Docket # 2011-13-DP

Shane VanMeter has applied for approval of a Detailed Development Plan on a tract of land containing 3.0395 acres, at 3560 Wheatstone Avenue, located approximately 350' from Three Springs Road. The Plan proposes the construction of (4) two-story apartment buildings, each containing (8) two-bedroom units, for a total of 32 units. Also proposed is all required parking, drainage and landscaping. This property is zoned GB (General Business) with Binding Elements.

STAFF REVIEW: This plan was reviewed based on the **GB** zone (**using the RM-3, (Multi Family Residential) standards**) and Binding Elements as follows:

| | | |
|------------------|---|--|
| Lot Coverage: | <u>Allowed / Required</u> 75% | <u>Provided</u> 38.3% |
| Setbacks: | <u>Allowed / Required</u> Front: 30' (by plat) Side: 10' Rear: 10' | <u>Provided</u> approx. 57' approx. 62' (west) 17.99' (east) approx. 87' |
| Parking: | <u>Allowed / Required</u> 80 spaces | <u>Provided</u> 80 spaces |
| Density | 15 units per acre | 10.53 units per acre |
| Building Height: | 42' | approx. 32' |
| Landscaping: | Landscaping plan meets the requirements of the Ordinance, and is preliminarily approved. Final approval will be required before issuance of a building permit. | |
| Signage: | The proposed location of a development identification sign is shown with this submission. The applicant is allowed one sign, which must be monument type, with a maximum sign face of 60 square feet, maximum height of 5'. | |
| Drainage: | The drainage plan is preliminarily approved. Final approval will be required before issuance of a building permit. | |
| Traffic: | A Traffic Impact Study was not required for this submittal. | |
| Access: | One access point from Wheatstone Avenue. | |

STAFF RECOMMENDATION: Approval.

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket #2011-13-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 #2011-13-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.