

AH DAVENPORT

Eden Hill Farm, TND, Residential District

Project Narrative

January 3, 2025

The residential parcel of Eden Hill Farm was created as part of a Record Plat recorded August 29, 2005, as Plat Book 79, Page 83. It was identified as Lot 3A, zoned as a Traditional Neighborhood Design Zone (TND). The original Master Plan for the residential lot configuration created a total of 665 residential units with a mix of units including Condominiums, Townhouses, Duplexes and Single-Family Homes on 109.034 acres. Since 2005 numerous revisions have been made to the lot configuration cumulating in The Record Plat recorded September 24, 2024, as Plot Book 155, Page 32. To date approximately 260 units have been constructed and the construction of 2 clubhouses is almost complete.

Unfortunately, the TND, created approximately twenty (20) years ago, neither reflects the needs of today's residents nor is it constructable due to the extensive infrastructure needed to complete (the cost to complete, as-is, would far exceed the value of the improvements). The proposed revisions to the existing plan are intended to meet the current market requirements, decrease the amount of infrastructure needed to build dwellings, and most importantly drastically and dramatically increase the amount of passive open space at the Eden Hill Farm development. The proposed revisions also create individual parcels for the 2 existing clubhouses.

The clubhouses are located on one parcel in Phase 1, this proposal will create separate parcels for the buildings. Minimal changes are proposed for phase 4, which include reconfiguring lots 10 and 11 along with alleys N and M to improve the building envelopes and create a more efficient parking layout.

Phases 2, 5 and 6 are the primary area of redesign proposed by this plan which will include the re-alignment of Red Haven Way between Skipton Boulevard and Little Eden Way. Elimination of the following roadways and alleys; Bond Street east of Gorrell Way, and Eden Hill Boulevard south of Little Eden Way. Also eliminated is the passive open space known as Eden Hill Commons North and the single-family lots 235 through 240 and 326. Lot 325 has been relocated between lots 252 and 321.

The proposal for phase 6 adds 40 residential units located in a four-story market-rate apartment building and the relocation of Red Haven Way back to its original location which allows for the residential parking to be located off street between Red Haven Boulevard and the existing railroad tracks. Phase 6 shall also include an additional 3 acres of open space to be added to Signers Park which will include community amenities such as pickleball courts, dog parks and a children's playground.

These proposed changes will increase the open space with in the limits of the proposal from 8.54 acres to 14.41 acres and eliminate 1100 linear feet of public road.