

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 2/27/2023
Re: **Beacon Acquisition of 12516 Downs** (*Informational Item*)

PROPOSAL:

Beacon Partners is interested in possible incorporation of 12516 Downs Road into the CLP project and previous conditional site plan approval.

DEVELOPMENT SUMMARY:

Location: 12516 Downs Road
Request: Reduction of Southern buffer from 100’ to 20’ (there is existing 20 feet of buffer along the townhome development to the South. If approved as shown; would provide 40’ of total buffer between properties.
Zoning: **Existing:** G-I
Proposed: G-I (CD)
Parcel Size: 12.17 acres

STAFF COMMENT:

Plan does not provide any specifics on development plans nor why the reduced buffer is proposed. There is an existing single family use located at 12432 Downs shown on the plans owned by the Treat family that would also need the 100’ buffer. Detail of what is in the reduced buffer is not shown. Without knowing the development plans it is difficult to properly assess buffer needs to the adjacent more sensitive residential uses. The front part of the property is within the flood plain so access through the CLP development parcel could be beneficial. Staff advocates for complete development proposal before we review the request. This to include flood areas, stormwater controls, zoning use of the property, size, location, and design of buildings, trash location, all buffer details and landscaping, sidewalk and streetscape improvements along Downs Road, and all driveways and access points.

PROCEDURE:

This meeting is to familiarize you with the applicant’s request go over updates, modifications, and recommendations. The process is legislative with the standard conditional zoning process. This is a workshop meeting intended to refine the development proposal and to get your feedback ahead of any eventual future public hearing and council vote.