

**Zoning Board of Appeals Meeting of August 14, 2024****Application No. ZBA 2024-007**

**Applicant:** Willow Creek Development, LLC (Greg Maurer)

**Location:** 5729-5733 Willow Creek Lane (PIN: 04-28-426-004)

**Requested Action:** Approval of Design Review for a 5,310 SF three-family residential structure.

**Existing Use:** Multi-Family Residential

**Proposed Use:** Multi-Family Residential

**Existing Zoning:** RM

**Adjacent Zoning:** North: RM (contiguous)  
East: R1(across Willowbrook Road)  
South: RM (contiguous)  
West: RM(contiguous)

**Previous Action:** The ZBA previously approved design review for five 4,519 SF three-family residential structures for this location October 2019 (ZBA 19-013) of a substantially different design.

**Report:** Applicant is requesting Design Review for a three-family residential structure at the location depicted in the attached site development concept plan [center building on the south side of Willowcreek Lane]. This multi-family development has been presented in several different iterations by several different developers, with the initial plat being approved in 2006, and various site development approvals taking place in 2017, 2019, and 2022. The ZBA previously approved the overall site plan and development concept in 2019, including landscaping, public and private improvements, and building design.

The current request is for approval of a 5,310 SF three-family residential structure of similar style and materials to what was previously approved. However, the previous version of the building included a side loading garage as part of the design, while this version of the proposed multi-family structure is designed with all front-loading garages – see Exhibit B “Exterior Materials\_Colors” & Exhibit C - Elevations\_TriplexMirror. The proposed design review application only applies to the changes being

made to the design of the identified structure. All other portions of the site development, including landscaping, stormwater management, public and private improvements will be required to remain in conformance with previously approved drawings and plans.

**Recommendation:** Staff recommends Approval of Design Review for a 5,310 SF three-family residential structure in a RM Multiple-Family Residential District subject to the following conditions:

1. Compliance with all applicable building codes.
2. All other site development plans remain in conformance with previously approved plans.