

**MEMORANDUM**

TO: Town Council

FROM: Planning Commission

DATE: February 4, 2020

SUBJECT: RZN19-0005/ORD 1906- Rezoning request to rezone 3.556 acres of property at 900 and 1002 Glade Road and vacant parcels on Glade Road (Tax Map Nos. 225-A-5; 225-A-6; 225-A-7 and 225-A-4 (portion)) from RR-1 Rural Residential 1 to PR Planned Residential for Multi-Family Housing and Townhomes by Craig Stipes of Broad Street Partners, LLC (applicant, contract purchaser) on behalf of the Ruth Epperly Life Estate; Kevin Gilbarte; and Cary Hopper (owners).

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Planning Commission Recommendation:

**APPROVAL** for the rezoning request RZN19-0005 with the following exceptions below:

- Exception to Use and Design Standard §4231 (b) (3) that would allow a minimum separation of 18' between townhouse buildings.
- Exception to the Use and Design Standard §4216 (a) (1) that would allow multifamily dwelling units (including cottages) to have a minimum separation of 8'.
- Exception to Use and Design Standard §4328(a)(5) to allow open space to include setbacks where trail crosses property line.

For: Colley; Davis; Jones; Kassoff  
Against: Ford; Langrehr; Moneyhun  
Abstain: None  
Absent: None

In so recommending approval of this rezoning application and associated exceptions to use and design standards, the Planning Commission finds the request to be in conformity with the Comprehensive Plan, the Zoning Ordinance, and to have minimum adverse impact on the surrounding neighborhood or community.