



Rittenhouse Commons 1 PAD Rezone and Preliminary Plat

Case P21-0121 and P21-0122

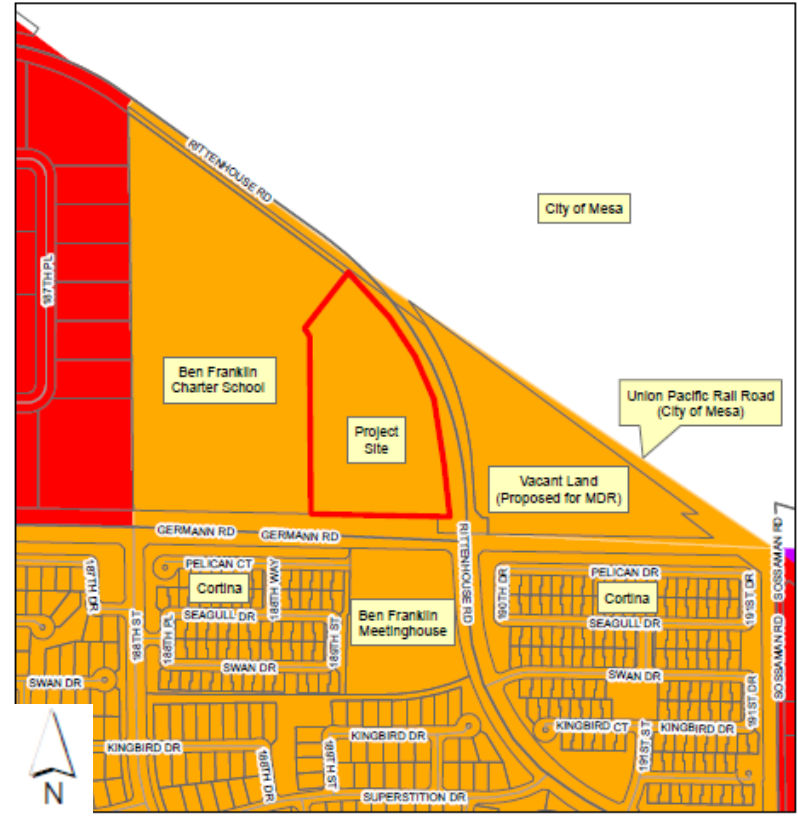
*Town Council
December 1, 2021*



Aerial Exhibit: 10 acres



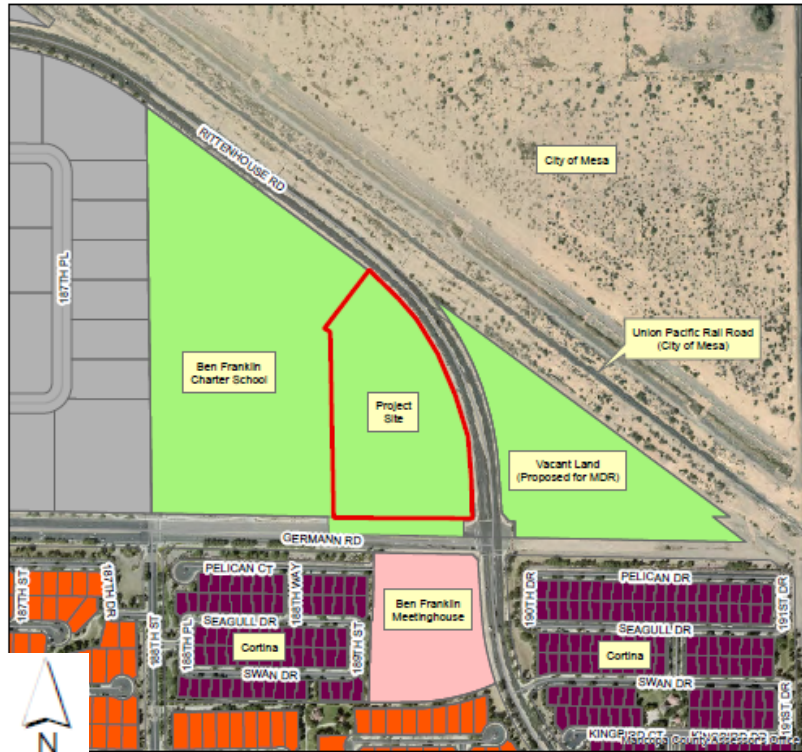
General Plan Exhibit: Neighborhood



General Plan Land Use

- | | | | |
|---|---|---|---|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

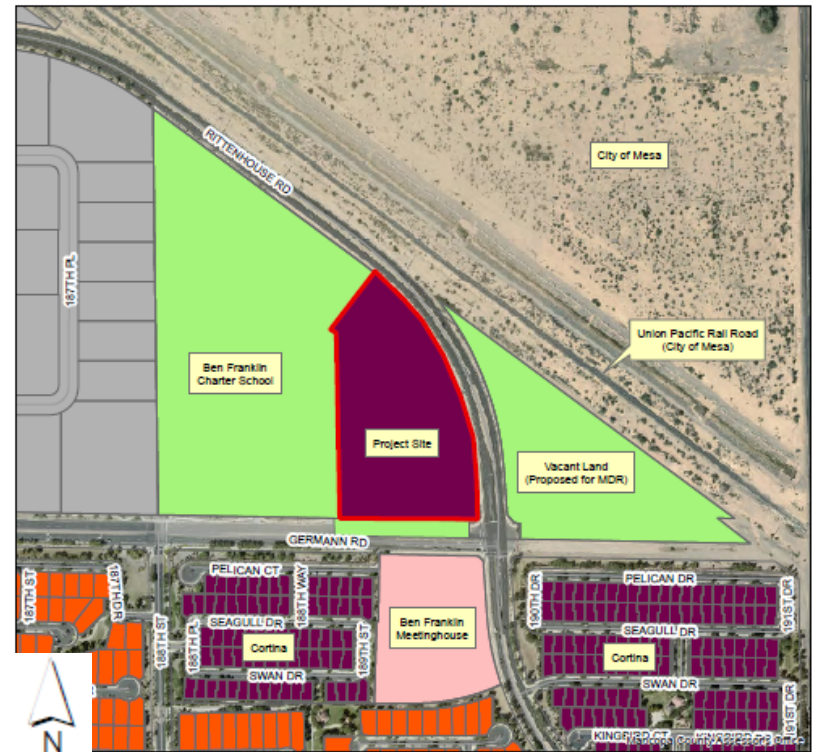
Current Zoning: R1-43



Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment
			MU - Mixed Use

Proposed Zoning: MDR/PAD



Zoning Districts

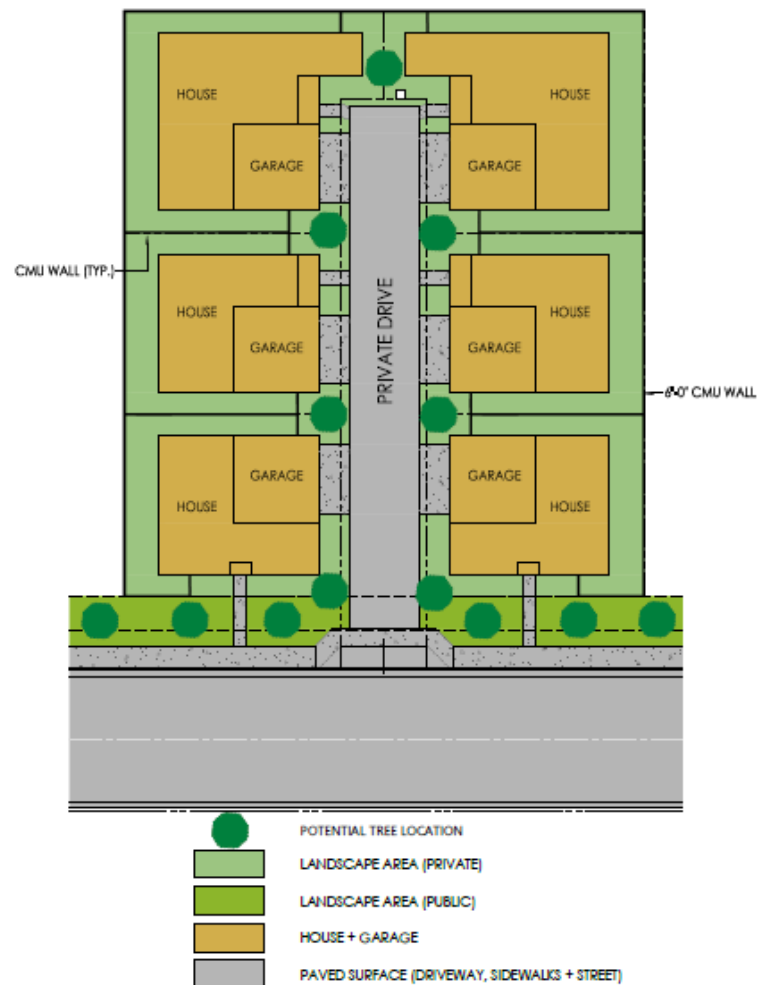
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Request

- PAD Rezone from R1-43 to Medium Density Residential (MDR)/PAD
- Preliminary Plat for 81 single-family lots on 10 acres (8.1 du/ac)
 - 222 parking spaces (2-car garage per lot, 60 additional on-street)
 - 33% of open space proposed
- Housing product to be reviewed under future Residential Design Review application



Site Plan



TYPICAL CLUSTER UNIT PLAN

SCALE 1" = 8'-0"



Conceptual Elevations



Proposed PAD Deviations

- Three (3) requested deviations:
 - Reduce the required front setback from ten (10) feet to two (2) feet.
 - Reduce the required rear setback from ten (10) feet to eight (8) feet.
 - Reduce the required landscape buffer along the western edge from fifteen (15) feet to ten (10) feet.
- Each deviation contributes to the layout of the clustered lot orientation.



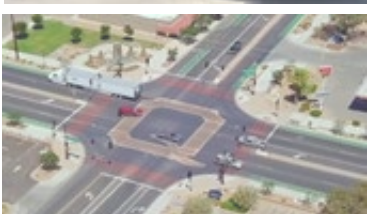
Neighborhood Meeting

- In-person meeting held on September 9th, 2021 with one (1) resident in attendance:
 - Concerns raised over additional traffic and the safety of students crossing Germann Road to the Ben Franklin Meetinghouse south of the site.
- Staff has not received any follow up calls or letters regarding the proposal at this time.

Planning Commission Recommendation

- The Planning Commission recommended approval with a vote of 6-1 at their regularly scheduled meeting on November 10, 2021.





Questions?
Thank you.