

Bosma Farms Rezone Case P23-0168

Town Council
May 15, 2024



Request

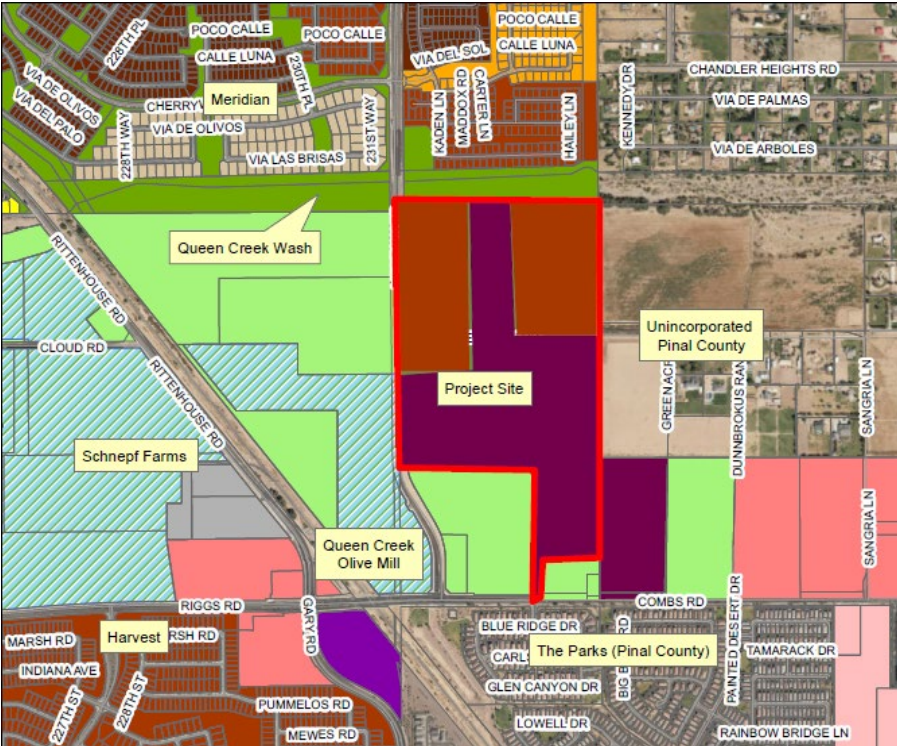
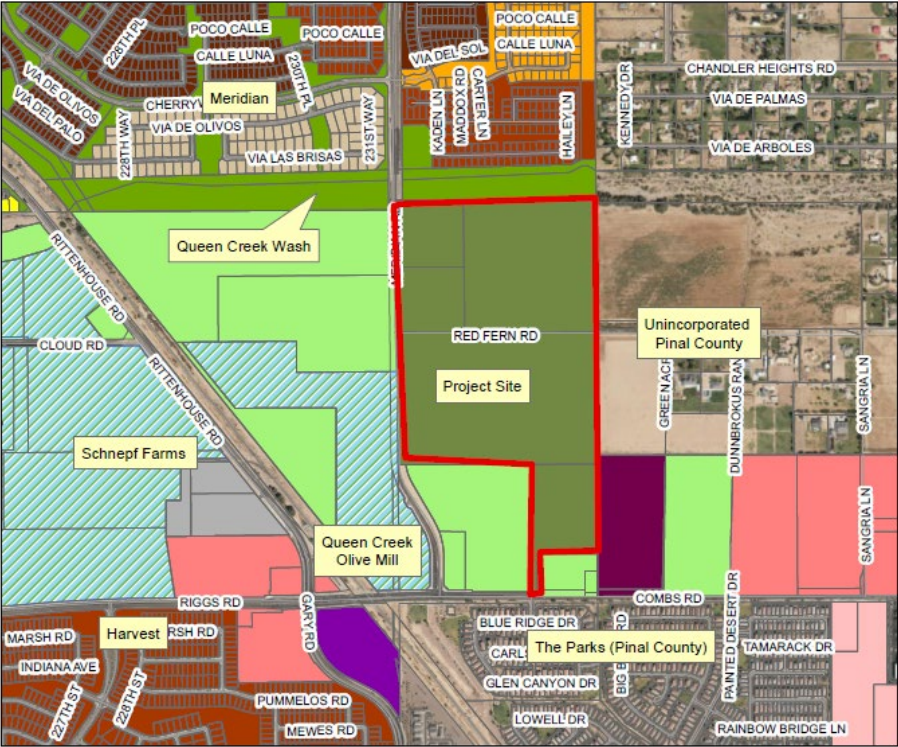
- Rezoning of 136 acres from R1-18 to R1-5, MDR/PAD
- General Plan = Neighborhood

Aerial: 136 acres



Existing Zoning: R1-18

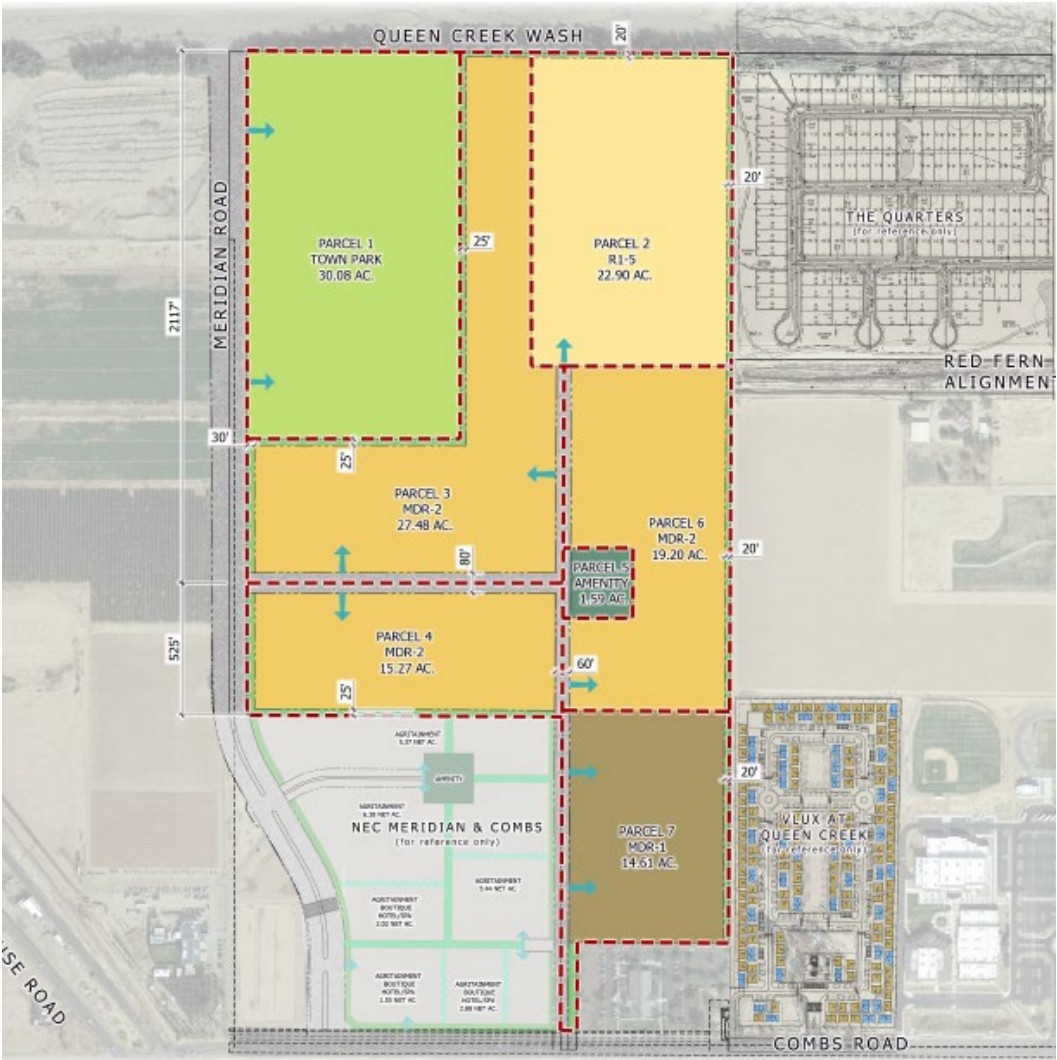
Proposed Zoning: R1-5/MDR



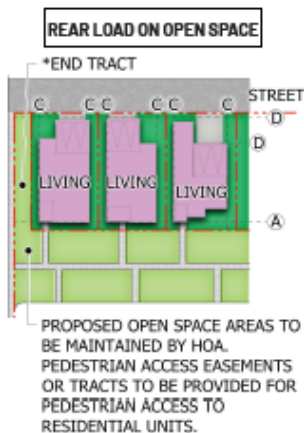
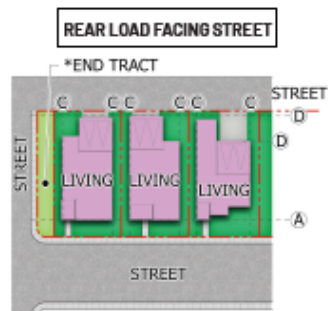
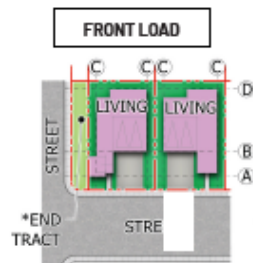
Proposed Development Plan

- 7 parcels
- Parcel 1 = 30 ac, R1-5 (town park)
- Parcel 2 = 23 ac, R1-5
- Parcel 3 = 27 ac, MDR-2
- Parcel 4 = 15 ac, MDR-2
- Parcel 5 = 1.6 ac, park
- Parcel 6 = 19 ac, MDR-2
- Parcel 7 = 14.6 ac, MDR-1

- 785 units
- 5.97 du/ac



MDR2: Illustrative Product Diagrams for Single-Family Detached Front Load and Rear Load



LEGEND

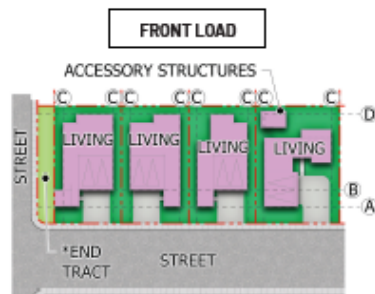
- PROPERTY LINE SETBACK
 - GARAGE
 - COMMON OPEN SPACE
 - LOT
- (A) MINIMUM FRONT SETBACK
 (B) FRONT FACING GARAGE SETBACK
 (C) MINIMUM SIDE SETBACK
 (D) MINIMUM REAR SETBACK

NOTE: REFER TO DEVELOPMENT STANDARDS TABLE FOR SETBACK REQUIREMENTS.

*10'-0" END TRACT OR LANDSCAPE AREA

NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

R1-5: Illustrative Product Diagrams for Single-Family Detached Front Load



LEGEND

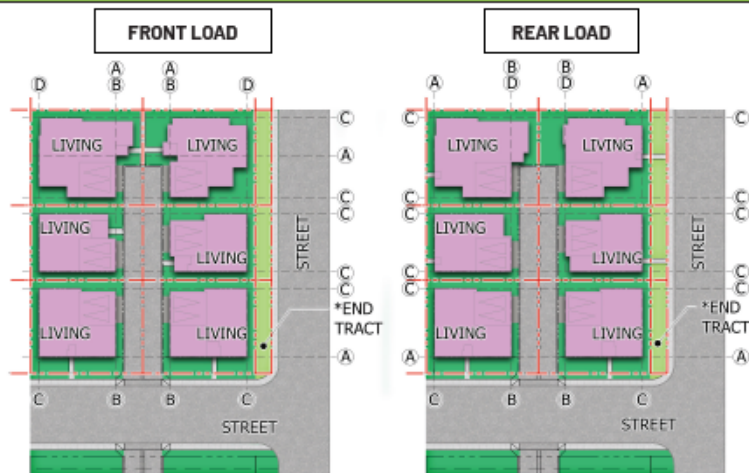
- PROPERTY LINE SETBACK
 - GARAGE
 - COMMON OPEN SPACE
 - LOT
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NOTE: REFER TO DEVELOPMENT STANDARDS TABLE FOR SETBACK REQUIREMENTS.

*10'-0" END TRACT OR LANDSCAPE AREA

NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

MDR2: Illustrative Product Diagrams for Single-Family Detached Cluster



LEGEND

- - - - - PROPERTY LINE
- - - - - SETBACK
- GARAGE
- COMMON OPEN SPACE
- LOT

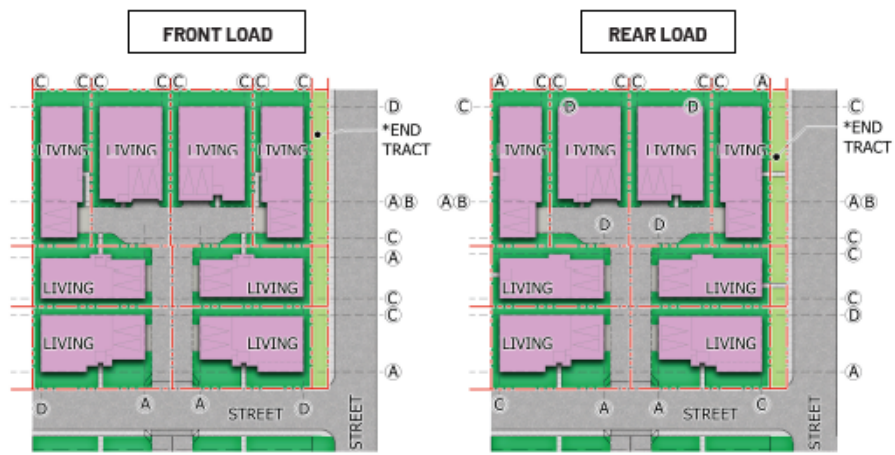
(A) MINIMUM FRONT SETBACK
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*10'-0" END TRACT OR LANDSCAPE AREA

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MDR2: Illustrative Product Diagrams for Single-Family Detached Hammerhead



LEGEND

- - - - - PROPERTY LINE
- - - - - SETBACK
- GARAGE
- COMMON OPEN SPACE
- LOT

(A) MINIMUM FRONT SETBACK
 (B) FRONT FACING GARAGE SETBACK
 (C) MINIMUM SIDE SETBACK
 (D) MINIMUM REAR SETBACK

NOTE: REFER TO DEVELOPMENT STANDARDS TABLE FOR SETBACK REQUIREMENTS.

*10'-0" END TRACT OR LANDSCAPE AREA

NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

Neighborhood Meeting

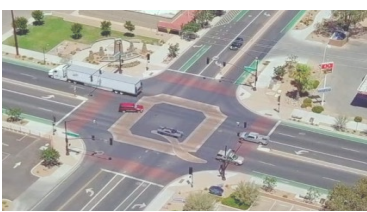
March 7, 2024: Appx: 4 neighbors

Concerns regarding the following:

- Didn't want to see development
- Wildlife preservation
- Home Sizes
- Connection to Redfern Drive

Planning Commission Vote:
7-0





Questions?
Thank you.