



***Board of County Commissioners***

# **Public Hearing**

June 26, 2012



# **Stillwater Crossings and Center Bridge PD/LUP**

**Case: CDR-12-01-010**

**Project: Stillwater Crossings and Center  
Bridge Planned Development /  
Land Use Plan (PD/LUP) -  
Substantial Change**

**Applicant: Adam Smith**

**District: 1**



# **Stillwater Crossings and Center Bridge PD/LUP**

**Request:** To consider a substantial change to the approved  
Stillwater Crossings and Center Bridge PD/LUP to:

- 1) Amend the land use district designation for APF Park Parcel SC-15 to “Upland Greenbelt” and preclude any future Transfer of Development Rights (TDR) credits to such parcel;**
- 2) Amend the proposed residential density and yield in PD Parcels SC-11, SC-12 and SC- 14 (as shown on the revised LUP dated “Received April 9, 2012”) to reflect net developable acreage refinements and the use of TDRs;**



# Stillwater Crossings and Center Bridge PD/LUP

**Request cont'd:** To consider a substantial change to the approved Stillwater Crossings and Center Bridge PD/LUP to:

- 3) Approve the following waivers from the original Village PD Code related to PD Parcels SC-11 and SC-12 only;

**Parcel SC-11 (Garden Home District)**

***[Note: The following waivers may be applied to no more than 15% of the single family detached residential lots (52 units)]***

- a) A waiver from Section 38-1385.7(b)(4) to decrease the minimum lot width from forty feet (40') to thirty-two feet (32') for single-family detached dwellings;
- b) A waiver from Section 38-1386(b)(2) to decrease the minimum average lot size from 6,000 square feet to 3,840 square feet for single family lots less than forty (40) feet;



# **Stillwater Crossings and Center Bridge PD/LUP**

**Request cont'd: To consider a substantial change to the  
approved Stillwater Crossings and Center Bridge PD/LUP to:**

- c) A waiver from Section 38-1385.7(b)(8)(a) to reduce the minimum front porch setback from ten (10) feet to seven (7) feet for lots less than forty (40) feet wide; and**
- d) A waiver from Section 38-1385.7(b)(8)(b) to decrease the minimum side building setback from five feet (5') to four feet (4') for lots less than forty (40') feet wide.**



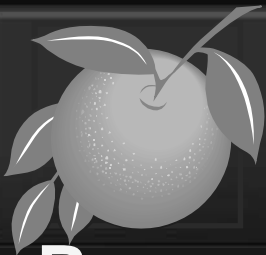
# Stillwater Crossings and Center Bridge PD/LUP

**Request cont'd:** To consider a substantial change to the approved Stillwater Crossings and Center Bridge PD/LUP to:

Parcel SC-12 (Village Home District):

*[Note: The following waivers may be applied to no more than 20% of the single family detached residential lots (47 units)]*

- a) A waiver from Section 38-1386(b)(4) to decrease the minimum lot width from forty feet (40') to thirty-two feet (32') for single-family detached dwellings;
- b) A waiver from Section 38-1386(b)(2) to decrease the minimum average lot size from 6,000 square feet to 3,840 square feet for single family lots less than forty (40) feet;
- c) A waiver from Section 38-1386(b)(8)(a) to reduce the minimum front porch setback from ten (10) feet to seven (7) feet within lots less than forty (40) feet wide; and



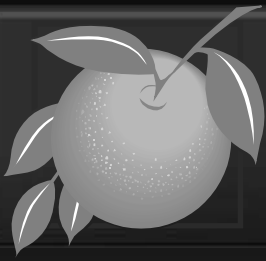
# Stillwater Crossings and Center Bridge PD/LUP

**Request cont'd:** To consider a substantial change to the approved Stillwater Crossings and Center Bridge PD/LUP to:

- d) A waiver from Section 38-1386(b)(8)(b) to decrease the minimum side building setback from five feet (5') to four feet (4') for lots less than forty (40') feet wide.

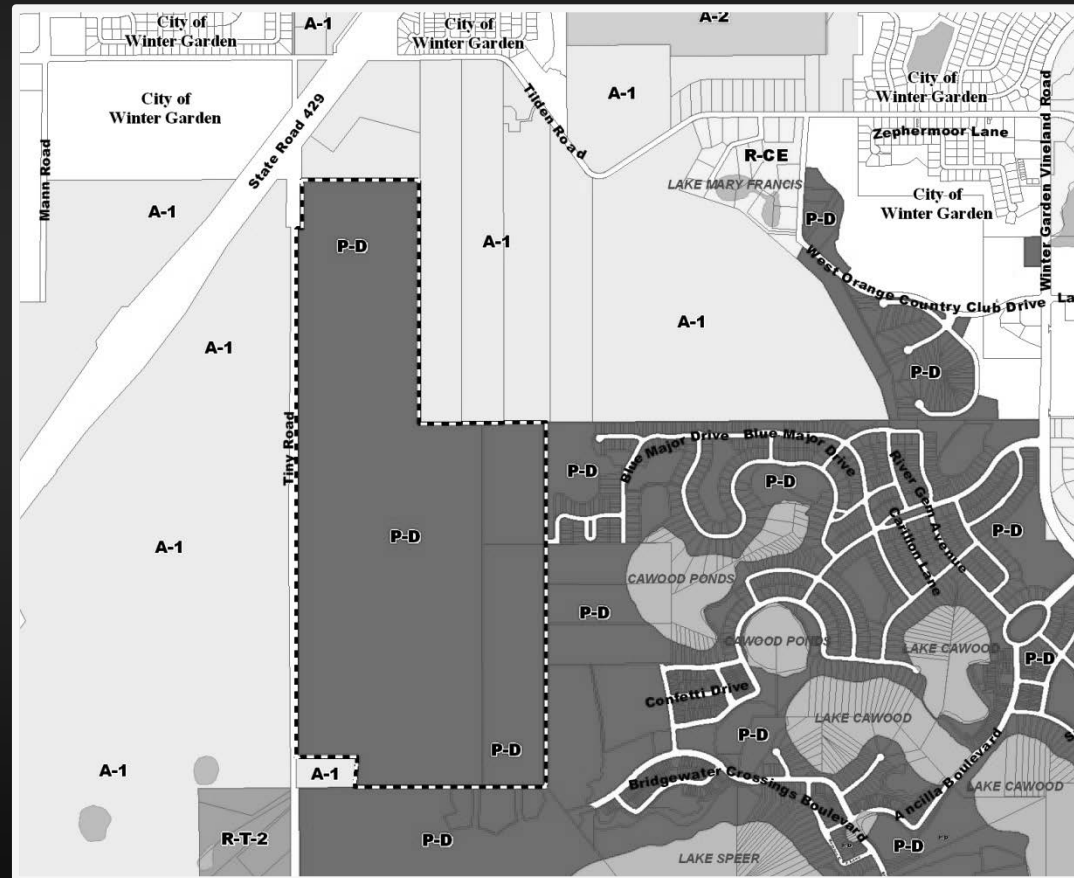
Parcels SC-11 (Garden Home District) and SC-12 (Village Home District):

- a) A waiver from Section 38-1384(c) to allow for an average block length of 360 feet, in lieu of 300 feet, where lot widths less than sixty (60) feet are proposed;
- 4) Approve new or modified Conditions of Approval; and
- 5) Acknowledge a “Notice of Assignment of Transferable Development Rights (TDR) and Declaration of Restrictive Covenants” and approve an Adequate Public Facilities (APF) Agreement related to the subject property.



# Stillwater Crossings and Center Bridge PD/LUP

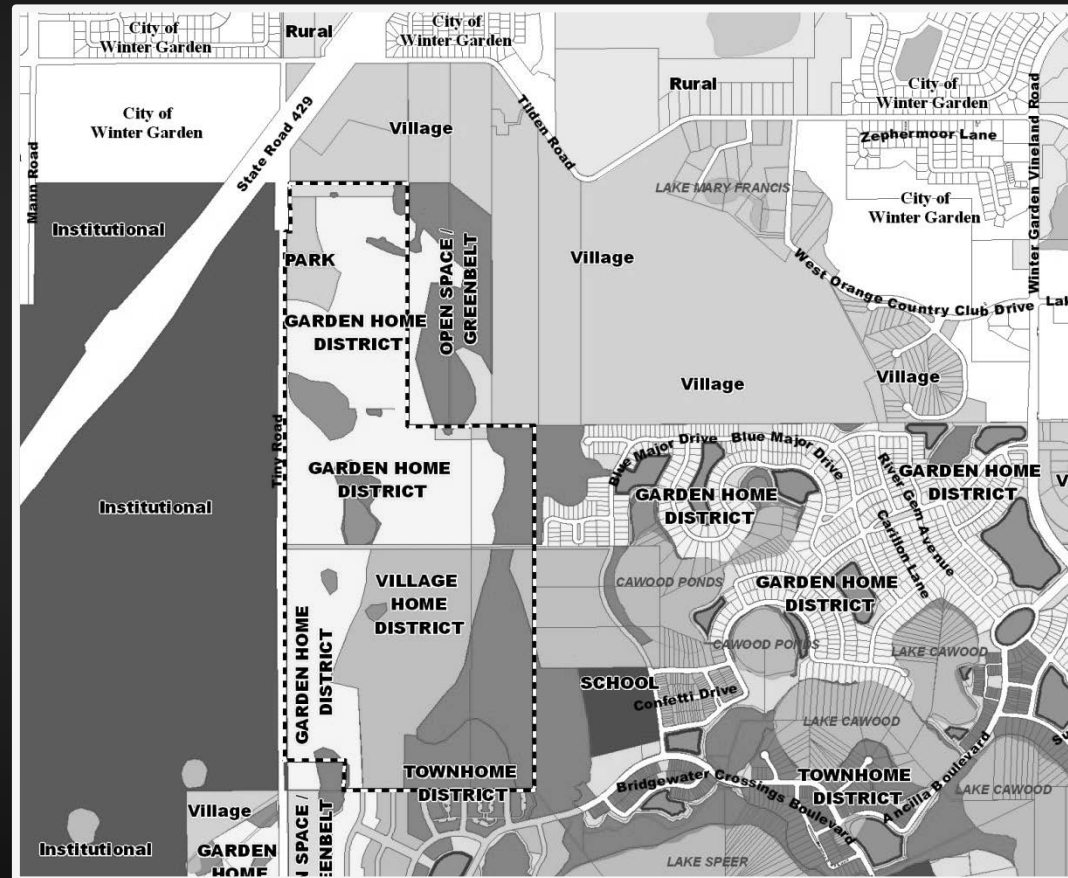
## Zoning







# Future Land Use







# **Stillwater Crossings and Center Bridge PD/LUP**

## **Action Requested**

- **Find the request consistent with the Comprehensive Plan and approve the Substantial Change to the Stillwater Crossings and Center Bridge PD/LUP dated “Received April 9, 2012,” subject to the fifteen (15) conditions in the staff report.**