

Project Narrative – Site & Development Plan

The subject property is a 23.78 +/- acre property located north of Laurel Road and west of Twin Laurel Boulevard within the Laurel Road Neighborhood of the Comprehensive Plan. The property has a Future Land Use designation of Mixed Use Corridor and is zoned Commercial General (CG), and a Conditional Use for multi-family use was approved on September 19, 2023.

Access to the site will be from Laurel Road through the future commercial development within the 83+/- acre Hurt Assemblage Preliminary Plat. The proposed multi-family development of 265 dwelling units will incorporate a mix of housing types including cottages, duplexes, and townhouses with an amenity center and a mix of surface parking and garage parking.

The proposed Site & Development Plan will provide for a transition of uses between the future commercial development within the 83 acre +/- assemblage to the south and the adjacent single- family residential development to the north, and will allow for a mixed-use development consistent with the guidelines of Comprehensive Plan Strategy LU-LR 1.1.1. and, consistent with Strategy LU 1.2.11 and LU 1.2.13, is deemed to be compatible. Therefore, approval of the proposed Site & Development Plan is hereby requested.