

Project Narrative

Preliminary Plat Amendment – Hurt Assemblage (Venice Crossing)

The Hurt Assemblage Preliminary Plat (23-59PP) was approved on February 6, 2024, and amended by Preliminary Plat Amendment (24-45PP) approved on October 16, 2024, for an 82.81 +/- acre parcel located north of Laurel Road, west of Twin Laurel Boulevard, and east of Old Albee Farm Road. The Preliminary Plat established access points, an internal roadway network, stormwater facilities, wetland preservation areas, and graded areas for future development of a mixed-use commercial development. The property is zoned Commercial General (CG) and has a Future Land Use Designation of Mixed Use Corridor.

As a result of the elimination of the previously identified future multi-family development area and other changes in market conditions, this proposed Preliminary Plat Amendment seeks additional modifications limited to the following.

1. Changes in lot configurations,
2. Increased buffers along the northern boundary,
3. Modifications to stormwater ponds,
4. Modifications to dimensions (but no decrease in size) of Wetland 3, and
5. Minor shifts in future potential access points along Twin Laurel Boulevard.

The proposed Preliminary Plat Amendment remains consistent with all applicable elements of the City's 2017 Comprehensive Plan. Among the applicable Elements, the proposed amendment is consistent with Land Use Element and Laurel Road Neighborhood Strategies LU 1.2.9.c and LU-LR 1.1.1.A. and B. with respect to density/intensity, and will allow for the provision of a mix of uses to serve the neighborhood while maintaining compatibility with the neighborhood.