

Project Narrative – Design Alternative

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.

Pursuant to Sec. 3.7.5.B.4., a Design Alternative is proposed to allow for an alternative to the Sec. 3.7.5.B.4.a. requirement for interior islands to ensure there are no more than ten (10) contiguous spaces as long as the contiguous number of spaces is less than twenty (20).

The landscaping plan proposes areas of up to eighteen (18) contiguous spaces while still meeting the requirements for the total amount of landscaping area and the total amount of required plantings. However, the applicant believes the proposed design provides for superior design, efficiency, and performance in providing amenity area parking, guest parking and EV parking/charging locations while balancing landscaping planting throughout the site to provide maximum benefit to the residents while preserving compatibility with adjacent properties, thereby meeting the intent of Sec. 7. Landscaping. Therefore, approval of the proposed Design Alternative is hereby requested.