

Family Promise Parkside - Landscape Buffer Design Alternative Narrative

The subject property is approx. 2.27 ac located North and West of Leslie Lane, south of Substation Rd, and East of the Legacy Trail. The site is currently accessed via Substation Rd, and a private Ingress/egress easement (ORI 2024089782).

The property has a Future Land Use Designation of RMF-1, residential, multi-family with a future land use (FLU) of High Density Residential.

A concurrent Site & Development Plan application has been filed for a Phase 1 plan which proposes to improve a portion of the existing shell rd. and construct a total of 5 buildings containing 2 units each. Phase 2 is identified as “future development” which would be subject to a future site and development application when funding for phase 2 is retained.

The property is surrounded by RMF zoned property to the north, east and south where no landscape buffer is required by the Land Development Regulations. To the west, the property is adjacent to the Industrial zoned Turbine Weld property. In June of 2024, in connection with a Site & Development Plan Amendment for the Turbine Weld property, a Design Alternative (24-27 DA) was approved for the buffer between Turbine Weld and the Family Promise site. Turbine Weld requested the Design Alternative based upon *“The nature of the use onsite – all work is performed indoors – also lends itself to producing less external impact than other industrial uses. While the indoor use is already screened via the exteriors of the buildings themselves and the existing onsite parking, the proposed PVC fence and landscape plantings along the eastern boundary will provide more than sufficient buffering for the neighboring RMF-1 zoned property”*.

Family Promise agrees the Turbine Weld buffer as approved provides sufficient buffering from the proposed Family Promise Development and therefore requests a Design Alternative from Section 4.3 Perimeter Buffer requirements to allow for no additional buffer along their western boundary. This portion of the Family Promise property is where the hammerhead “T” vehicle turning improvement and dumpster are located, and it is adjacent to a parking lot and stormwater/vegetive area on the Turbine Weld property, south of where their building is located, and therefore will not create a material impact on the adjacent use.

Approval of the Design Alternative allows for superior design, efficiency, and performance of the proposed Family Promise residential development by allowing the placement of a first phase of residential buildings in an east/west manner on the northern portion of the property which can then be mirrored when funding supporting construction future additional residential buildings has been obtained, allowing for the continued provision of affordable housing units for the community.

In addition, the Turbine Weld buffer encroaches on the Family Promise property thereby making installation of an additional buffer impractical.

The proposed Design Alternative is consistent with all applicable elements of the Comprehensive Plan and Land Development Regulations, and therefore, approval is hereby requested.