

# **Brookside South Rezoning Request**

**Good Neighbor Informational Meeting Notes - November 14, 2018**

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## **What is the definition and purpose of the R-2 zoning district, and how does it differ from the existing zoning?**

The “R-2” Single and Two Family Residential zoning district allows for the construction of both single-family and two-family dwellings within the same zoning district.

The existing zoning, “R-1P” Single Family Planned Residential zoning district only allows for the construction of single family homes.

## **How will the project be screened from adjacent properties?**

A large (550'+) natural buffer exists to the west, between the subject property and the Stonegate subdivision. This buffer will remain, and will act as a screen between the adjacent subdivisions.

## **Will there be an HOA for this project, and will it be part of the existing Brookside HOA?**

An HOA will likely be created for the subject property. It is unclear whether or not it would be a separate entity from the existing Brookside HOA.

## **Will these be rental units or owner-occupied units?**

The applicant intends to sell the proposed units as “owner-occupied” units. However, there are no provisions in City Code that prevent homeowners from renting their homes, either single-family, or two-family.

There were additional questions regarding the ability for the developer to place covenants and restrictions on the properties that would prohibit the renting of the units. While this could be done, it would be the responsibility of the HOA to enforce those provisions. The City does not enforce private covenants or restrictions.

## **How will traffic generated by the project be addressed?**

The proposed project would involve the future extension of Brook Parkway south from its current terminus at Bristol Dr., where it would connect to Hubach Hill Road. All of the roadways in and around the subject property have been designed to accommodate the potential additional traffic.

As part of the project, the City would also require the completion of a partially built box-culvert on Bristol Dr. Once completed, this would provide an important east-west connection for the surrounding neighborhoods.

## **What is the approximate size of the units?**

The proposed development calls for a mixture of slab-on-grade homes, as well as walk-out style homes. The slab-on-grade would be roughly 1,300 SQFT, while the walk-out homes would be roughly 1,600 SQFT.

## **What will be the mixture of single-family homes and two-family homes?**

The proposed "R-2" Single and Two Family Residential zoning district does not have requirements for a specific ratio of single-family and two-family homes, it simply only allows for the construction of both.

Based on the proposed conceptual plan provided by the applicant/developer, the project would consist of 100% two-family homes.