



## Legislation Text

File #: 2018-1505, Version: 3

### SUBSTITUTE

Public Hearing: YES  NO

Department: Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S):** 3 & 6

Major Modification - CZ-18-21828 - Linda Dunlavy for Paran Homes

**PETITION NO:** CZ-18-21828

**PROPOSED USE:** Single-family residential and townhome development.

**LOCATION:** 4226 Loveless Drive, 4280 Loveless Place, and 4358 Loveless Place, Ellenwood

**PARCEL NO.:** 15-011-01-044, -045, -062

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

### PURPOSE:

A Major Modification to change or remove eight of 17 conditions of zoning approved pursuant to CZ-05024 for a 376-unit single-family residential development known as "The Preserve at Conley". The property is located at the terminus of Loveless Drive and the terminus of Loveless Place, at 4226 Loveless Drive, 4280 Loveless Place, and 4358 Loveless Place, Ellenwood. The property has approximately 60 feet of frontage on Loveless Drive and approximately 60 feet of frontage on Loveless Place and contains 120 acres.

### RECOMMENDATIONS:

**COMMUNITY COUNCIL:** FULL CYCLE DEFERRAL.

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS.

**PLANNING STAFF:** APPROVAL WITH CONDITIONS.

**PLANNING STAFF ANALYSIS:** The density of the development, 3.1 units per acre, appears to be higher than the older residential areas along Bouldercrest Road but lower than newer neighborhoods to the west and southwest. The development establishes an appropriate development pattern at the middle of the range of densities found in surrounding areas. Installation of trails to connect the development with Bouldercrest Park is consistent with the following policy of the 2035 Comprehensive Plan: "Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians." (Suburban Character Area Policy No. 10) The proposed changes to the 2006 conditions will not change the essential character of the development, which will remain a predominantly single-family residential development that is suitable in view of the use and development of adjacent and nearby properties. The proposed changes are appropriate, given the history of the development, the changing housing market, and the adoption of the Bouldercrest Overlay District. Therefore, the Department of Planning and Sustainability recommends "Approval" with conditions.

**PLANNING COMMISSION VOTE:** Approval with Conditions, 8-0-0 V. Moore moved, J. Johnson seconded for approval with modified conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Full-cycle deferral, 9-0-0. CC 3 recommended full cycle deferral to allow the applicant time to meet with Commissioner Johnson.