



# FLUM AMENDMENT / CONDITIONAL USE PERMIT 3146 & 3150 WARDS FERRY ROAD

**Tom Martin**

**Community Development**

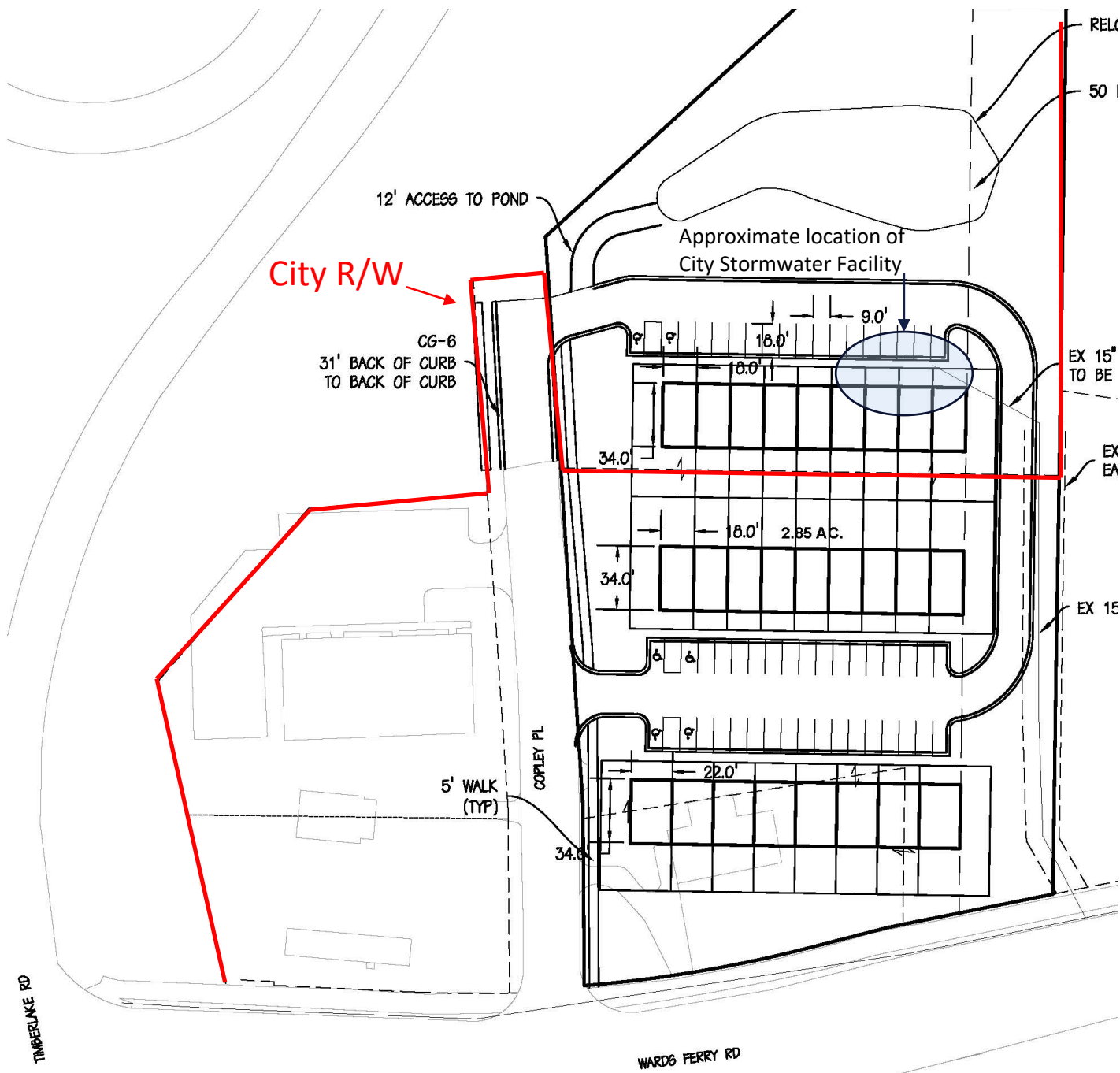
October 24, 2023



# TIMELINE

- ❖ **May 2023 – TRC Review of proposed 26 townhouses**
- ❖ **July 2023 – Developer submitted revised plans proposing 24 apartments**
- ❖ **August 2023 – Planning Commission recommended denial of apartments**
- ❖ **September 2023 – City Council Business Item Briefing**
- ❖ **October 10, 2023 – City Council tabled item**
- ❖ **October 13, 2023 – City Staff met with developer to discuss options for townhouses**
- ❖ **October 16, 2023 – Developer indicated they would like to pursue options for townhouses that did not involve sharing of stormwater facilities**

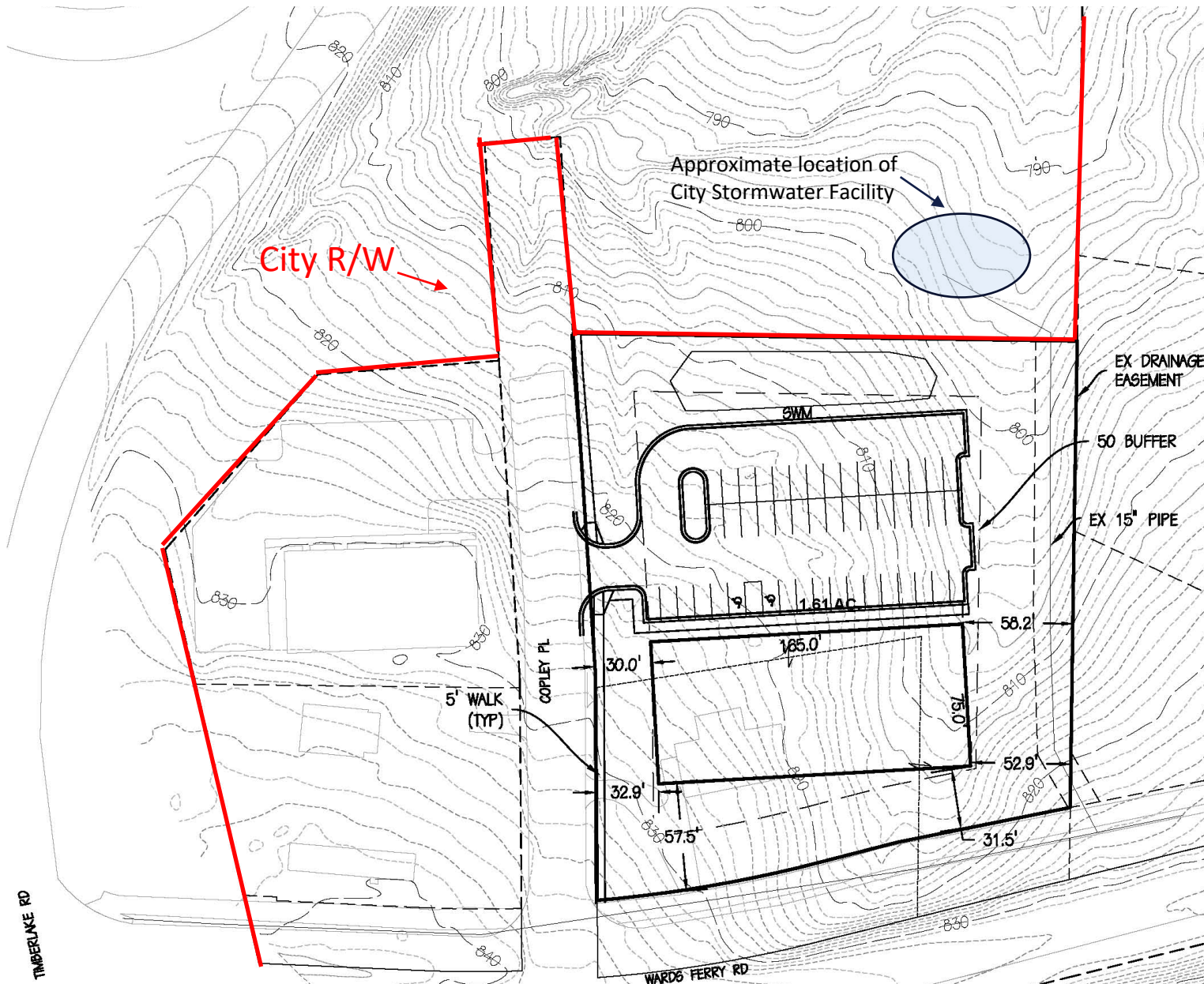




# MAY 2023 TOWNHOUSE PLAN

- ❖ 26 townhouses
- ❖ Vacated R/W
- ❖ Relocated and shared stormwater





## JULY - SEPTEMBER 2023 APARTMENT PLAN

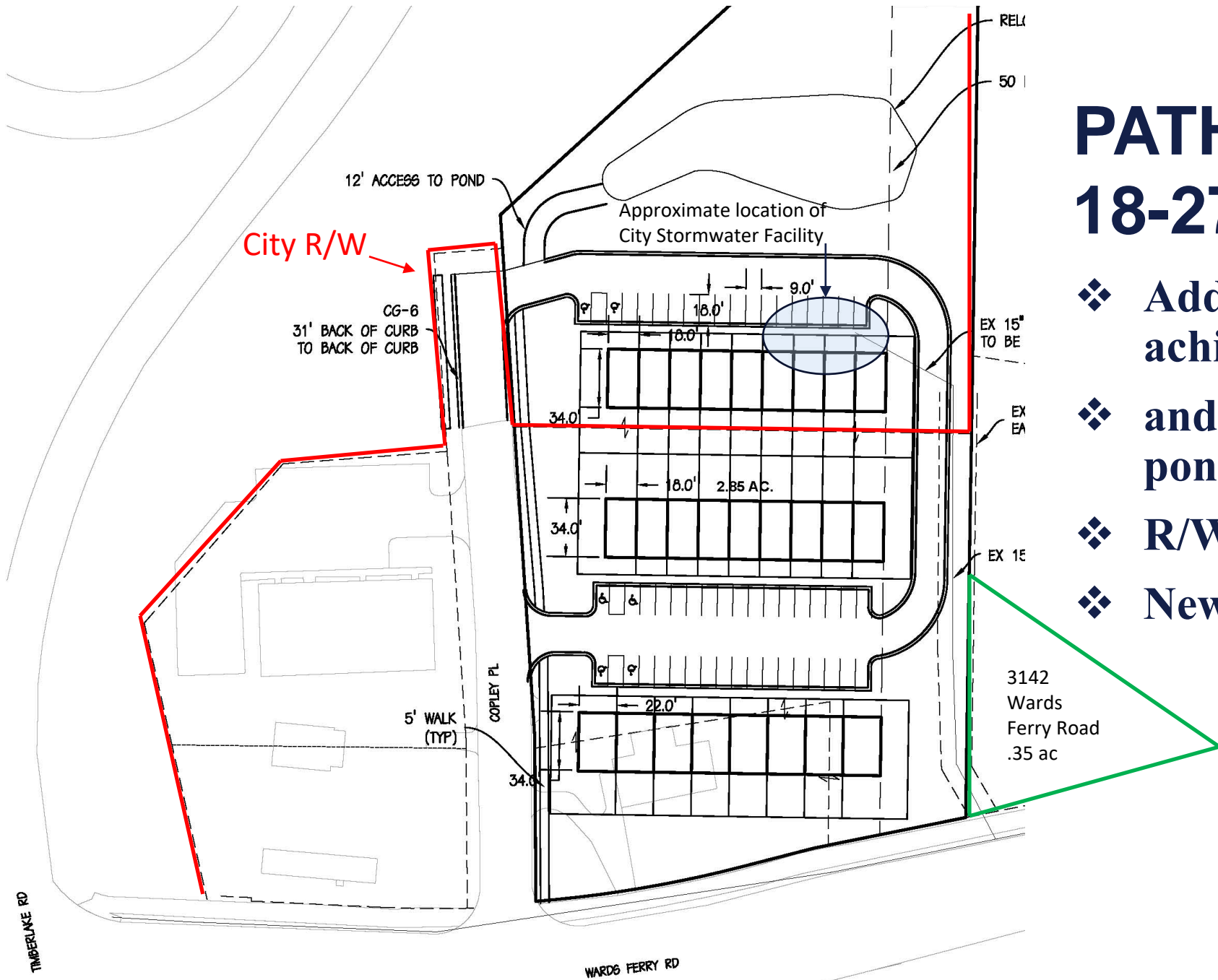
- ❖ 19 Apartments
- ❖ No R/W Vacation
- ❖ Separate stormwater facilities
- ❖ Tabled by City Council



# OPTIONS FOR TOWNHOUSES

- ❖ **Obtain additional land area for the development – No movement of City Stormwater Pond**
- ❖ **Move, yet separate Stormwater Ponds**
- ❖ **Move and share the public stormwater pond – City Maintained**
- ❖ **Move and share stormwater pond – Developer Maintained**





# PATH FORWARD 18-27 TOWNHOMES

- ❖ Add Additional Property to achieve 2 ac. minimum
- ❖ and /or relocate stormwater pond
- ❖ R/W Vacation
- ❖ New public hearings



# DISCUSSION

