

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-A-26-UR **Related File Number:** 2-H-26-DP
Application Filed: 12/29/2025 **Date of Revision:**
Applicant: THOMPSON THRIFT DEVELOPMENT, INC.

PROPERTY INFORMATION

General Location: Southeast side of Schaad Rd, north of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 91 206 **Jurisdiction:** County
Size of Tract: 18.01 acres
Accessibility: Access is via Schaad Road, a minor arterial road with a pavement width which varies from 30 ft to 43 ft within a right-of-way which varies between 100 ft to 300 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-family Development (Revision of 11-D-25-DP / 11-C-25-UR) **Density:**
Planning Sector: Northwest County **Plan Designation:** CMU (Corridor Mixed-use), SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single-family dwellings on larger rural lots and single-family and multifamily developments. The Schaad Road extension construction was recently completed in front of this parcel, creating a new point of access. The forested slopes of Beaver Ridge lie to the north. A railroad right-of-way bisects the southern portion of the subject property.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8007 BALL CAMP PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB(k) (Office, Medical, and Related Services, with conditions), PR(k) (Planned Residential, with conditions) at 9 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2025 a request to rezone the property from I (Industrial) to PR (Planned Residential) up to 12 du/ac on one portion of the parcel and 24 du/ac on another portion was withdrawn by the applicant (4-J-25-RZ). In 2025 the property was rezoned from I to PR(k) (Planned Residential, with conditions) up to 9 du/ac on one portion of the parcel and OB(k) (Office, Medical, and Related Services, with conditions)

story building 11 along the western boundary will be at least 35 ft from the property line, and that a retaining wall separates the building from the property boundary. A Type A landscape screening is proposed along the boundary to provide a buffer for the lower intensity use on the adjacent properties. C. The abutting eastern properties are zoned I (Industrial) and currently undeveloped. If they are developed for any business or industrial uses under the I zone standards, a buffer yard will be required along the common boundaries with the subject parcel (Article 4.10.11).

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. With the proposed building layout, landscape screening, and required road improvements, the multi-family development is not anticipated to significantly injure the value of adjacent properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Access will be via Schaad Road, a minor arterial street with capacity for additional traffic. Therefore, traffic through residential streets would not be required to access this property. A traffic impact analysis was conducted for this development, and the recommendations of the study shall be implemented, as mentioned in condition 2 of the development plan approval.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use. As mentioned above, if neighboring property is developed for any business or industrial uses, a buffer yard shall be provided within the adjacent property.

Action: Approved with Conditions **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: Approve the use on review for a multi-family development with up to 300 units (with up to 274 units in the OB(k) zone), as shown in the development plan, subject to 1 condition.

Date of Approval: 2/12/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**