

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-B-24-DP Related File Number:
Application Filed: 12/27/2023 Date of Revision:
Applicant: BENJAMIN C MULLINS

PROPERTY INFORMATION

General Location: Northeast side of Gettysvue Dr, north of Polo Club Ln
Other Parcel Info.:
Tax ID Number: 144 B A 049 Jurisdiction: County
Size of Tract: 3.9 acres
Accessibility: Access is via Gettysvue Dr, a local road with a pavement width of 26 ft in a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Private Recreation
Surrounding Land Use:
Proposed Use: Multi-dwelling development Density: 10.25 du/ac
Planning Sector: Southwest County Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the middle of the Gettysvue development. There are houses to the north and west, and country club facilities to the east, south and southwest.

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

Street: 913 GETTYSVUE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A to PR in 1994 (6-O-94-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Table the development plan as requested by the applicant.

Staff Recomm. (Full):

Comments: This proposal is a 40-unit multi-dwelling development on 3.9 acres. There are two 3-story structures with 20 dwelling units in each building and 113 parking spaces, with 68 of the spaces located under the buildings. The tallest portion of Building 1 is 64 ft, and Building 2 is 66 ft, measured from the finished grade to the roof peak.

The subject property is owned by the developer of the Gettysvue subdivision and was proposed as "villas" on the original development plan. In 1999, a 60-unit multi-dwelling development was approved on this site with a similar design, except the buildings had a larger footprint and 30 units each (1-A-99-UR). In 2003, a new residential development with 19 attached houses was approved (10-D-03-UR), replacing the 1999 approval. In 2020, a 60-unit multi-dwelling development was proposed, which was very similar to the 1999 plan. The 2020 application was withdrawn.

Except for the reduction in the number of dwelling units, the main difference between the current proposal and the 1999 and 2020 plans is a reduction of the tallest portion of Building 1 from approximately 80 ft to 64 ft and rotating Building 1 ninety (90) degrees to an increase the setback to the north lot line from 17 ft to 122 ft.

Action: Withdrawn

Meeting Date: 3/13/2025

Details of Action:

Summary of Action: Withdrawn

Date of Approval:

Date of Denial:

Postponements: 2/8/2024

Date of Withdrawal: 3/13/2025

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: