

## **Updated Staff plan review:**

Following the release of the initial Staff Report, the Applicant met with Hall Planning Staff and was encouraged to incorporate several additional changes to the site plan prior to the Planning Commission meeting. The Staff asked for several changes to be considered. As a result, the Applicant submitted a new concept plan on July 23, 2024. These Staff suggestions along with the review of the Applicant's revised submittal plan are detailed below:

### **STAFF COMMENTS AND REVISIONS MADE BY APPLICANT WITH REVISED PLAN SUBMITTAL:**

#### **1. DISPLAY HOW THE VISUAL IMPACT FROM BENEFIELD ROAD WILL BE MINIMIZED BY THE CURRENT PLAN.**

As a result, Applicant produced the typical lot "Benefield Road Cross Section exhibit" which details the graded change and landscaped buffer which will reduce the visual impact of the development from the view from Benefield Road.

#### **2. INCREASE GREEN SPACE AREAS.**

The amenity area was relocated to a more central area to the development and more accessible/visible to the residents. In addition, a larger additional "Central Park Area" was added to better serve the residents.

#### **3. ENHANCE BUFFERS.**

Additional planted trees within lots will be added on many of the interior lots (units 53-70 and 73-89, 90-109 and 110-128) to increase the visual buffer between homes.

#### **4. CREATE A PRIMARY ENTRANCE AND INCREASE THE ATTRACTIVENESS.**

A more central entrance was created with a landscaped island and separate roadways were added to present a more attractive entrance which will be heavily landscaped and provide an additional buffer from the view from Benefield Road. A more detailed entrance landscape plan will be provided by Applicant.

#### **5. DECREASE THE LENGTH OF STRAIGHT ROADWAYS.**

The new plan breaks up the longer roadways and installs roundabouts to slow traffic and creates a more pleasant design. While the streets follow the topography ridges the installation of these elements is more attractive. Also, additional lots were reduced to add a park area and additional connector street.

#### **6. SIDEWALKS ON BOTH SIDES OF STREETS.**

Sidewalks were added on both sides of the streets.

**Conclusion and Summary:**

While no density reduction or minimum lot size reductions were requested by Staff, the revised submittal did reduce the unit count to 263, comprising of 159 detached homes and 104 townhomes or 3.82 units/acre (a reduction from 302 lots and 4.39 units/acre). The minimum lot size of 6,000 is still requested by the Applicant. After reviewing the revised submittal plan by Applicant, Staff does feel the Applicant has made a diligent effort to address the recommendations requested.