

Benefield Road PRD Zoning
HZON24-0014 BOC Meeting Applicant Requested Changes:

6. Both detached single-family homes as well as the townhomes shall include enclosed two-car garages. Front-entry garage orientation may be semi-flush with the garage face positioned a maximum of 8 feet past the front heated square footage plane of the residence. In addition, garages of the detached homes may be recessed from 3' to 20' behind the front heated square footage. Plans shall be similar in architecture as depicted on the renderings submitted April 19, 2024. Garage door width shall not exceed 55% of the width of the front façade of the single-family residences and a maximum garage door width of 75% of the front façade of the townhomes.
 10. The development shall include a one left turn lane and two deceleration (right) lane for proposed Benefield Road access points.
 16. A 50-foot transitional buffer (planted or undisturbed) shall be maintained along all external property lines..
 23. The residences (townhomes and detached dwellings) shall be composed of a majority of brick masonry, on the front facade. The sides shall have a two-foot brick water table.
- Or Alternate Condition 23:
- The residences (townhomes and detached dwellings) shall be composed of all brick/masonry on the front. The sides shall have a two-foot brick water table.
29. The single family detached homes (lots 121-139) directly backing up to Benefield Road shall be limited to single story plans to reduce the visual impact,
 30. Developer shall install a five foot vinyl coated fence along the northern property line with Parcels 15028 000015F and 15028 000015A).