



# Brookside Park Master Plan Amendment for 979 Roberts Court

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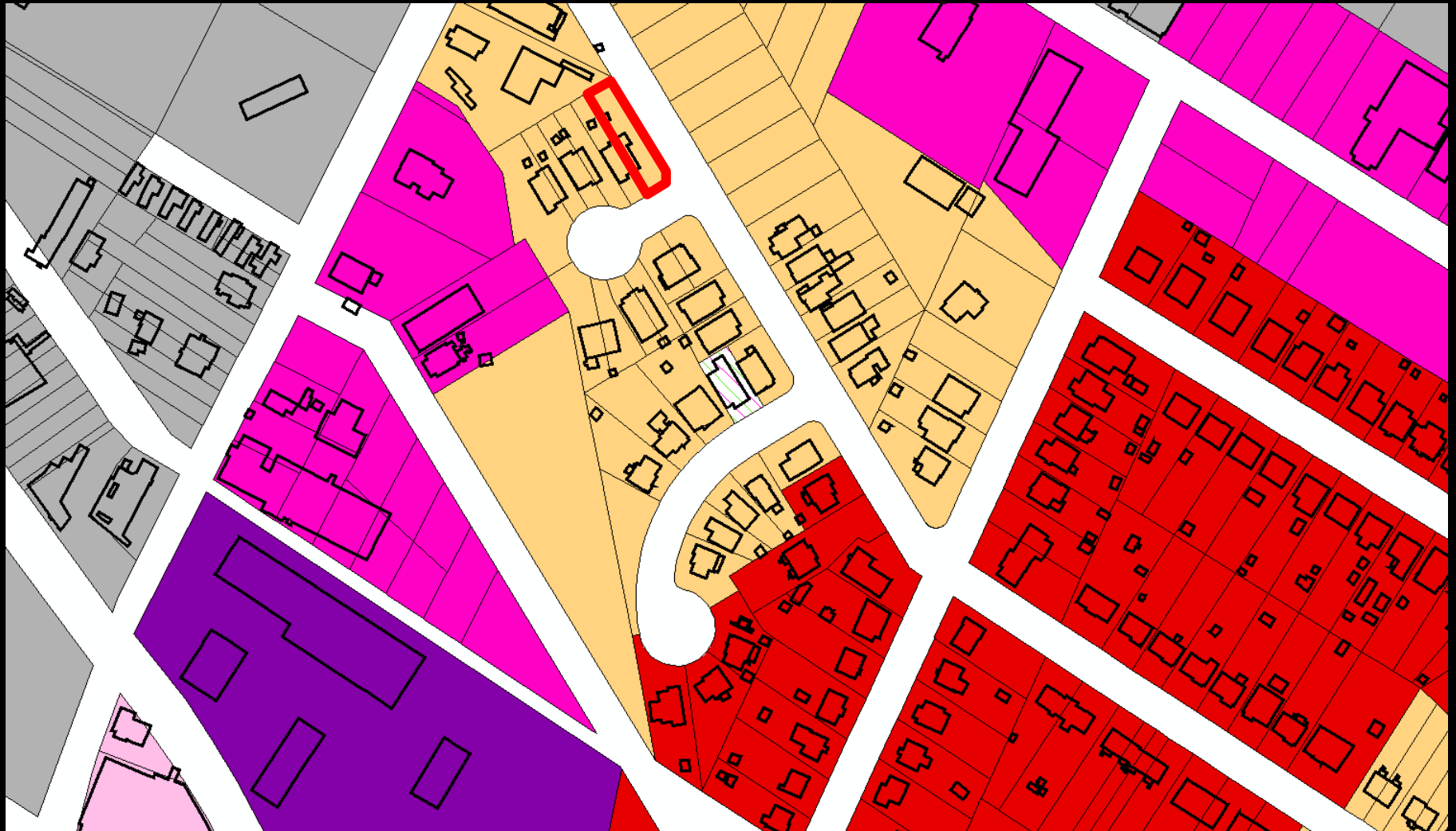
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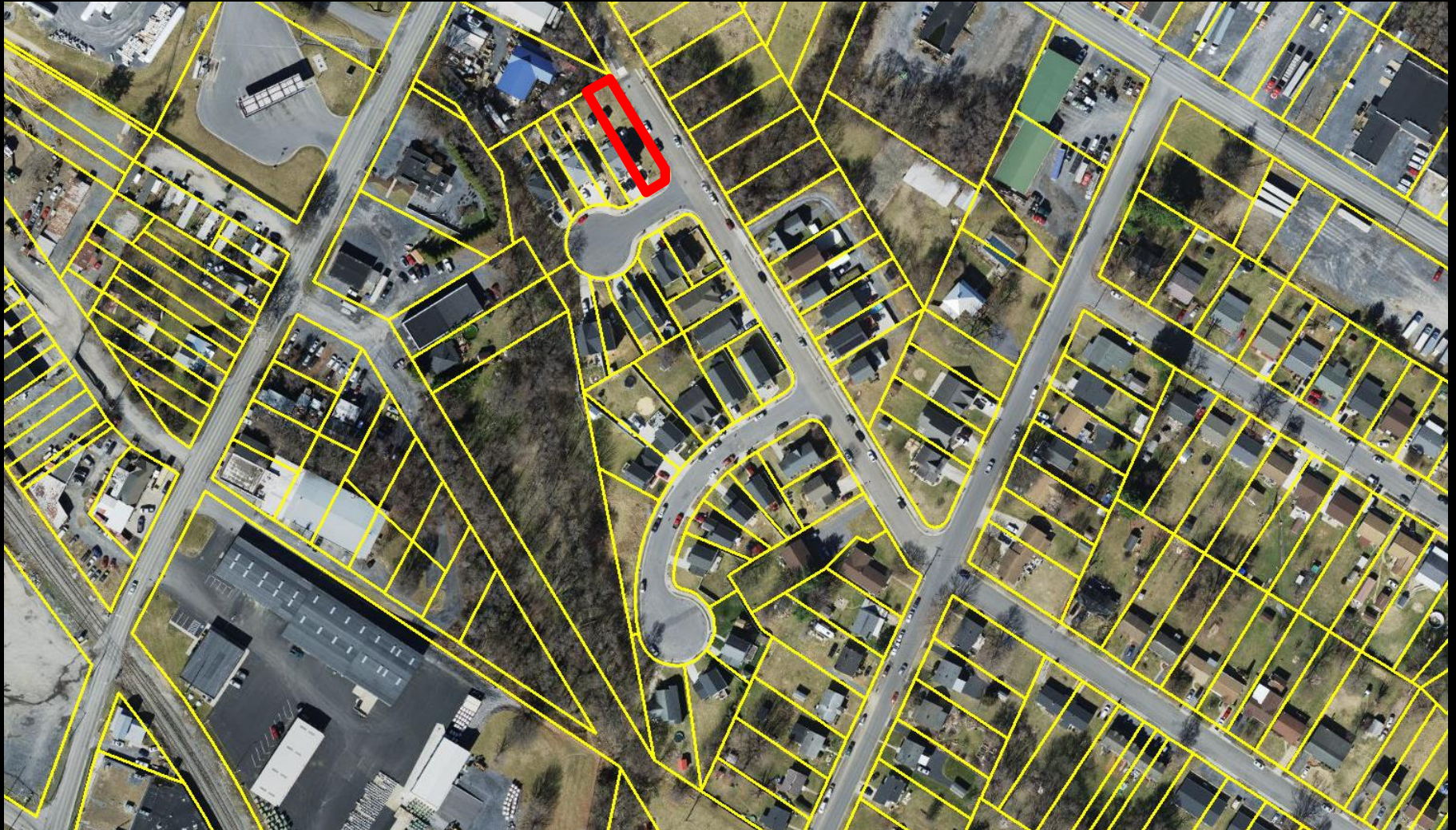


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# What is an R-7 Development?

- Planned residential community
- Requires an approved master plan through a rezoning process
- Master plan includes:
  - Text
  - Layout
  - Could Include Proffers

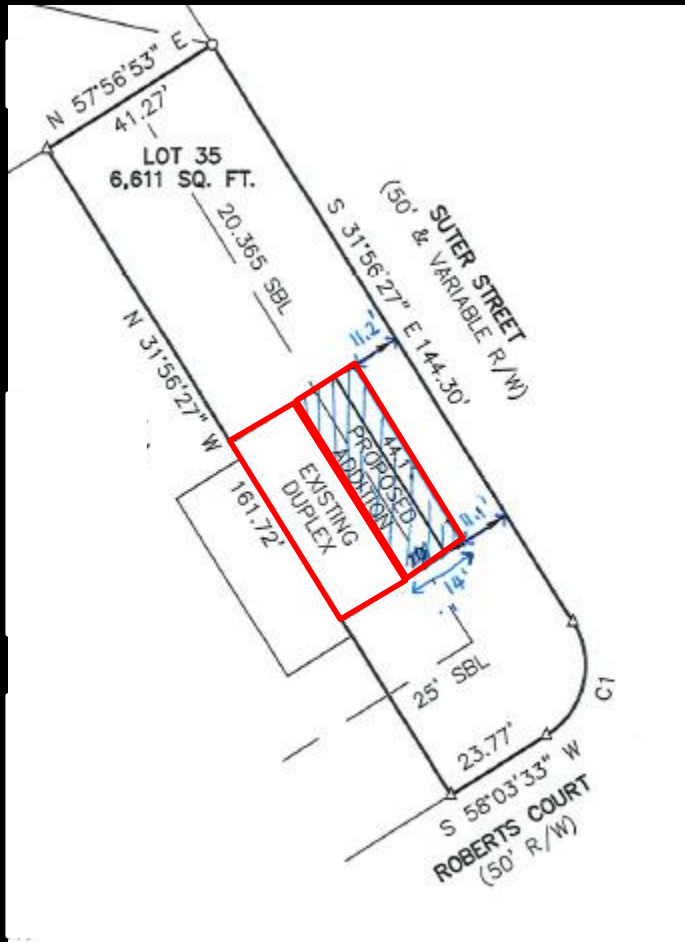


# Brookside Park Timeline

- June 2006 – Rezoned to R-7 for 35 building lots and open space
- September 2006 – Preliminary plat approval
- April 2007 – Engineered comprehensive site plan approval
- June 2007 – Final plat approval
- Summer 2007 – First building permits approved
- October 2007 – Amendment to revise master plan
- October 2011 – Amendment to revise master plan



# 979 Roberts Court



# Current Amendment Request

To add the following exceptions for tax map parcel 40-B-68.

- i. Lot dimensions (minimum)
  - A. Width = 25 ft. @ Setback,
  - B. Depth = 90 ft.
  - C. Area = 3,000 sq. ft.
- ii. Setbacks (minimum):
  - A. Front = 40 ft.
  - B. Side along Suter Street = 10 ft.
  - C. Back = 20 ft.
- iii. House Types: This parcel is not bounded to any House Type.

# Recommendation

Staff and Planning Commission (6-0) recommends approval of the master plan amendment.