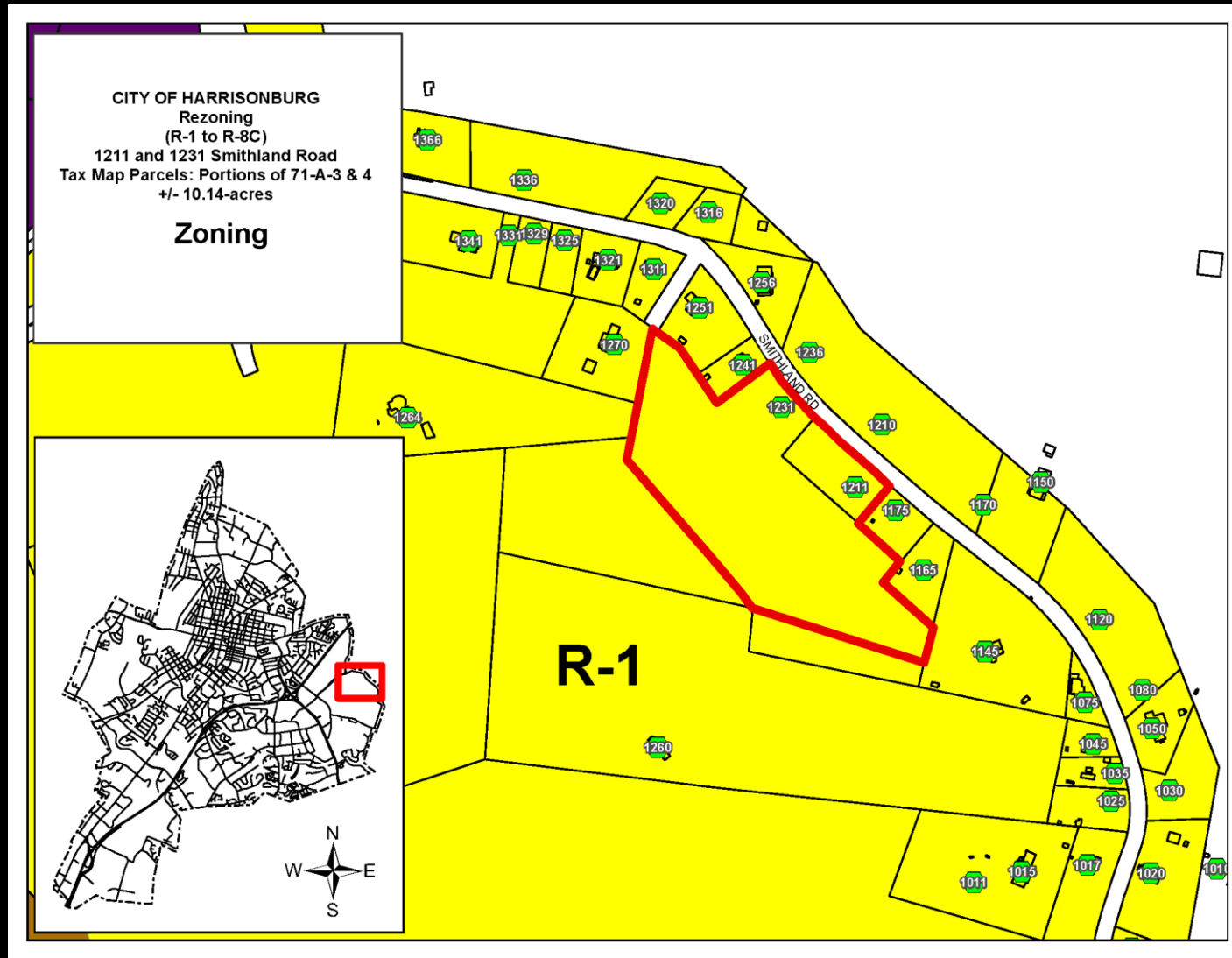
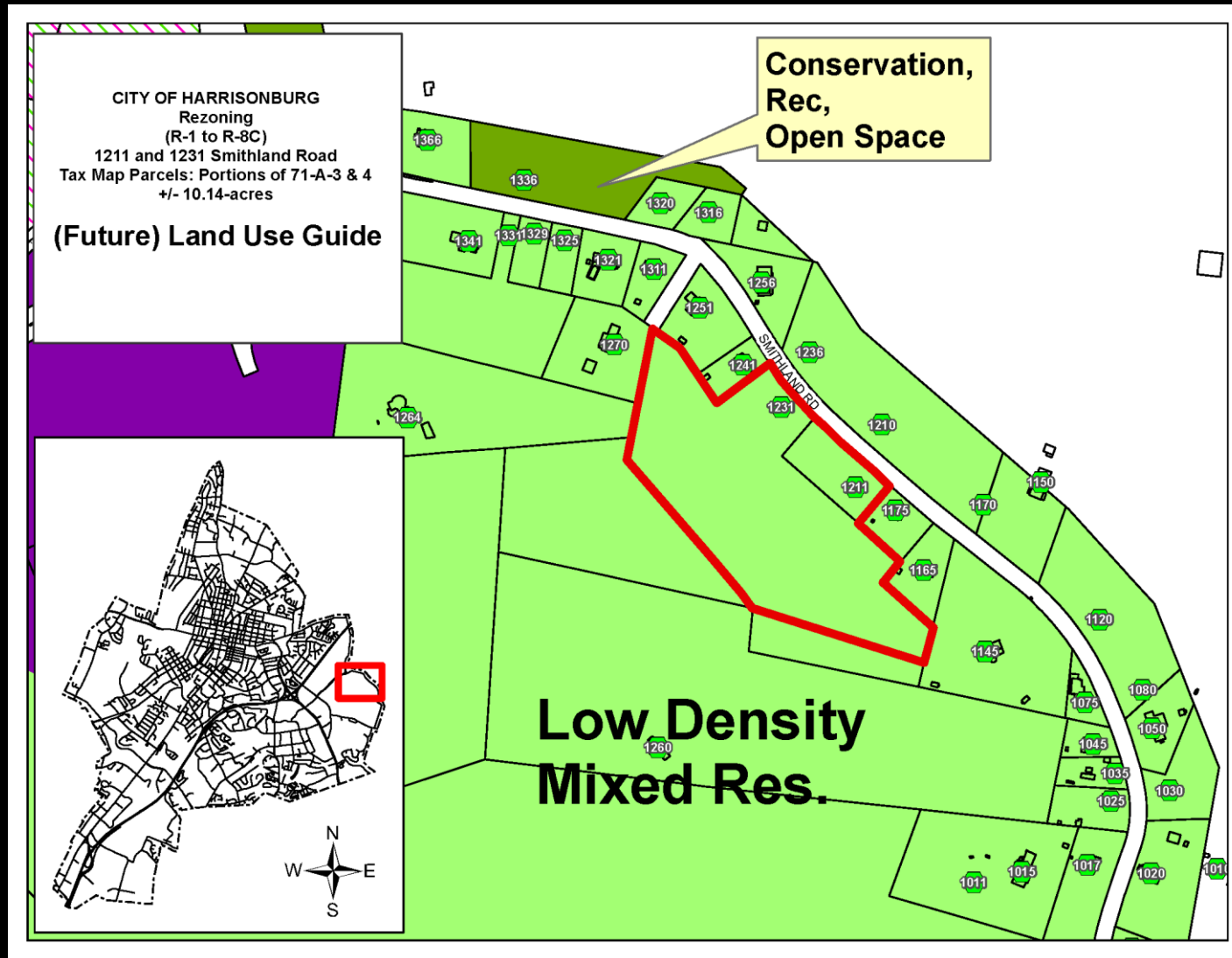


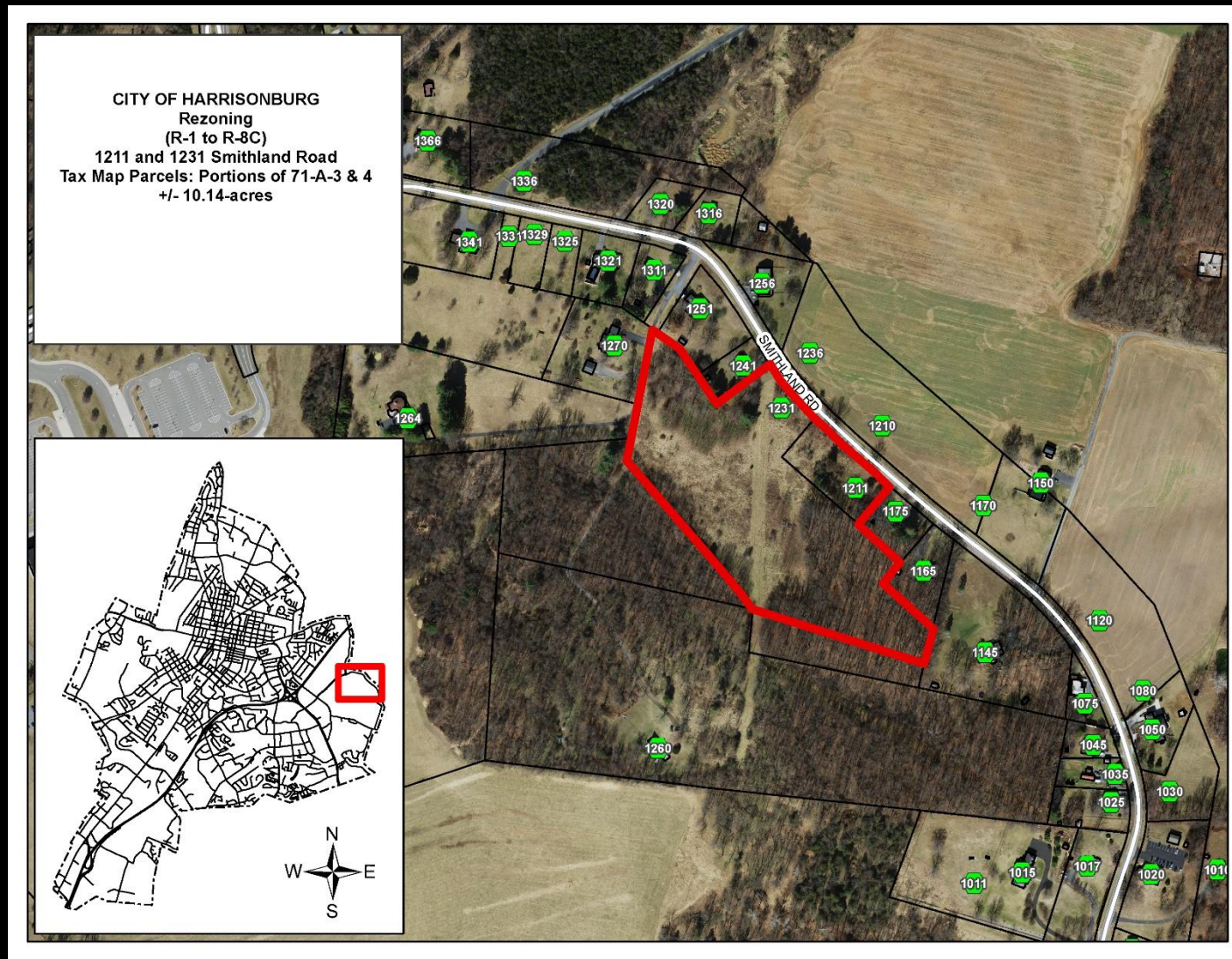
Rezoning – 1211 and 1231 Smithland Road (R-1 to R-8C)



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Proffer Statement

In connection with the rezoning request for the property located at 1211 and 1231 Smithland Road (the "Property") and identified as tax map parcels 71-A-3 and 71-A-4. The final layout of the development will be determined upon comprehensive site plan approval.

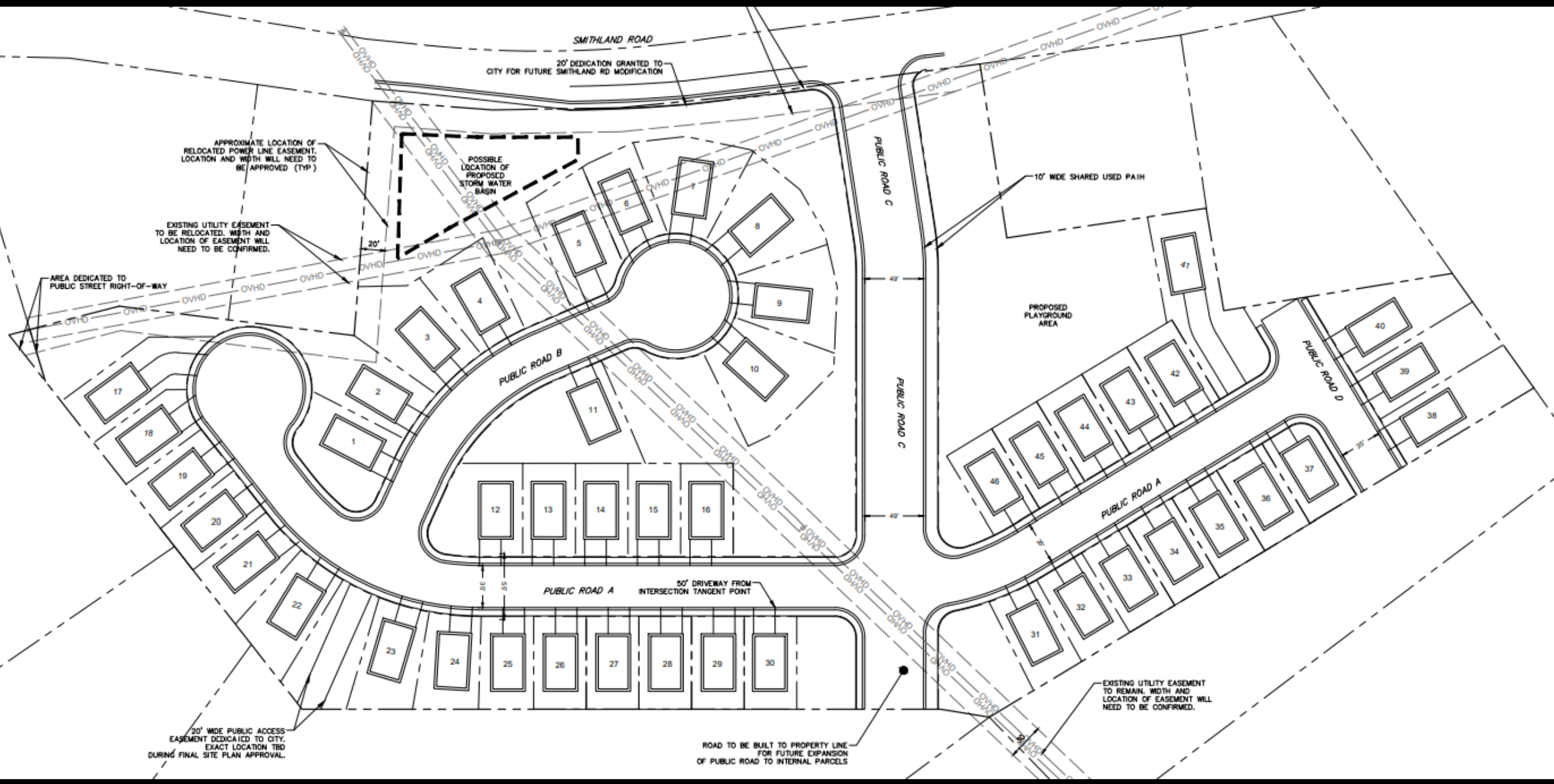
I hereby proffer that the use and development of the subject Property shall be in strict accordance with the conditions set forth in this submission.

1. The overall density of the development shall not exceed 55 units.
2. Only single-family detached and duplex dwellings are permitted as principal uses. The number of duplex dwelling units shall not exceed twenty percent (20%) of the total number of units in the development.
3. No more than one public street connection to Smithland Road shall be permitted. The public street shall end in a street stub to provide connectivity to the parcel identified as tax map number 71-A-13. Only one intersection shall be permitted on this public street and the intersection shall be located no less than 330 linear feet from Smithland Road. No driveways will be located on this new public street. Location and alignment of the public street shall be as approved by the Department of Public Works.
4. In addition to the public street stub described above, a minimum of one additional public street stub shall be constructed to the boundary of the development to provide additional connectivity to the parcel identified as tax map number 71-A-13. Location of the street stub shall be as approved by the Department of Public Works.
- ~~4.5. Any street with on-street parking shall have curb extensions at intersections.~~
- ~~5.1. In addition to the public street stub described above, a minimum of one additional public street stub shall be constructed to the boundary of the development to provide additional connectivity to the parcel identified as tax map number 71-A-13. Location of the street stub shall be as approved by the Department of Public Works.~~
6. Upon request from the City, the Owner/Applicant will dedicate the necessary public street right-of-way along Smithland Road approaching the intersection into the development; up to twenty feet (20') in width to allow for a two-hundred-foot (200') right turn lane and a two-hundred-foot (200') right taper and to include curb and gutter and a five-foot (5)' sidewalk with a two-foot (2') grass buffer. In addition, a ten foot (10') temporary construction easement shall be provided.

Summarized Proffers

1. Density shall not exceed 55 units.
2. Only single family detached dwellings and duplex dwellings. Duplexes shall not exceed 20%.
3. One public street connection to Smithland Road, which shall be stubbed to tax map parcel 71-A-13. No driveways located on this street. Only one intersection, no less than 330 ft. from Smithland Road.
4. A minimum of one additional public street stub to tax map 71-A-13.
5. Curb extensions at intersections, where there is on-street parking.
6. Dedicate public street ROW along Smithland Road.
7. Dedicate land adjacent to tax map 64-B-4A as generally depicted in Exhibit A.
8. Along with sidewalk, a shared use path along the public street connecting to Smithland Road.
9. Depending on public street stubs, a shared use path might be provided to tax map 71-A-13 as generally depicted in Exhibit B.
10. Recreational play area of no less than 500 sq. ft. Depending on location, fencing and landscaping might be provided.
11. Privacy fence along tax maps 71-A-1 & 5 and 64-B-4A & 5 and along a portion of 71-A-2.

Most Recent Layout (03-28-25)



Recommendation

Staff and Planning Commission (3-2) had previously recommended denial of the request.

Staff can recommend approval of the rezoning with the understanding that:

- There remains some uncertainty with the street network and design.
- At this time, we are not offering support for known or unknown variances without further information during the preliminary platting process.

