

MEMORANDUM

DATE: April 6, 2009
TO: Steering Committee
FROM: Ellen Cook, Acting Principal Planner, and Jason Purse, Senior Planner
SUBJECT: Colonial Heritage land use application update

Since the last meeting, Greg Davis of Kaufman and Canoles, has submitted a rezoning application. The application seeks to amend the existing Master Plan for the Colonial Heritage development to rezone approximately 130 acres of land that was previously approved for a rural cluster in 2004. The rural cluster consisted of 50 three-acre lots on approximately 219 acres of land zoned A-1 and was located outside of the Primary Service Area. With the new application, approximately 65 acres would be rezoned to R-2 and consist of 50 lots (outside of the gated Colonial Heritage development) dedicated to workforce housing. Another 66 acres would be rezoned Mixed-Use and used to spread out more of the already approved lots inside the originally approved development. Finally, the remaining 90 acres of the original 219 acres of the A-1 cluster would be dedicated to conservation easement and remain zoned A-1.

No additional units are proposed as a part of this application. The unit cap will remain at 2000. This application has been submitted in conjunction with the land use application that is currently being reviewed. As a reminder, the applicant is asking that the 219 acres be brought into the PSA and be re-designated Low-Density Residential.