

MEMORANDUM

DATE: April 6, 2009
TO: Comprehensive Plan Steering Committee
FROM: Leanne Reidenbach, Senior Planner
SUBJECT: Staff 7: Regency Apartments revised proposal

Summary of Proposed Revisions

Property address: 4950 Longhill Road
Current designation: Low Density Residential
Original proposal: Moderate Density Residential
Alternative proposal:

The property owner has asked that the parcel be re-designated to Mixed Use, and also asked to re-designate the adjacent parcel, 5302 Lane Place, from Moderate Density Residential to Mixed Use. The property owner has suggested that Mixed Use language call for moderate density residential development as the primary use with commercial development around the Lane Place - Longhill Road intersection and Longhill Road frontage as a secondary use.

Staff Recommendation

It is staff's opinion that Mixed Use is not an appropriate Land Use designation for either 5302 Lane Place or 4950 Longhill Road and recommends that the Steering Committee approve staff's original proposal to re-designate only 4950 Longhill Road to Moderate Density Residential.

Rationale:

1. Both parcels have already been fully developed as multi-family housing developments.
2. The majority of undeveloped land at the front of 4950 Longhill Road, particularly within the vicinity of the Lane Place/Longhill Road intersection, is Resource Protection Area or buffer and would not be able to be developed.
3. Longhill Road is a Community Character Corridor and any additional development at the front of 5302 Lane Place would need to be adequately buffered from the right-of-way. As a result, a linear narrow strip would remain, which would be difficult to design in a non-strip center fashion.

4. 2007 County traffic counts indicated that Longhill Road between Olde Towne Road and Route 199 handles 20,055 vehicles daily, which is above the capacity of a standard two-lane road. The 2003 Comprehensive Plan noted, "Additional residential or commercial development along this corridor beyond that currently planned should be allowed only if acceptable levels of service remain" without widening. Re-designation of these parcels to Mixed Use would have a significant impact on the Lane Place/Longhill Road intersection and the Longhill Road corridor as a whole.

Attachments

1. Property owner request letter
2. Revised location map