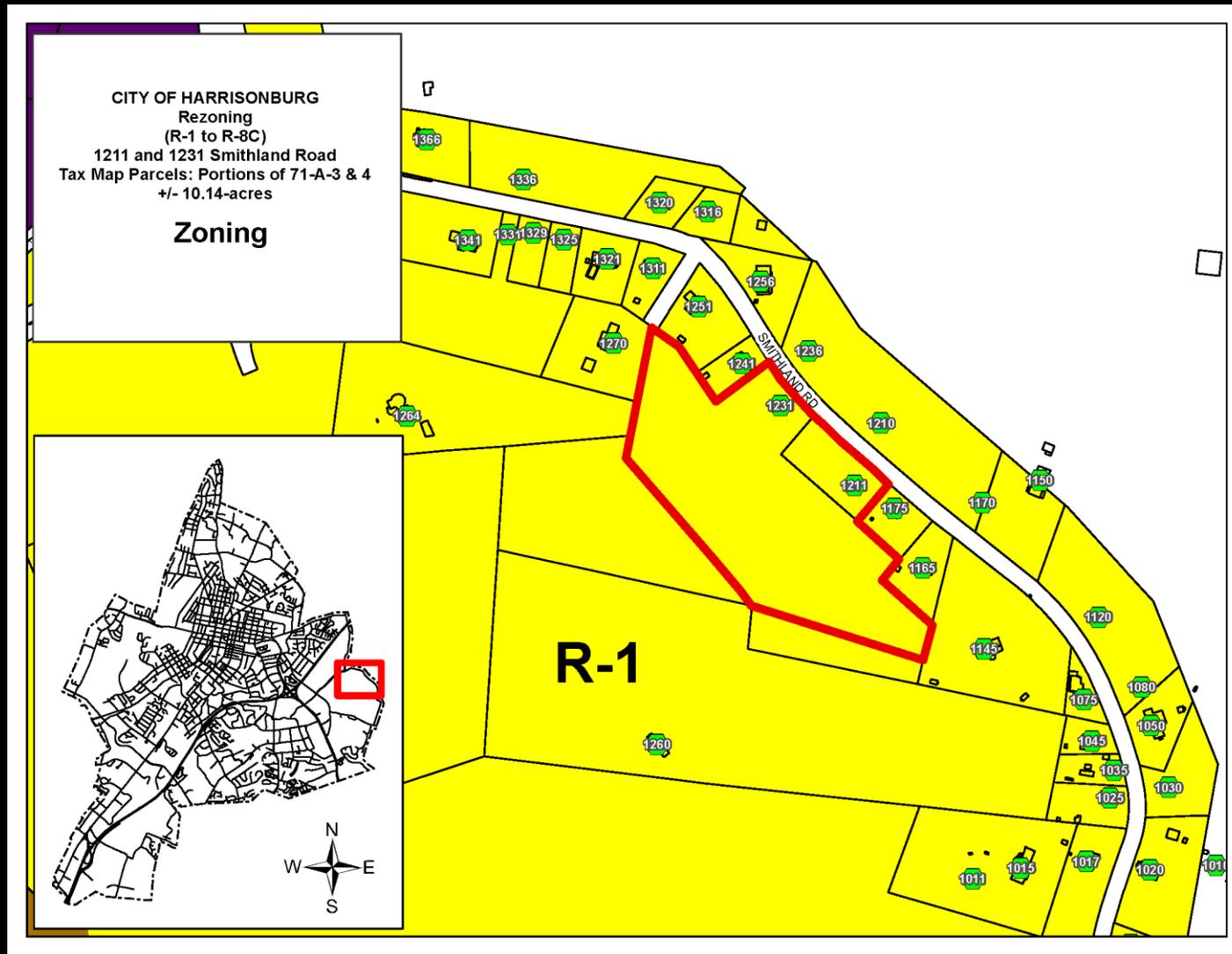
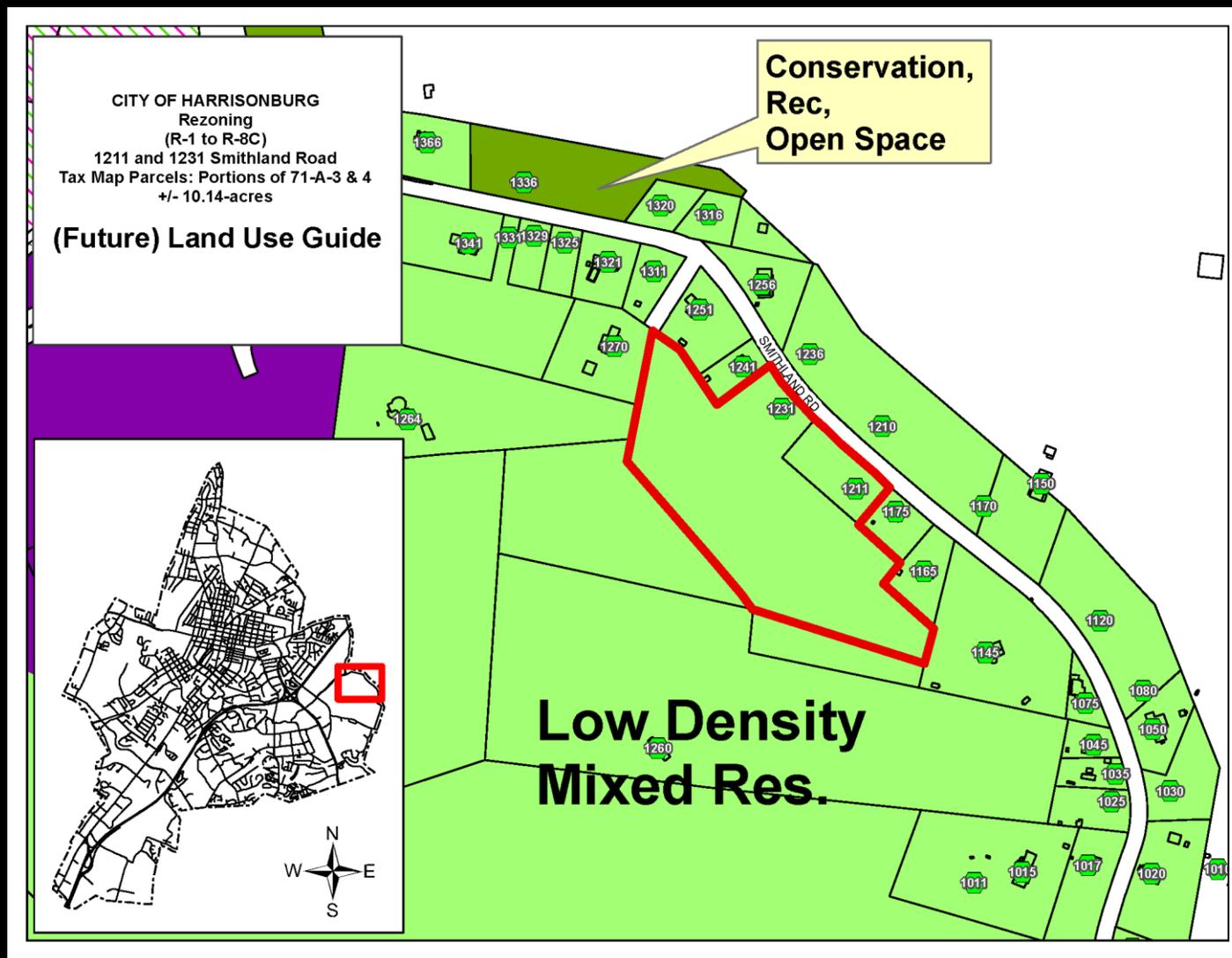


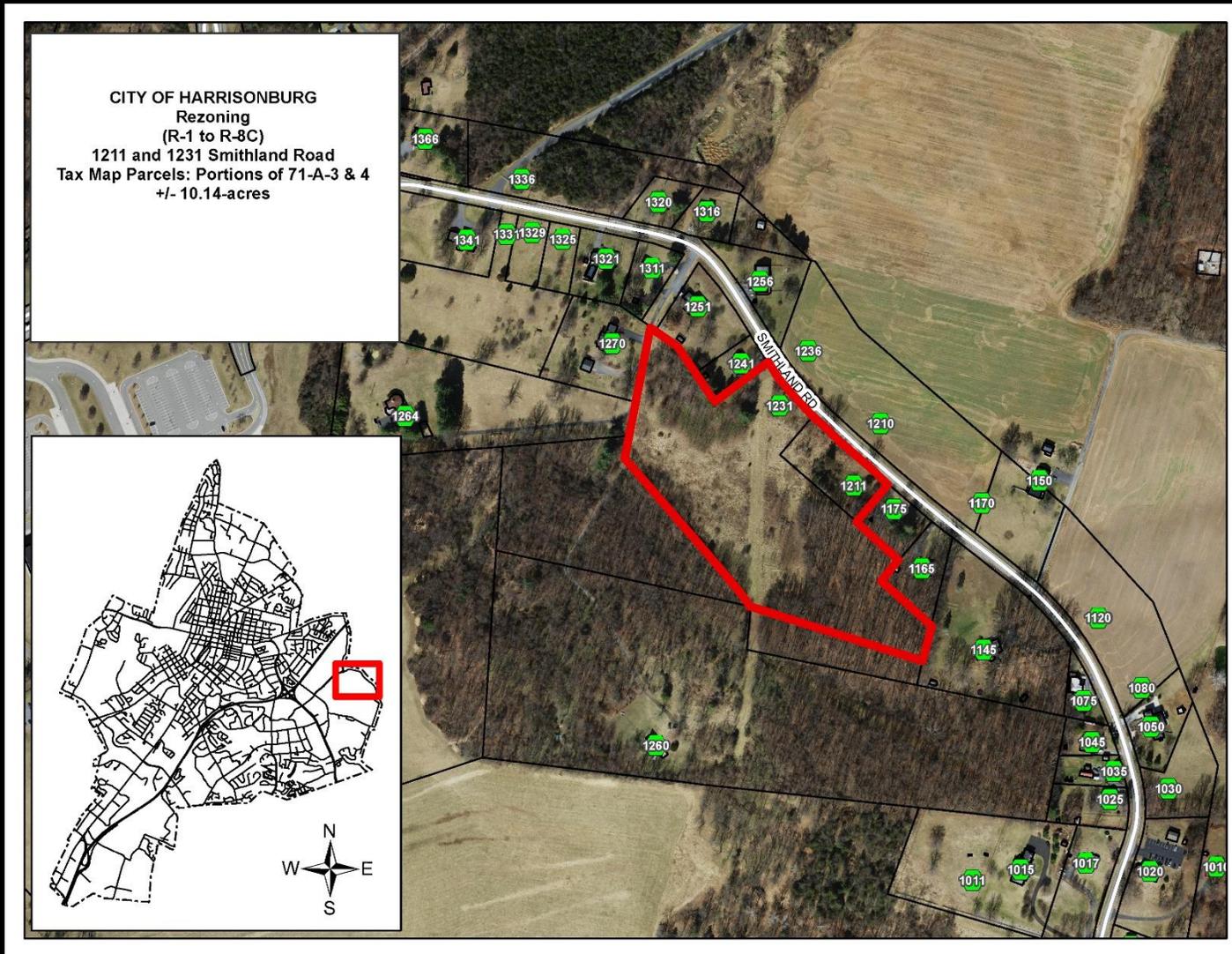
Rezoning – 1211 and 1231 Smithland Road (R-1 to R-8C)



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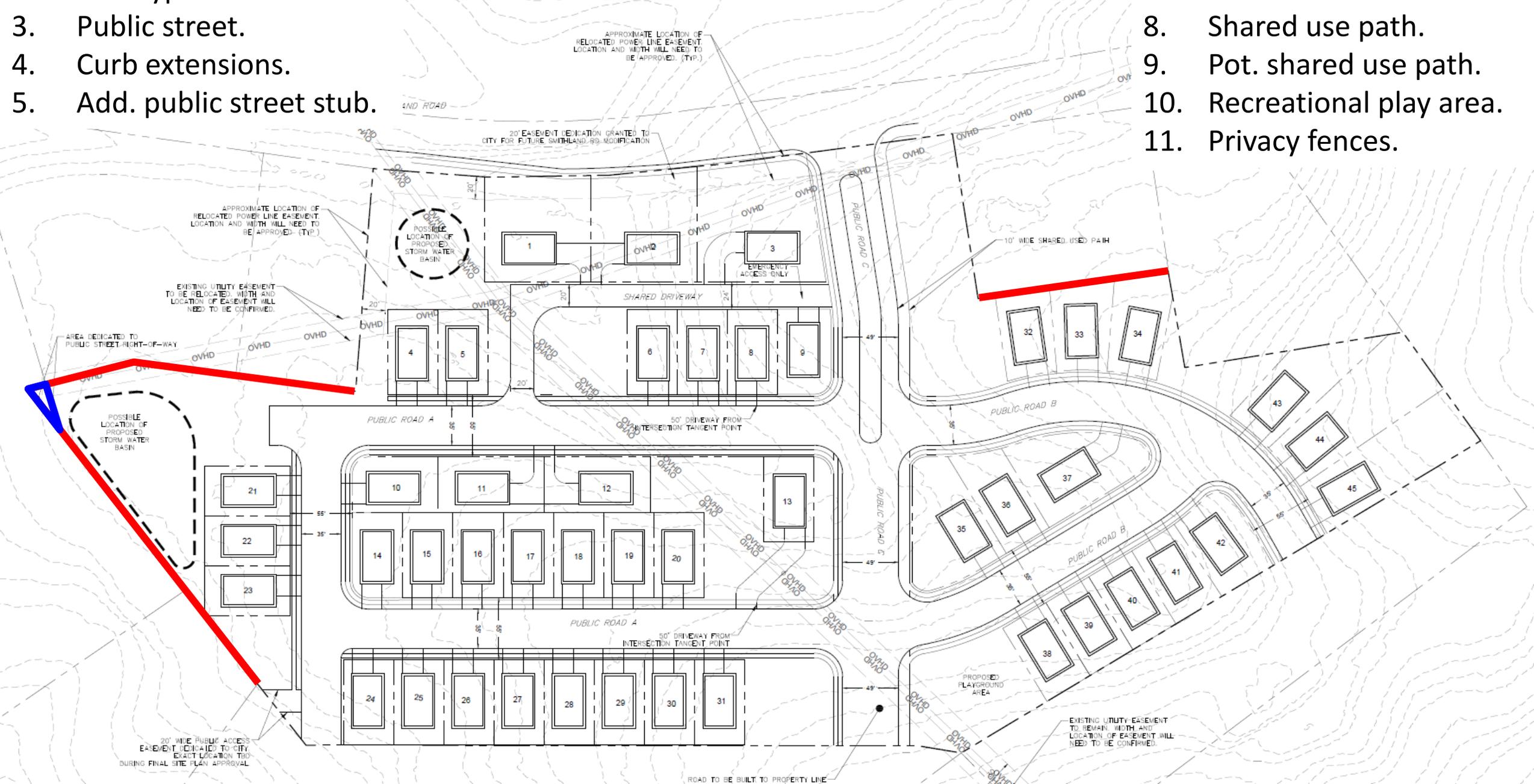
Summarized Proffers

1. Density shall not exceed 70 units.
2. Only single family detached dwellings and duplex dwellings. Duplexes shall not exceed 25%.
3. One public street connection to Smithland Road, which shall be stubbed to tax map number 71-A-13. No driveways located on this street.
4. Curb extensions at intersections, where there is on-street parking.
5. A minimum of one additional public street stub to tax map 71-A-13.
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.

Layout 1

1. Density.
2. Unit types.
3. Public street.
4. Curb extensions.
5. Add. public street stub.

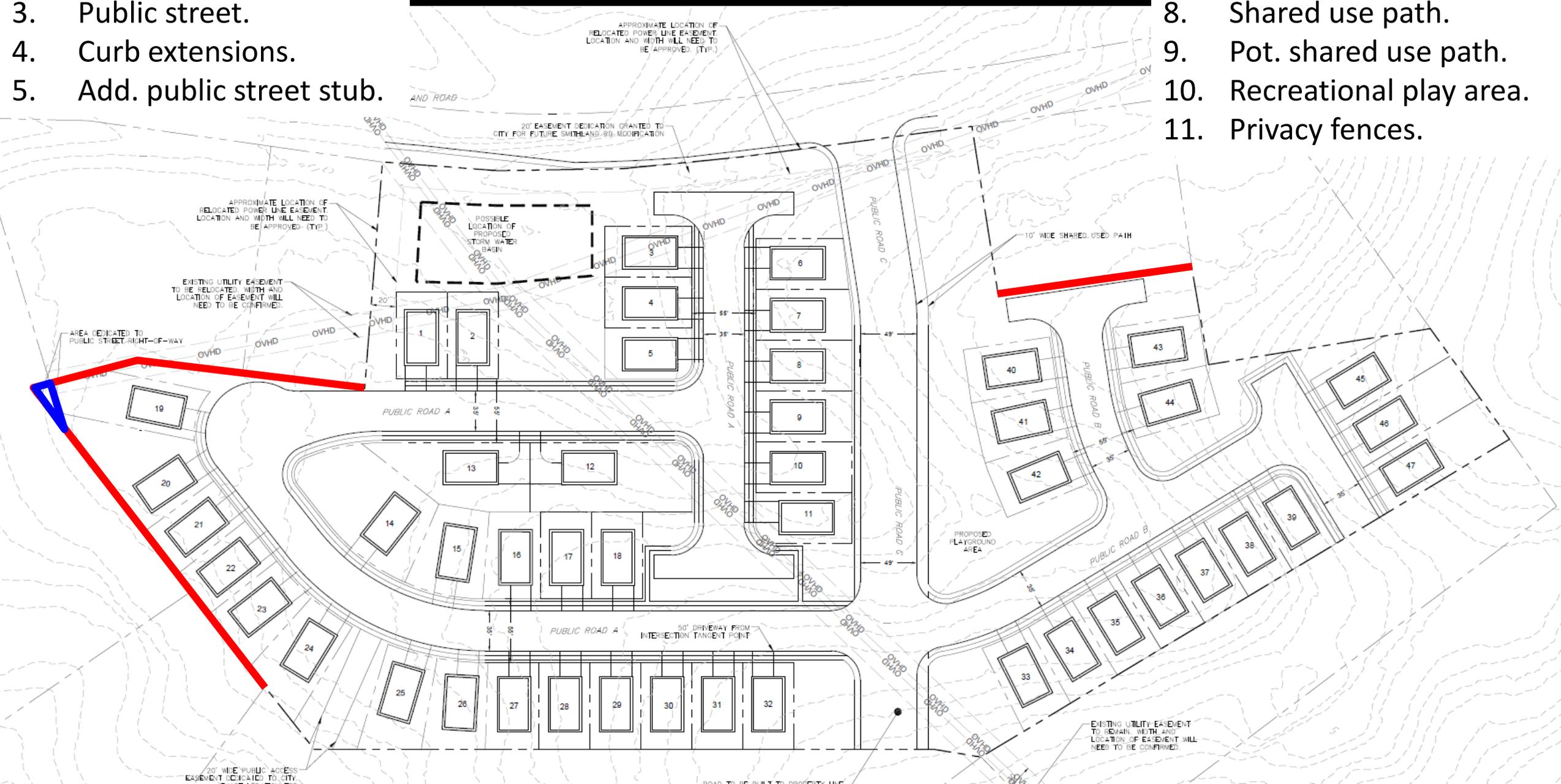
6. Dedicate ROW.
7. Dedicate land.
8. Shared use path.
9. Pot. shared use path.
10. Recreational play area.
11. Privacy fences.



Layout 2

1. Density.
2. Unit types.
3. Public street.
4. Curb extensions.
5. Add. public street stub.

6. Dedicate ROW.
7. Dedicate land.
8. Shared use path.
9. Pot. shared use path.
10. Recreational play area.
11. Privacy fences.



Recommendation

Staff and Planning Commission (3-2) recommends denial of the request.

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. ~~The included Concept Plan in Exhibit A is for illustrative purposes only except where specifically referenced in these proffers.~~

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 ~~70~~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 ~~five~~ percent (~~25~~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. 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. Any street with on-street parking shall have curb extensions at intersections.

