



# 20SN0586

## Matoaca

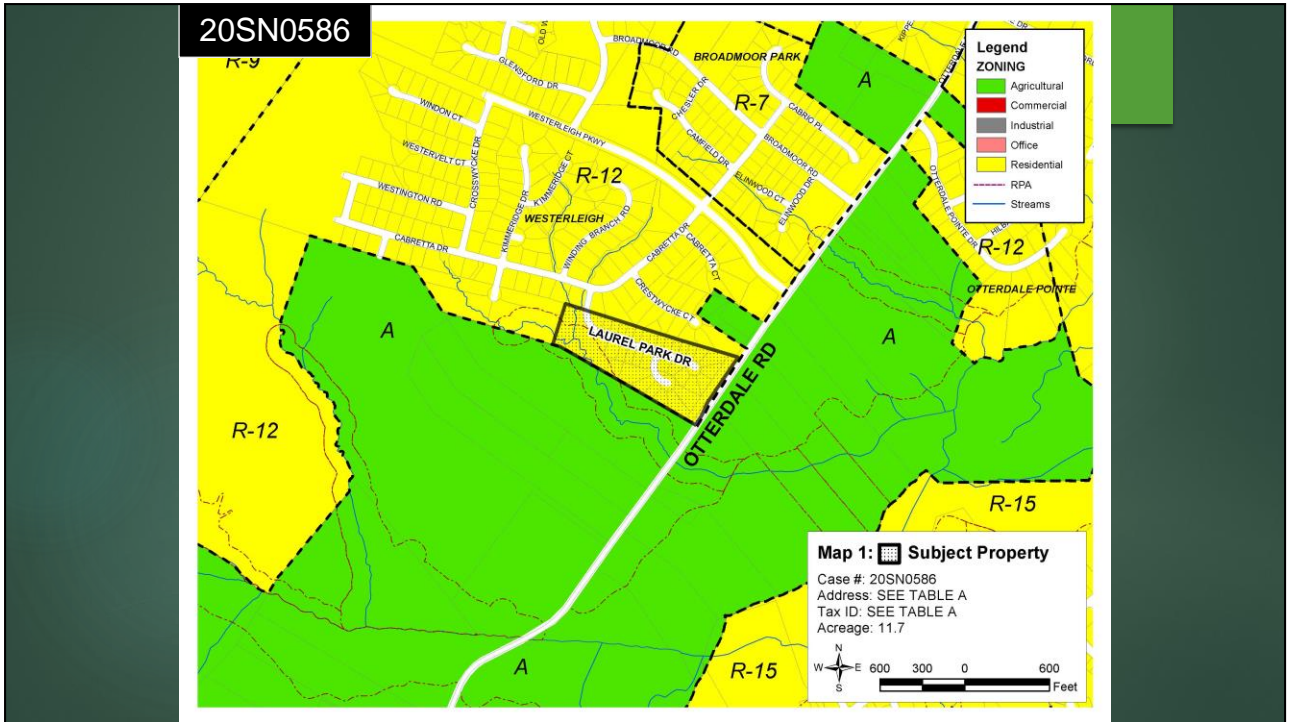
### Westerleigh FC LLC

Amend 06SN0325 to delete Textual Statement Condition 2.a.7 and replace with a new condition

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#### 20SN0586

This is case 20SN0586 in the Matoaca District. Westerleigh FC LLC requests to amend prior case 06SN0325 to delete Textual Statement Condition 2.a.7 relating to architectural design standards in the Villas at Westerleigh section and to replace prior condition 2.a.7 with a new condition allowing front-loaded garages to be four feet (4') closer to the street than the main dwelling or porch, with as many as ten percent (10%) of the total thirty-two (32) lots to have front-loaded garages that are between four feet (4') and ten feet (10') closer to the streets than the main dwelling or porch.



**20SN0586**

The subject properties are located along Otterdale Road, Laurel Park Drive and Laurel Park Court. The properties are the entirety of the Villas at Westerleigh subdivision, which is under development as a small section of the Westerleigh development.

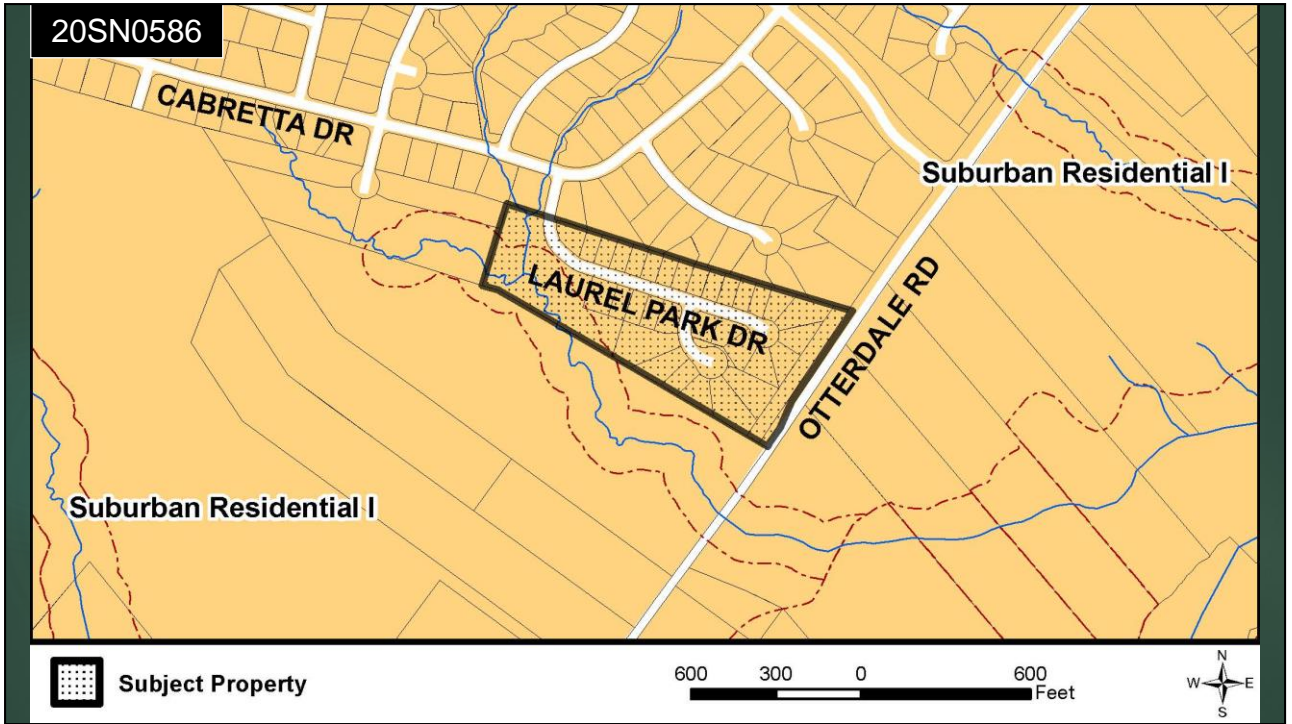


TABLE A	
REQUEST PROPERTIES	
Tax Identification Number	Address
708-680-1076	16843 LAUREL PARK DR
708-680-1991	16842 LAUREL PARK DR
708-680-2688	16836 LAUREL PARK DR
708-680-3070	16825 LAUREL PARK DR
708-680-3286	16830 LAUREL PARK DR
708-680-3768	16819 LAUREL PARK DR
708-680-3784	16824 LAUREL PARK DR
708-680-4266	16813 LAUREL PARK DR
708-680-4283	16818 LAUREL PARK DR
708-680-4553	5106 LAUREL PARK CT
708-680-4864	16807 LAUREL PARK DR
708-680-4881	16812 LAUREL PARK DR
708-680-5246	5112 LAUREL PARK CT
708-680-5379	16804 LAUREL PARK DR
708-680-5442	16801 LAUREL PARK DR
708-680-5841	5118 LAUREL PARK CT
708-680-5977	16800 LAUREL PARK DR
708-680-6476	16742 LAUREL PARK DR
708-680-6536	5124 LAUREL PARK CT
708-680-6653	5119 LAUREL PARK CT
708-680-6659	16731 LAUREL PARK DR
708-680-7074	16736 LAUREL PARK DR
708-680-7458	16725 LAUREL PARK DR
708-680-7572	16730 LAUREL PARK DR
708-680-7631	5130 LAUREL PARK CT
708-680-7951	16713 LAUREL PARK DR
708-680-8171	16724 LAUREL PARK DR
708-680-8337	5136 LAUREL PARK CT
708-680-8669	16718 LAUREL PARK DR
708-680-8745	16707 LAUREL PARK DR
708-680-9267	16712 LAUREL PARK DR
708-680-9447	16701 LAUREL PARK DR
708-680-9943	5137 LAUREL PARK CT
709-680-0056	16700 LAUREL PARK DR
709-680-0144	16706 LAUREL PARK DR

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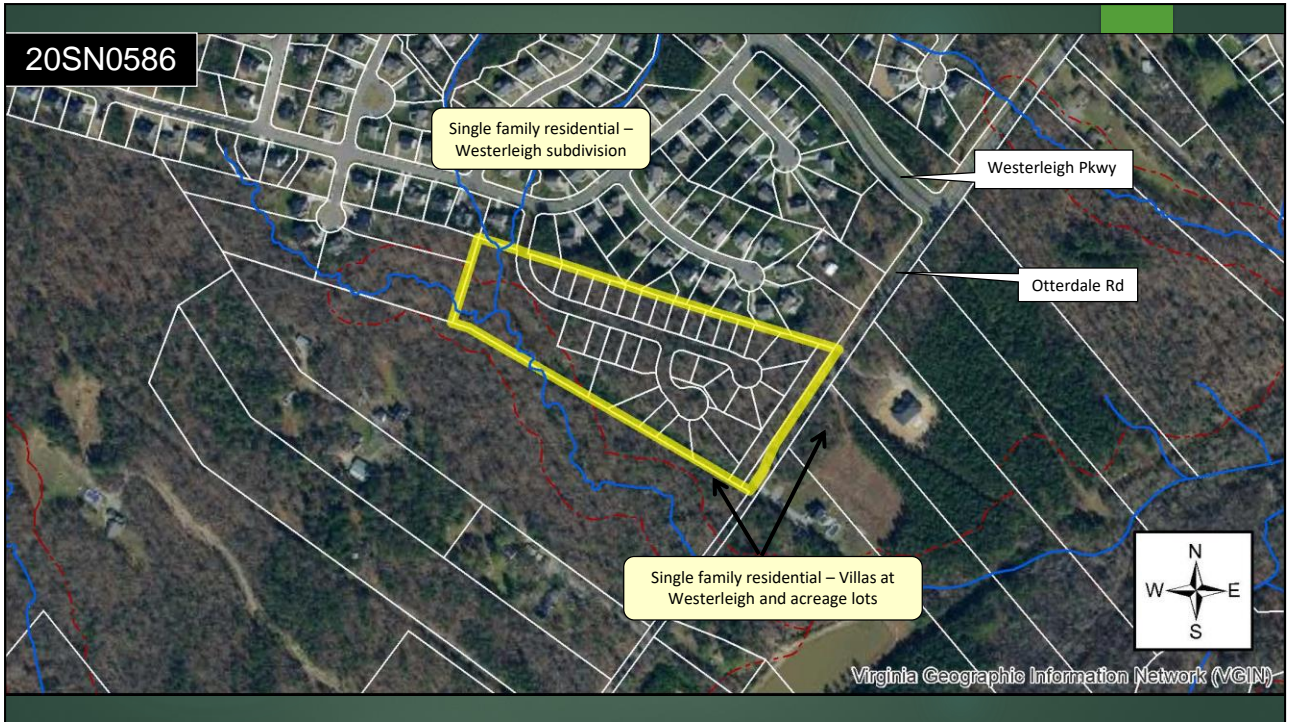
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The request is for the thirty-five (35) tax parcels listed in Table A.



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The Comprehensive Plan designates the properties for Suburban Residential I, with single-family residential density of not more than 2 units per acre.



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Properties in the area are used for developed residential subdivisions and acreage lots.

# Recommend Approval



- Amendment of the condition relative to projecting garages would be limited to the cluster development section of Westerleigh where lot sizes and configurations vary
- The requested amended condition together with other conditions of 06SN0325 require variation of building elevations, with an overall effect of accommodating a limited number of projecting garages

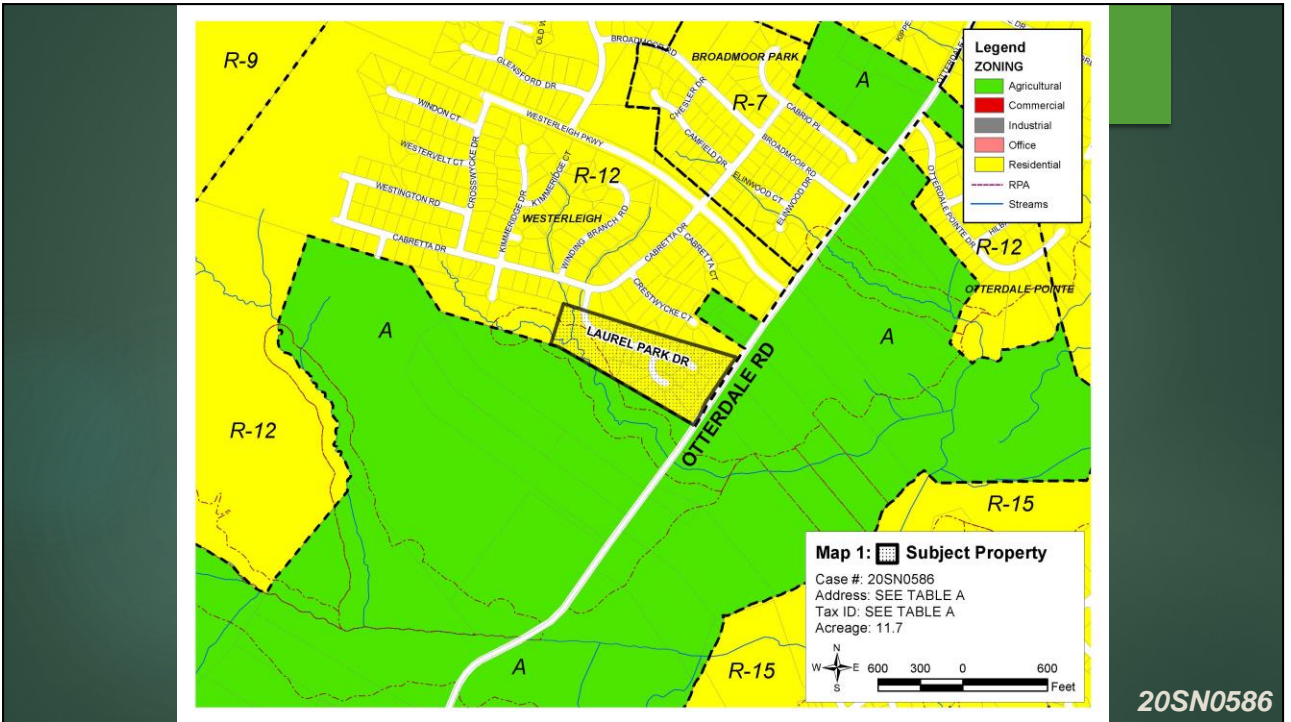
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**Planning Commission recommends approval, noting the following:**

Amendment of the condition relative to projecting garages would be limited to the cluster development section of Westerleigh where lot sizes and configurations vary

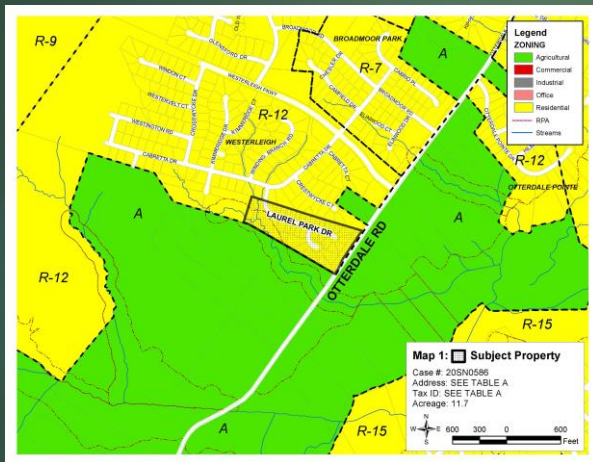
The requested amended condition together with other conditions of 06SN0325 require variation of building elevations, with an overall effect of accommodating a limited number of projecting garages



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The subject properties are located along Otterdale Road, Laurel Park Drive and Laurel Park Court. The properties are the entirety of the Villas at Westerleigh subdivision, which is under development as a small section of the Westerleigh development.

# Overview



- ▶ Amend Case 06SN0325
- ▶ Density remains unchanged
- ▶ Permit new home elevations with garages projecting
- ▶ Limited to this cluster development section of Westerleigh
- ▶ Overall effect of accommodating limited garage projections

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The subject properties are located along Otterdale Road, Laurel Park Drive and Laurel Park Court. The properties are the entirety of the Villas at Westerleigh subdivision, a single-family cluster-style development which is under development as a small section of the Westerleigh development.

*Planning Commission recommends approval noting:*

Amendment of the condition relative to projecting garages would be limited to the cluster development section of Westerleigh where lot sizes and configurations vary

The requested amended condition together with other conditions of 06SN0325 require variation of building elevations, with an overall effect of accommodating limited garage projections