

# Oasis Park, LLC

Case No. 20SN0608

## TEXTUAL STATEMENT

May 15, 2020

Revised August 11, 2020

Revised January 11, 2021

Revised February 16, 2021

Rezone from Agriculture (A) to Residential Townhouse (RTH) with Conditional Use Planned Development (CUPD) to permit Commercial uses on no more than thirty (30%) of the overall acreage, plus exceptions to townhouse bulk requirements and to permit zoning ordinance exceptions as described herein, and as proffered in the accompanying proffers. A conditional use shall remain for the purpose of permitting the existing Cell Tower.

### 1) Uses

#### A. Uses within Tract A

- i) Uses shall be those permitted by right in the Residential Townhouse (R-TH) District.

#### B. Uses permitted with Tract B.

- i) All uses permitted within Tract A
- ii) The following Neighborhood Business (C-2) uses limited to:
  - (a) Assisted living without dwelling units
- iii) The following additional Community Business (C-3) uses shall be permitted as follows:
  - (a) Dwelling, Multifamily
    - (a) Assisted living with dwelling units.
    - (b) Independent living facility with dwelling units.

2) Requirements and Exceptions for all Tracts.

- A. Driveways and Parking Areas. All public roads shall have concrete curb and gutter. Alleys and driveways shall not be required to have concrete curb and gutter. Alleys widths shall be a minimum of sixteen (16) feet.
- B. Residential Townhouses. Uses shall conform to the regulations set forth in the Residential Townhouse (R-TH) district except as set forth in below and as specified in the Proffered Conditions.
- i) *Lot Area & Width.* Each lot shall have an area not less than 1,400 square feet and a lot width of not less than 19 feet: except that end lots shall have a minimum area of 2,320 square feet and lot width of not less than 29 feet.
  - ii) *Percentage of Lot Coverage.* All buildings, including accessory buildings, on any lot shall not cover more than sixty percent (60%) of the lot's area. No accessory building on any lot except for a private garage shall cover more than 225 square feet.
  - iii) *Front Yard.* Minimum of ten (10) feet in depth, provided, however, second story balconies may be included within the ten (10) foot front yard depth. Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line. Setbacks may be reduced to zero (0) feet on units that provide rear entry garages.
  - iv) *Side Yard.* The side yard setback for all end lots shall be five (5) feet.
  - v) *Corner Side Yard.* The corner side yard shall be ten (10) feet, provided, however, porches, overhangs and second story balconies may be included in the ten (10) foot corner side yard.
  - vi) *Rear yard.* The rear yard shall be five (5) feet.
  - vii) *Group or Row Design.* Setback variation in the front facades of the townhouse units shall be two (2) feet. Visual variation shall be provided by architectural variety of facades through the use of covered stoops, bay windows and/or porches.
  - viii) *Parking.* On street parking spaces shall be counted toward the requirement for common visitor parking requirements.
  - ix) *Height.* Townhouse buildings shall not exceed a height of four (4) stories or fifty (50) feet.
  - x) Setbacks of lots to Fox Club Parkway shall be a minimum of twenty-five (25) feet.

3) Requirements within Tract B.

A. Standards of Design:

- i) The overall design shall comply with the 360 West Corridor Design District as outlined by Zoning Ordinance Section 19.1-390 C.c. relative to Regional Mixed Use and Community Business areas.
- ii) Buildings that contain multifamily dwelling units shall not exceed a height of five (5) stories or sixty (60) feet.
- iii) Parking provided for multifamily dwellings, assisted living with dwelling units shall be required to have a minimum of 0.8 spaces per dwelling unit. Parking provided for multifamily dwellings, assisted living without dwelling units shall provide 1 space for every 4 beds.

iv) Setbacks in Tract B.

- i) Setbacks to buildings, drives and parking to the eastern property line shall be a minimum of ten (10) feet.
- ii) Setbacks to buildings, drives and parking to Cosby Road shall be a minimum of ten (10) feet.
- iii) Setbacks to buildings, drives and parking to Fox Club Parkway shall be a minimum of twenty-five (25) feet.
- iv) Setbacks to buildings, drives and parking shall not be required adjacent to Tract A.