

22SN0054 – Bermuda

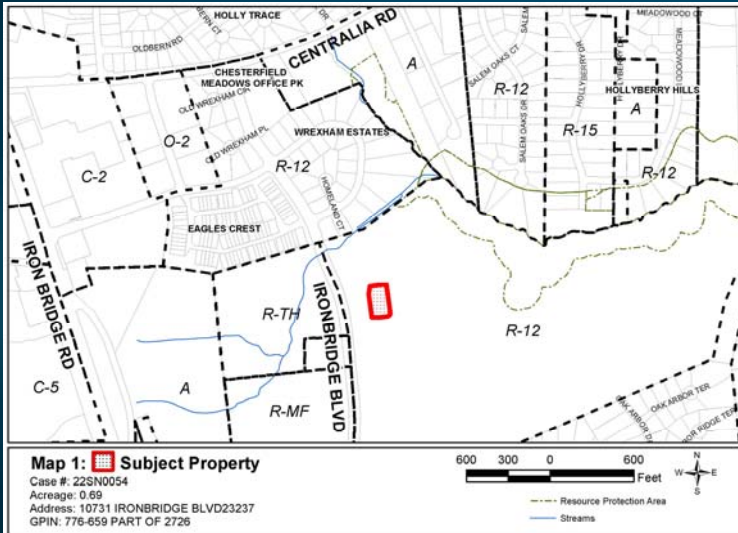


TOA Chesterfield LLC (Dan Petino)

Conditional use to permit two (2) temporary trailers (sales and design center) on the property in a Residential (R-12) District on 0.69 acre.

Case 22SN0054, in the Bermuda District, is a request by TOA Chesterfield LLC (Dan Petino) for a conditional use to permit two (2) temporary trailers, to be used as a sales and new home design center.

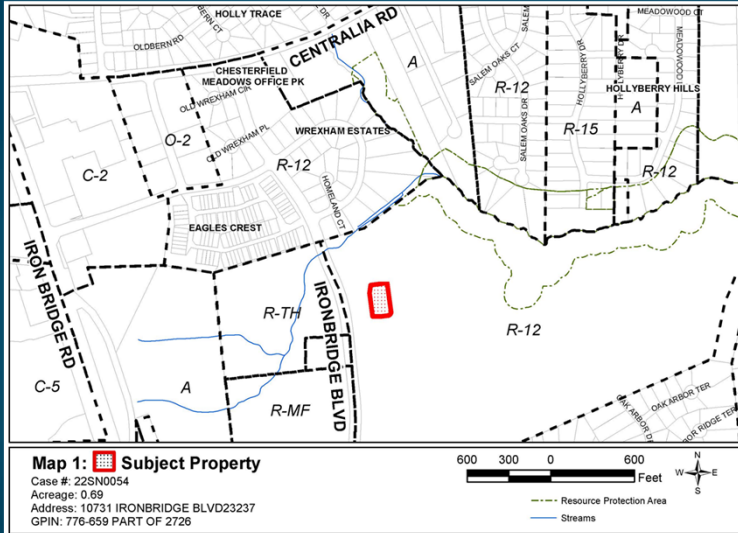
22SN0054 – Overview



1. Conditional use to permit two temporary sales trailers
2. Use will be residential sales and design center
3. Limited to a two (2) year timeframe
4. Staff recommends approval

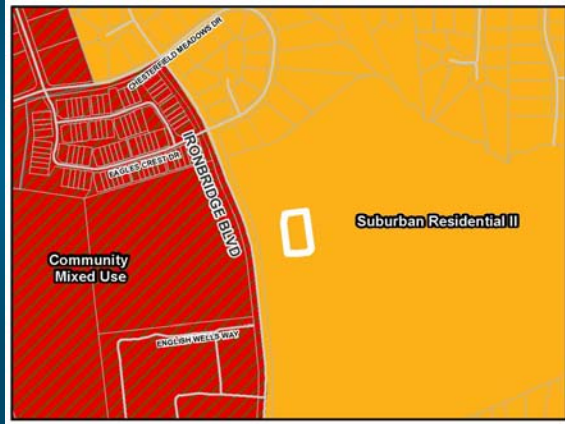
The applicant is requesting a conditional use to permit two temporary sales trailers. The trailers will be used as sales center and new home design center while the model home for the Traditions of America at Chesterfield residential subdivision is completed. Conditions of approval limit the timeframe to a two-year period, and staff recommends approval.

22SN0054 – Zoning Map



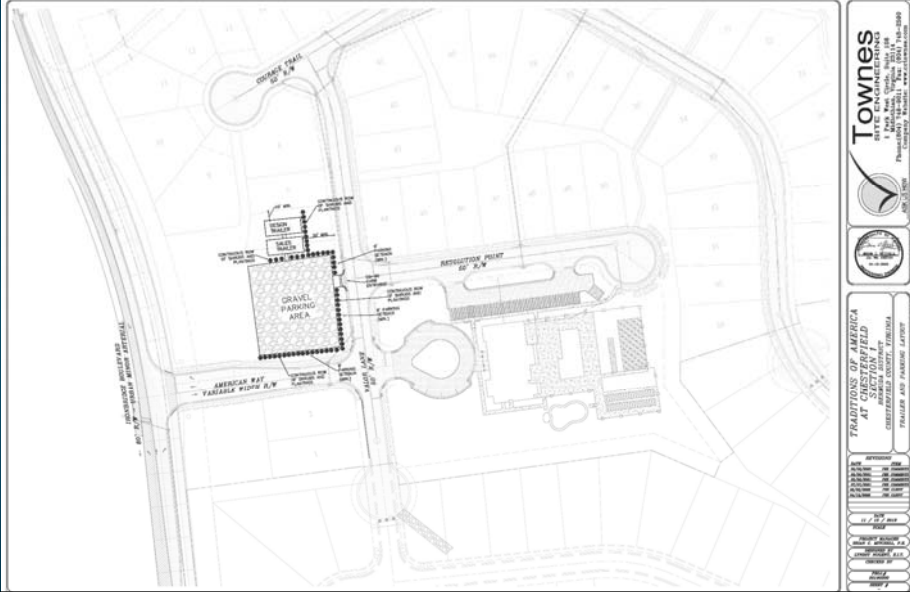
The subject .69 acre property, outlined in red above, is located east of Ironbridge Boulevard and is zoned single family residential (R-12), as are all surrounding properties.

22SN0054 – Aerial & Land Use Plan Map



As indicated on the aerial image, the subject property outlined in white above is undeveloped. The Land Use Map designates Suburban Residential II for the property.

22SN0054 – Conceptual Plan



As stated, the applicant is requesting conditional use approval for two temporary trailers to be located on the subject property. One is to be used for a temporary sales center and the other is to be used for a new home design center. The trailers are anticipated to be used while a model home is constructed for the Traditions of American at Chesterfield residential subdivision, which will then be used for the sales and design center. On-site parking is proposed, and a single point of vehicular access is provided. To assist in screening the temporary parking lot, continuous shrubbery is provided. In addition to parking lot landscaping, plantings are also provided around both trailers. Conditions of approval include a time limitation indicating the trailers may remain on-site for a maximum of two years.

22SN0054 – Conceptual Elevation

Traditions of America – Exhibit B
April 13, 2022
Conceptual Renderings



This is the proposed conceptual elevation.

22SN0054 – Recommendation(s)



Approval

No adverse impacts have been identified or are anticipated as a result of the request, and accordingly, staff recommends approval.

22SN0054 – Zoning Map

