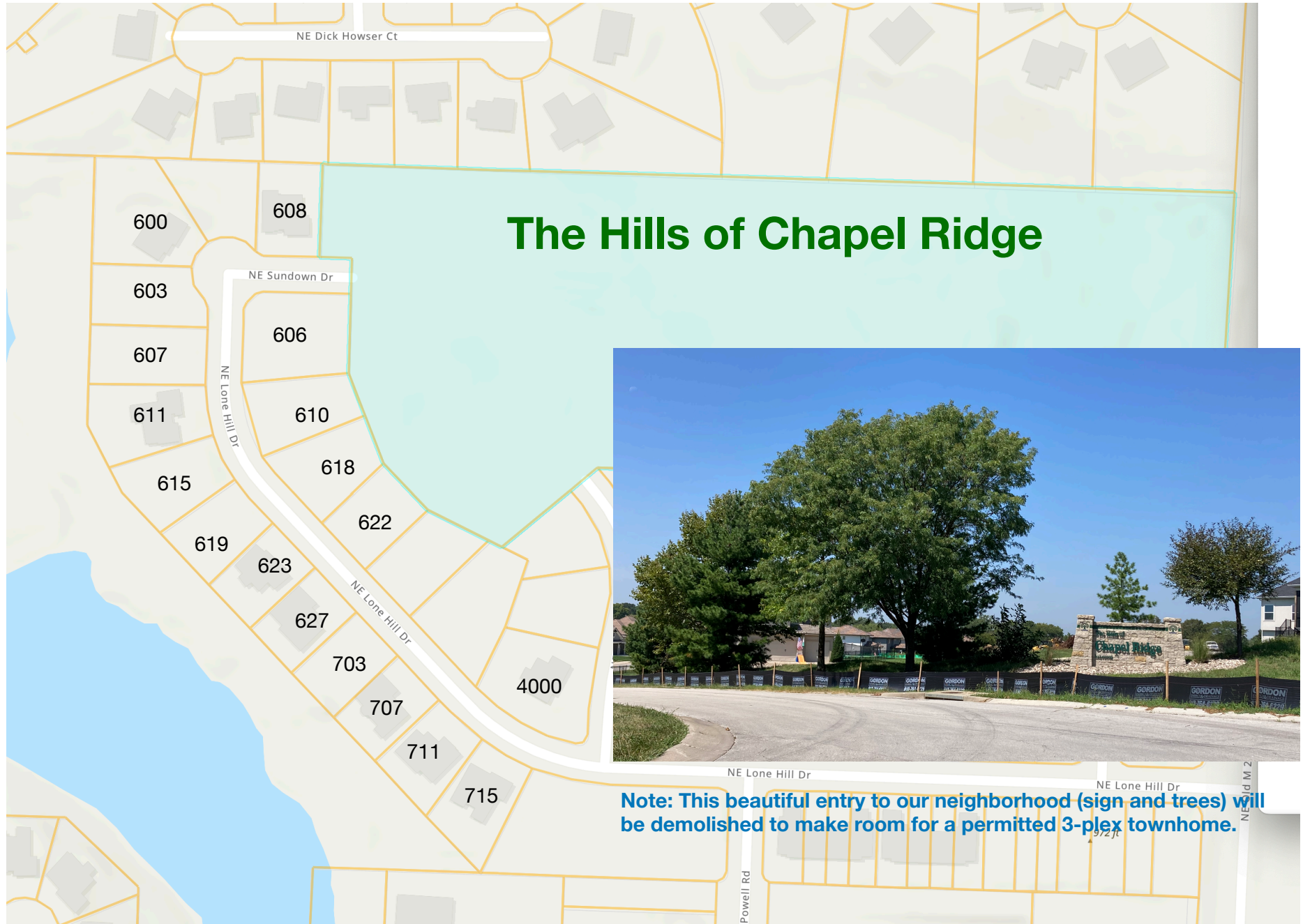


Neighborhood Protest - The Townhomes of Chapel Ridge 3rd Plat



August 2024

Neighborhood Protest - The Townhomes of Chapel Ridge 3rd Plat

2020

PL2019-352

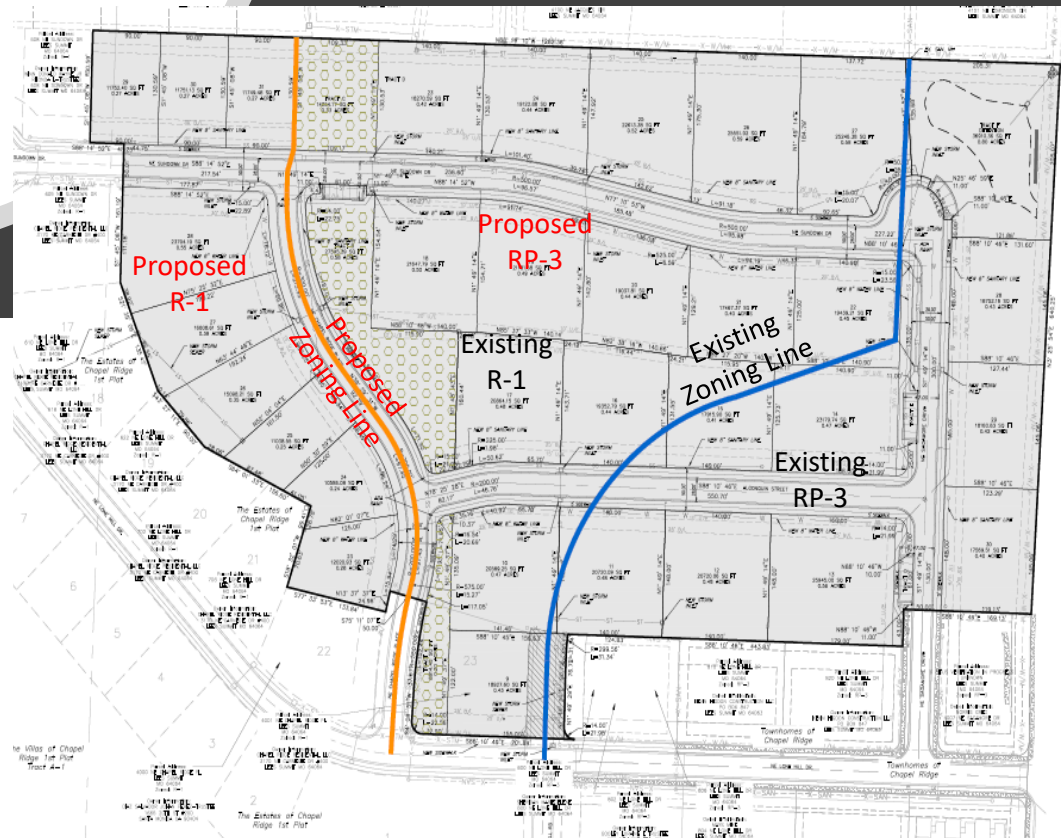
Rezoning and Preliminary Development Plan for:

The Estates of Chapel Ridge
Lots 23 – 31

&

The Townhomes of Chapel Ridge
Lots 9 – 30 & Tracts A - F

Revised Preliminary Development Plan and Rezoning for The Townhomes of Chapel Ridge approved by City Council on January 14, 2020 (Ord. #8790(a)).



Existing Preliminary Development Plan

Townhome Lots	
Site Area	5.56 Acres
Lots	7 (21 units)
Density	3.78 units per acre (1.26 lots per acre)
Estate Lots	
Site Area	12.83 Acres
Lots	31
Density	2.42 units per acre (2.42 lots per acre)
Overall Density	38 lots (2.07 lots per acre) 52 units (2.83 units per acre)
Total Units	90 Units

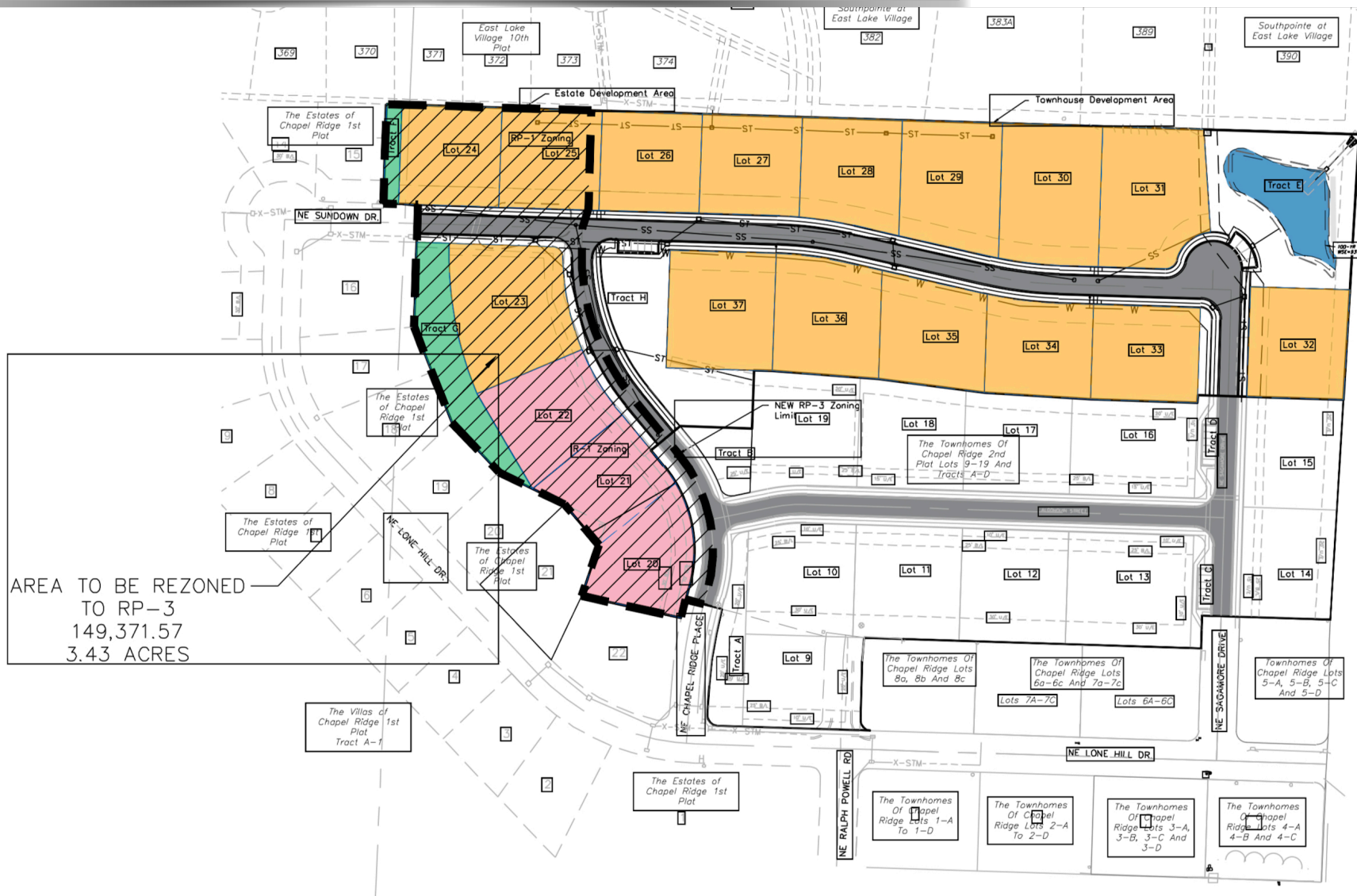
Proposed Preliminary Development Plan

Townhome Lots	
Site Area	15.10 Acres
Lots	22 Lots (66 units)
Density	4.37 units per acre (1.46 lots per acre)
Estate Lots	
Site Area	3.27 Acres
Lots	9
Density	2.75 units per acre (2.75 lots per acre)
Overall Density	31 lots (1.69 lots per acre) 75 units (4.08 units per acre)
Total Units	106 Units

Neighborhood Protest - The Townhomes of Chapel Ridge 3rd Plat

2024

2024 Plat Plan: NO Single family homes; just multi-family units. MINIMAL “green space” between existing single family homes and multi-family units.



August 2024