

TOWN OF BRIDGEVILLE

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RESOLUTION NO. R14- 6

A RESOLUTION APPROVING THE PHASE 3B DEVELOPMENT PLANS FOR THE BRIDGEVILLE SOUTH RPC DISTRICT AND MODIFYING THE DEVELOPMENT STANDARDS APPLICABLE TO SUCH PHASE

WHEREAS, the Commissioners of the Town of Bridgeville (“Commissioners”) established the Residential Planned Community (“RPC”) zoning district to provide the Town of Bridgeville with the flexibility to permit mixed-use developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan;

WHEREAS, the Town annexed approximately 833 acres of land, zoned a majority of the annexed land RPC and approved a concept plan for the Bridgeville South RPC District on October 21, 2002;

WHEREAS, the Commissioners approved a Revised RPC Concept Plan for the Bridgeville South RPC District on June 9, 2003;

WHEREAS, the Commissioners approved the RPC Preliminary Site Plan for the Bridgeville South RPC District on July 14, 2003;

WHEREAS, the Commissioners enacted Ordinance 2013-G to authorize the Commissioners to consider and approve modifications of the development standards generally applicable to RPC districts concurrent with approval of an RPC final development plan for a particular phase or phase(s) of development;

WHEREAS, the Commissioners of Bridgeville approved amendments to the RPC Preliminary Plan for Phase Three of the Bridgeville South RPC District on November 11, 2013;

WHEREAS, the Commissioners of Bridgeville approved the preliminary site development plan and subdivision plat for Phase Three of Heritage Shores on March 10, 2014;

WHEREAS, the Commissioners of Bridgeville approved the RPC final plan, subdivision plats development and landscape plans for Phase 3A of Heritage Shores and modified certain development standards applicable thereto by Resolution R14-2 on May 12, 2014; and

WHEREAS, the Commissioners of the Town of Bridgeville are of the opinion that this resolution promotes the health, safety and welfare of the citizens of the Town of Bridgeville; and

NOW, THEREFORE, THE COMMISSIONERS OF THE TOWN OF BRIDGEVILLE HEREBY RESOLVE:

Section 1. Approval of Final Development Plans, Phase 3B, Heritage Shores. The following development are hereby approved as the development plans for portion of the Bridgeville South RPC District located within the Phase Three boundary as depicted by such plans (collectively, the “Approved Plans”):

- a. “FINAL DEVELOPMENT PLAN, HERITAGE SHORES – PHASE 3B”, prepared by Rauch, Inc. and dated July 25, 2014.

Two multifamily residential buildings are approved in Phase 3 north of the Village Center, subject to the condition that architecture and site plans for such buildings shall be approved by the Planning Commission prior to issuance of building permit(s) for such structures.

Section 2. Modification of Development Standards. In light of the master-planned nature of Heritage Shores and pursuant to Section 234-37(F) of the Bridgeville Town Code, the Commissioners hereby approve the following modifications to generally applicable development standards to authorize development, construction, use and occupancy of Phase Three of Heritage Shores as depicted by the Approved Plans:

- a. Reduction of the minimum RPC lot size to permit single-family detached lots containing approximately 4,400 sq.ft. or 2,600 sq.ft. [§234-37(B)(3)];
- b. Reduction of the minimum lot width to permit 40 foot wide lots [§234-37(B)(4)];
- c. Reduction of the minimum number of off-street parking spaces required for multifamily dwellings to 2 per unit [§234-87(B)];
- d. Approval of the nonresidential parking depicted by the Approved Plans (location, configuration and number of spaces) [§234-87];
- e. Authorizing off-street parking required to serve nonresidential uses to be located on a different lot than the use served [§234-87(D)(1)(a)];
- f. Authorizing off-street parking to occur within front yard setbacks, provided that the off-street parking space does not obstruct the sidewalk [§234-37(E)(7)(b)];
- g. Approval of the landscaping depicted by the Approved Plans to the extent of any deviation from the provisions of Sections 234-91 and 234-92 (*e.g.*, 30’ spacing of street trees, multifamily fencing or screening);
- h. Permitting signage within Phase Three in accordance with landscaping or signage plan(s) approved by the Commissioners, notwithstanding any conflicts with the provisions of Chapter 234, Article XVIII; and
- i. Approval of the proposed street right-of-way, cross-sections and plans and lighting to the extent of any deviation from section 234-68 or the Town’s street standards, including without limitation, Typical Section Detail RPC Street (Drawing No. D-2F-6.1).

The foregoing and any other deviations from the generally applicable development standards shall be specifically identified and approved by the Commissioners during review of the RPC final development plan.

Section 3. Effective Date. This Resolution shall become effective upon its adoption by a majority of the members elected to this Commission.

COMMISSIONERS OF BRIDGEVILLE

By: Patricia M. Correll
President

Attest: Laurence Cossano
Secretary

Adopted: August 11, 2014