

Development Review Board Application for the April 12, 2023 Hearing
Amendments to the Peaceable Kingdom Planned Unit Development.
Submitted by Peaceable Kingdom LLC
Represented by Gary Bressor, member.

Location

The setback requests are to Lot 2 of the Peaceable Kingdom Planned Unit Development located at 15 Peaceable Street off Thompson Road in the village of Richmond. Because Lot 1 has two units lot three will have unit 3 of the development. It will have one single-family home on it. The other changes in this application are to capture as-built changes on the adjoining Common Land.

Narrative

The main change requested is to the setbacks on Lot 2. The request is to reduce the setback on the side facing Thompson Road from 30 feet to 10 feet, and the north side setback from 10 feet to 5 feet. The reason for the first request is to move the home towards the street so that the view of the Round Church currently enjoyed by residents of Lot 3 and Lot 4 will be impacted less. The reason for the request to change the north side setback is to site the home as far as possible away from the large tree in the southwest corner of the lot.

The Purpose section of 5.12 Planned Unit Development (PUD) and Residential PUD states: "The modification of the dimensional requirements governing lot area, lot dimension, lot coverage and the dimensional limitations for structures governing front, side and rear yard setback requirements of these Zoning Regulations may be permitted subject to the conditions set forth in this section, simultaneously with the approval of a subdivision plat under the Richmond Subdivision Regulations."

This request is consistent with several of the homes on Round Church Park that have front yard setbacks of around 10 feet from their property lines.

Furthermore, the request to reduce the front yard setback to 10 feet matches the latest draft of the proposed zoning changes for this area (as of the time I am submitting this application).

The other changes that are proposed are to the Common Area to capture minor as-built changes to the water and sewer easement, and taking the curve out of Peaceable Street.