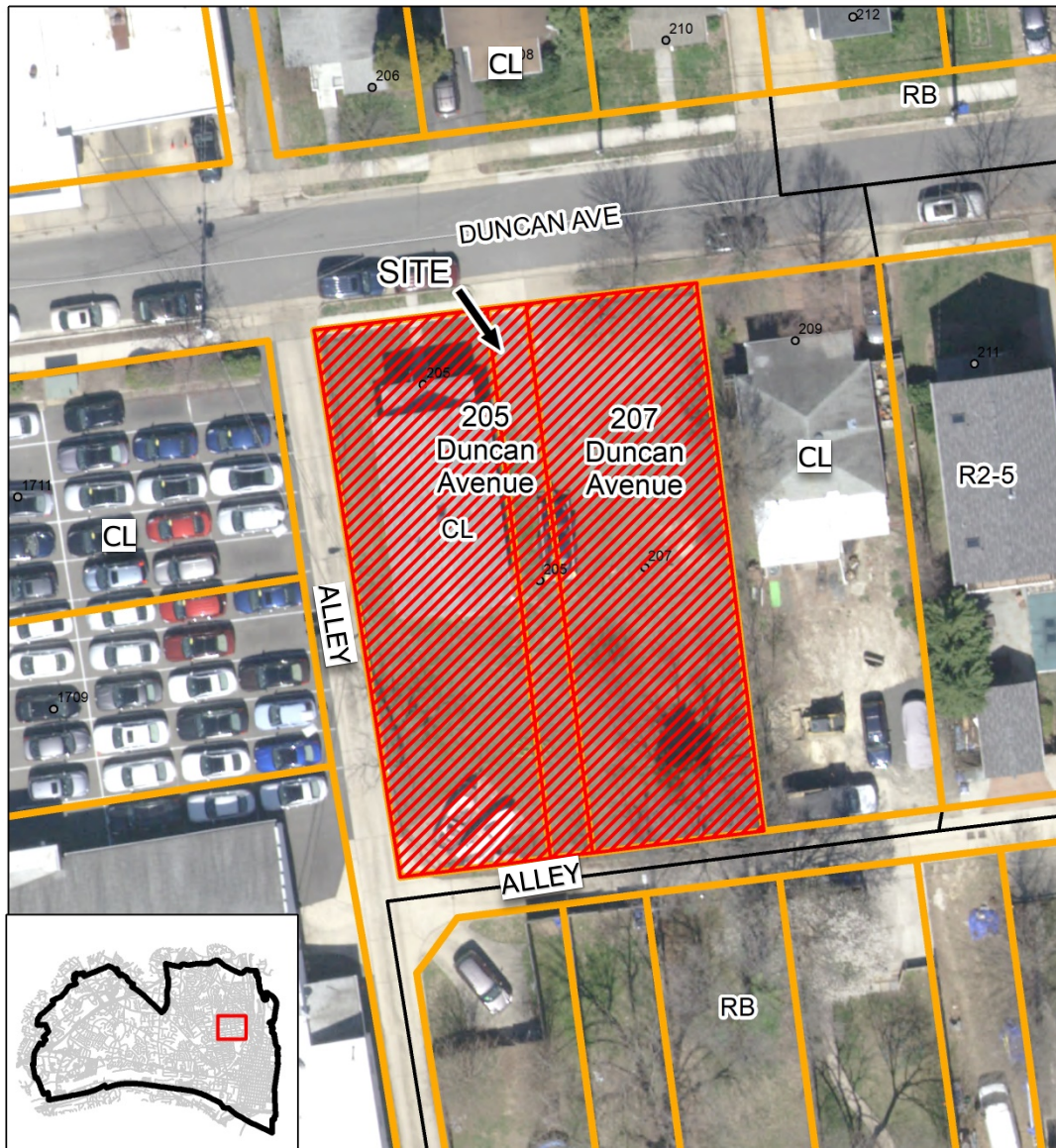




# **Darden Towns by MSG Properties**

205-207 East Duncan Avenue  
DSP#2021-000006/SUB#2021-000004

Planning Commission  
November 04, 2021



**Development Site Plan #2021-00006  
Subdivision #2021-00004  
205, 205A, and 207 Duncan Avenue**



0 15 30 60 Feet



# Project Location



DSP#2021-000006/SUB#2021-000004 | 205-207 E. Duncan Ave.



# Project Requests

- Development Site Plan\* (“DSP”) to construct four (4) fee-simple townhome dwellings
- Modification to reduce the side-yard setback
- Subdivision Plat to create four (4) new lots





# i. Site Plan

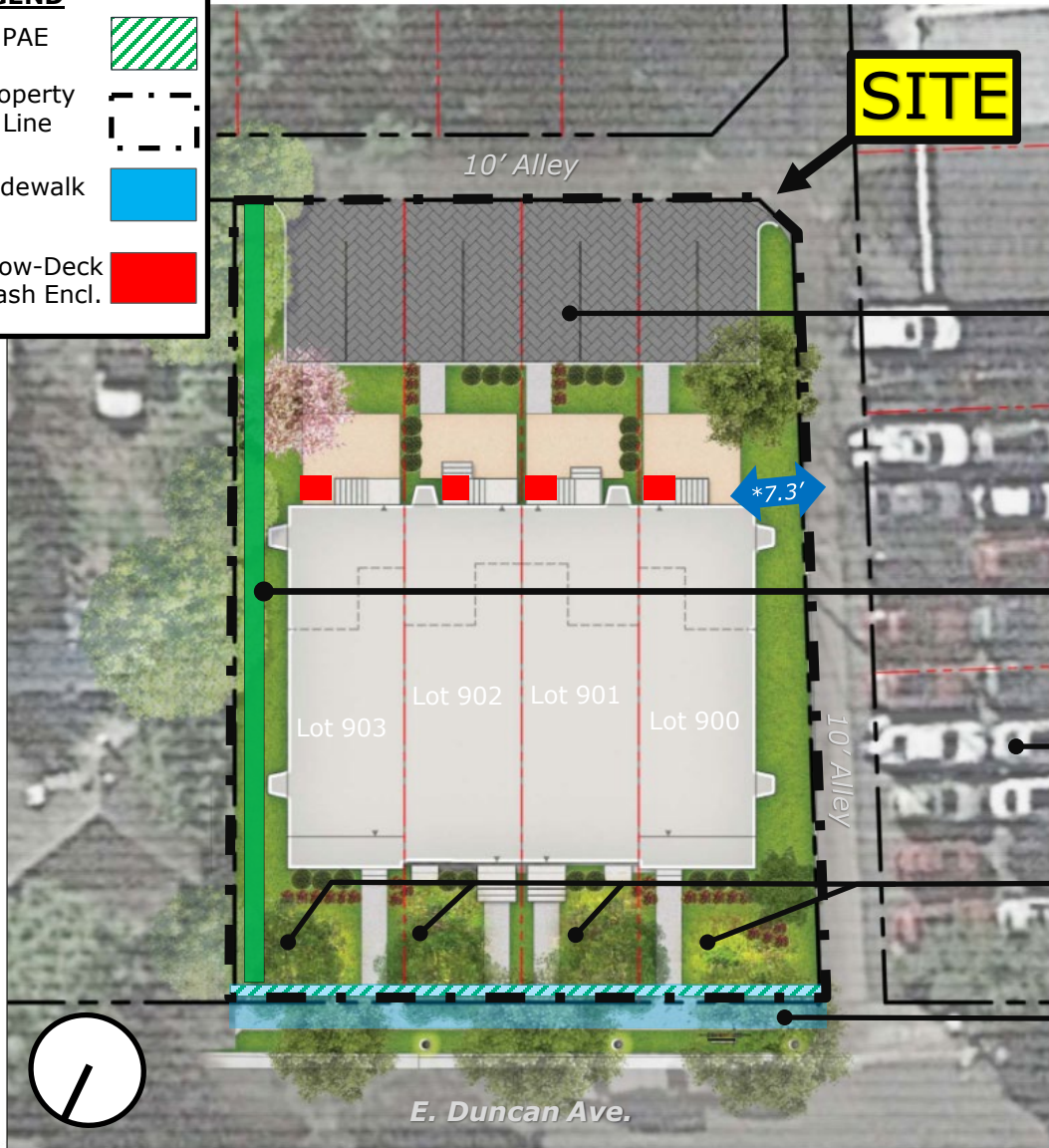
**LEGEND**

PAE

Property Line

Sidewalk

Below-Deck Trash Encl.



Permeable Paving

Sub-Surface  
Detention Structure  
24" x 100'

Hyundai Dealership

Stormwater BMPs

Improved Streetscape



## ii. Building Architecture



DSP#2021-00006/SUB#2021-00004 | 205-207 E. Duncan Ave.



**Figure Above:** East Duncan Avenue Elevation



### iii. Subdivision



DSP#2021-00006/SUB#2021-00004 | 205-207 E. Duncan Ave.

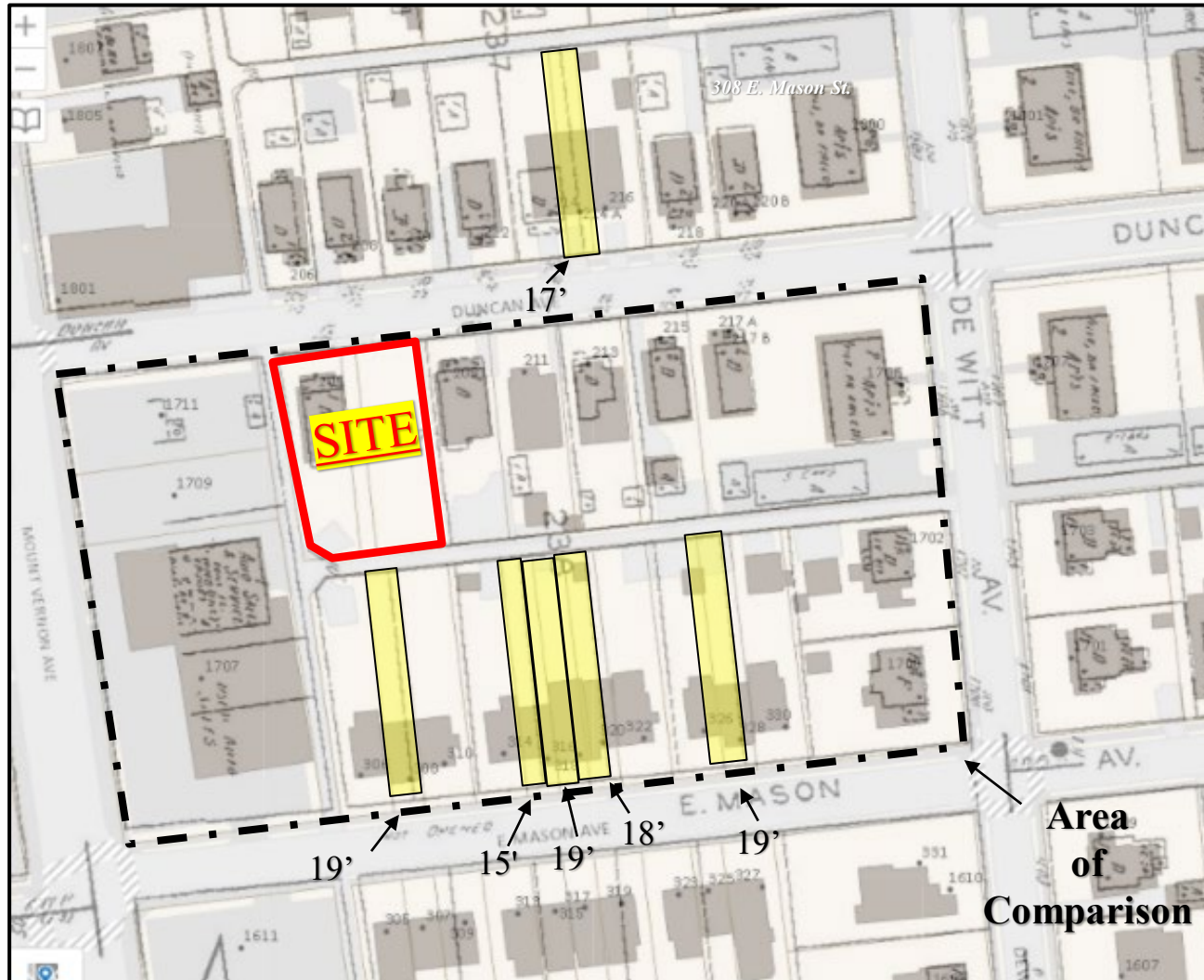


Figure Above: Existing parcel data overlaid onto 1941 Sanborn Insurance Map

# Community Benefits

- i. Improved Streetscape
- ii. Improved Stormwater Facilities
- iii. High-Quality Materials and Architecture
- iv. Additional Street Parking via Curb-Cut Closure
- v. Compliant With 2019 Green Building Policy
  - EV-Ready Parking Stalls (1:2) / Permeable Parking Stalls
  - Solar-Ready Rooftops



**Image Above:** East Duncan Avenue Perspective





# Community Outreach



- i. Informal communications with neighbors and DRLUC beginning December 2020 through October 2021
- ii. Public Presentation at DRLUC on October 26, 2021
- iii. Letter from DRLUC to P&Z received on October 29, 2021
- iv. P&Z Response Letter prepared on 11.3.2021

# Recommendation

- Staff requests that the Planning Commission **APPROVE** the **Subdivision and Development Site Plan w/ Modification**

