

Planning Analysis & Property Information

Applicant:	RST Construction		
Owner:	Connell Cabinets Inc. (Phillip Connell)		
Request:	Planned Development approval for a non-conventional single-family residential subdivision in an R-15 zoning district.		
Property General Information			
Size & Location:	Two (2) contiguous parcels totaling 30.63 acres located at the at the NW corner of Cherry Creek Road and Lake Laurie Drive.		
Street Address:	< No street address has yet been assigned >		
Tax Parcel ID:	Tax Map # 0106 Parcels 248 & 248B	City Council District:	5 Councilman Carroll
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant land
	Proposed:	R-15	Single-family residential subdivision (non-conventional)
Adjacent Property:	North:	R-15	Single-family residential subdivision
	South:	R-15	Single-family residential subdivision
	East:	R-21, R-1	(county) agricultural / farmland
	West:	R-15	Single-family subdivision
Zoning & Land Use History	The subject property has been zoned R-15 for more than 35 years. It was the subject of a formal Rezoning request to rezone from R-15 to PRD in 2007, for a proposed high-density single-family development consisting of 78 homes (file # VA-2007-25) (Mark Courson, Cove Partners LLC). That request was initially tabled by the Planning Commission & City Council for one month, and then WITHDRAWN by the applicant before reaching a final vote by City Council. A 5.20 acre portion of the subject property was proposed for Rezoning to R-M a few months ago during the Spring of 2026 (file # VA-2026-02) (applicant = RST Construction). It was withdrawn by the applicant before reaching public hearing. No other public hearings on the subject property have been held.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources located on or near the subject property.		
Natural Resources:	Vegetation:	Natural forest – relatively new growth (since 2012)	
	Wetlands:	There are depicted NWI wetlands along the east side of the adjacent pond.	
	Flood Hazards	Located well-outside the currently-depicted FEMA designated 100-year floodplain	
	Other resources:	Staff is not aware of any endangered species or any archaeological resources in the immediate area.	