



# "Staley Corners"

**Ordinance No. 200182 and 200183**

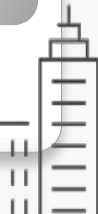
**Case Number(s):**CD-CPC-2019-00024- Area Plan  
Amendment

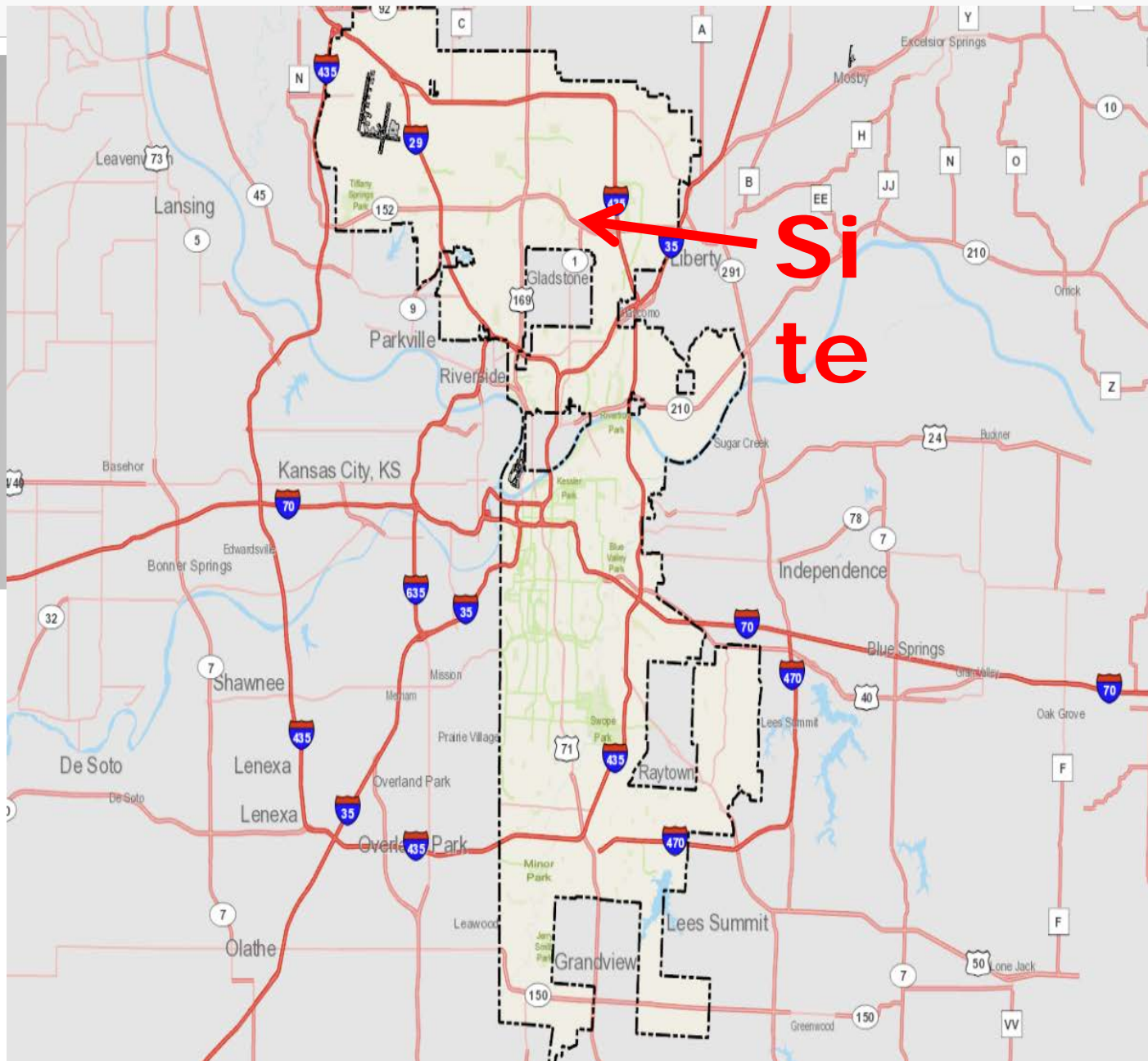
CD-CPC-2019-00023- Rezoning for  
Staley Corners West

CD-CPC-2019-00022- Development  
Plan for Staley Corners West

CD-CPC-2019-00025- Rezoning for  
Staley Corners East

CD-CPC-2019-00026- Development  
Plan for Staley Corners East





Site

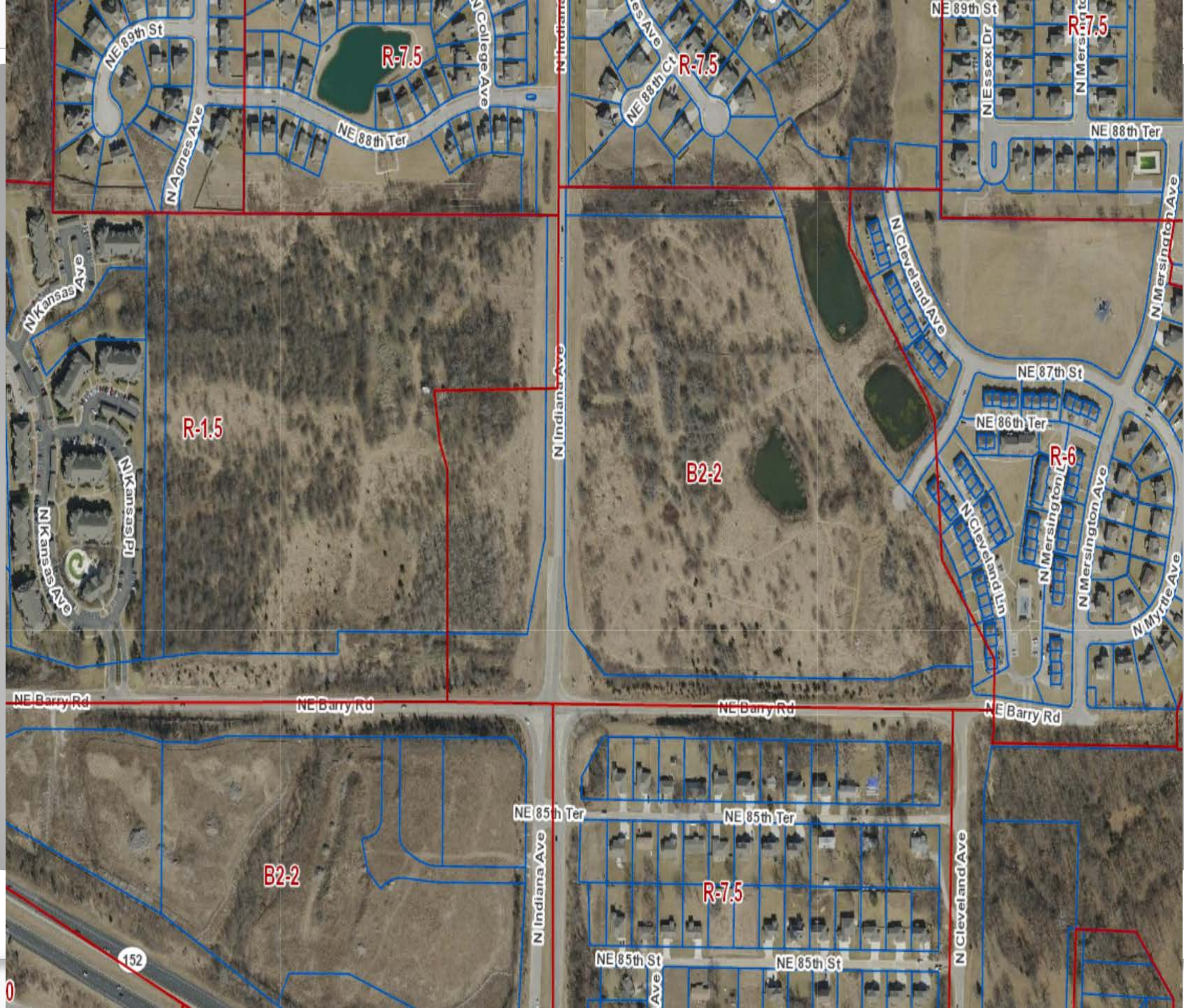






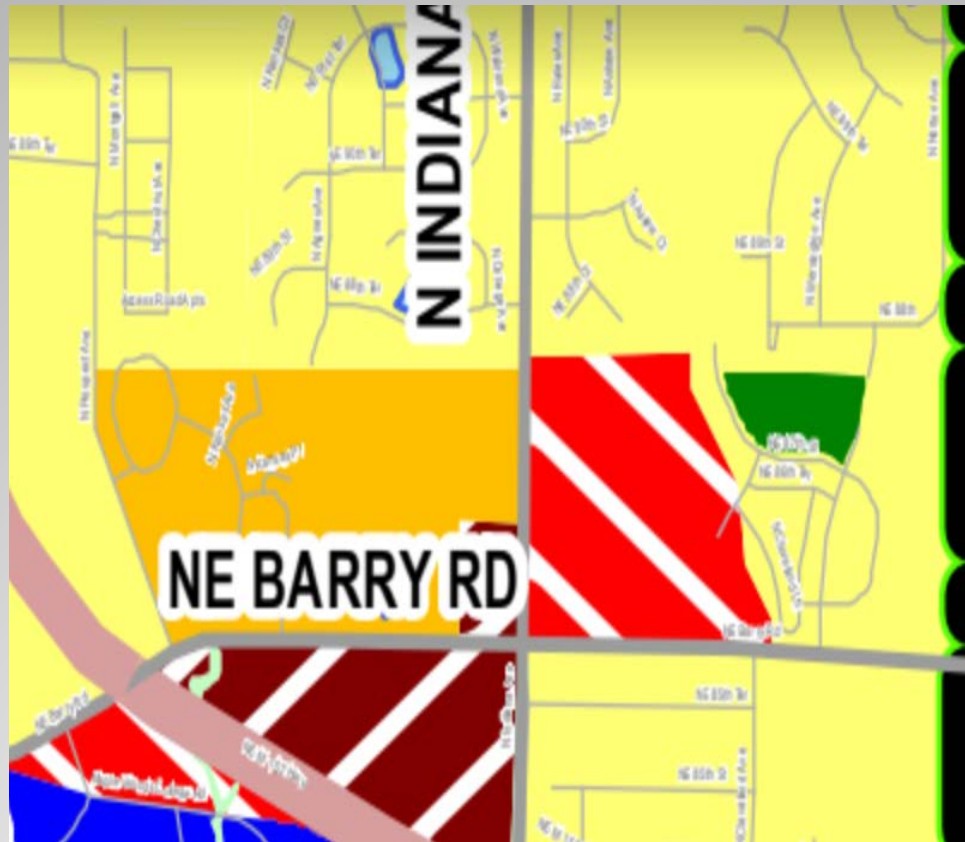








# Gashland/Nashua Area Plan

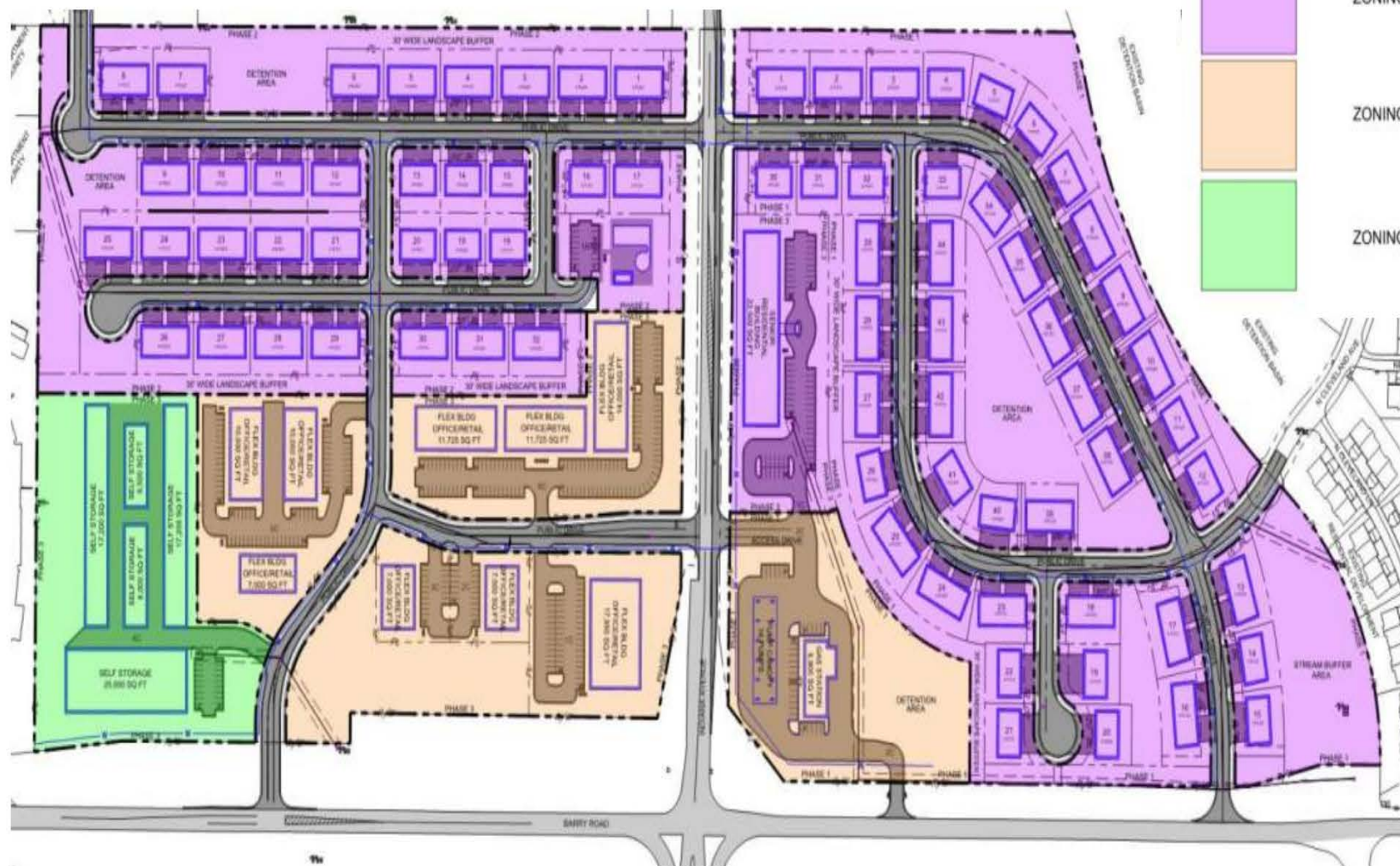


- |                                 |                     |
|---------------------------------|---------------------|
| Residential Low Density         | Mixed Use Community |
| Residential Medium Density      | Institutional       |
| Residential Medium-High Density | Park                |
| Commercial                      | Open Space/Buffer   |
| Mixed Use Neighborhood          | Water               |

ZONING R-1.5

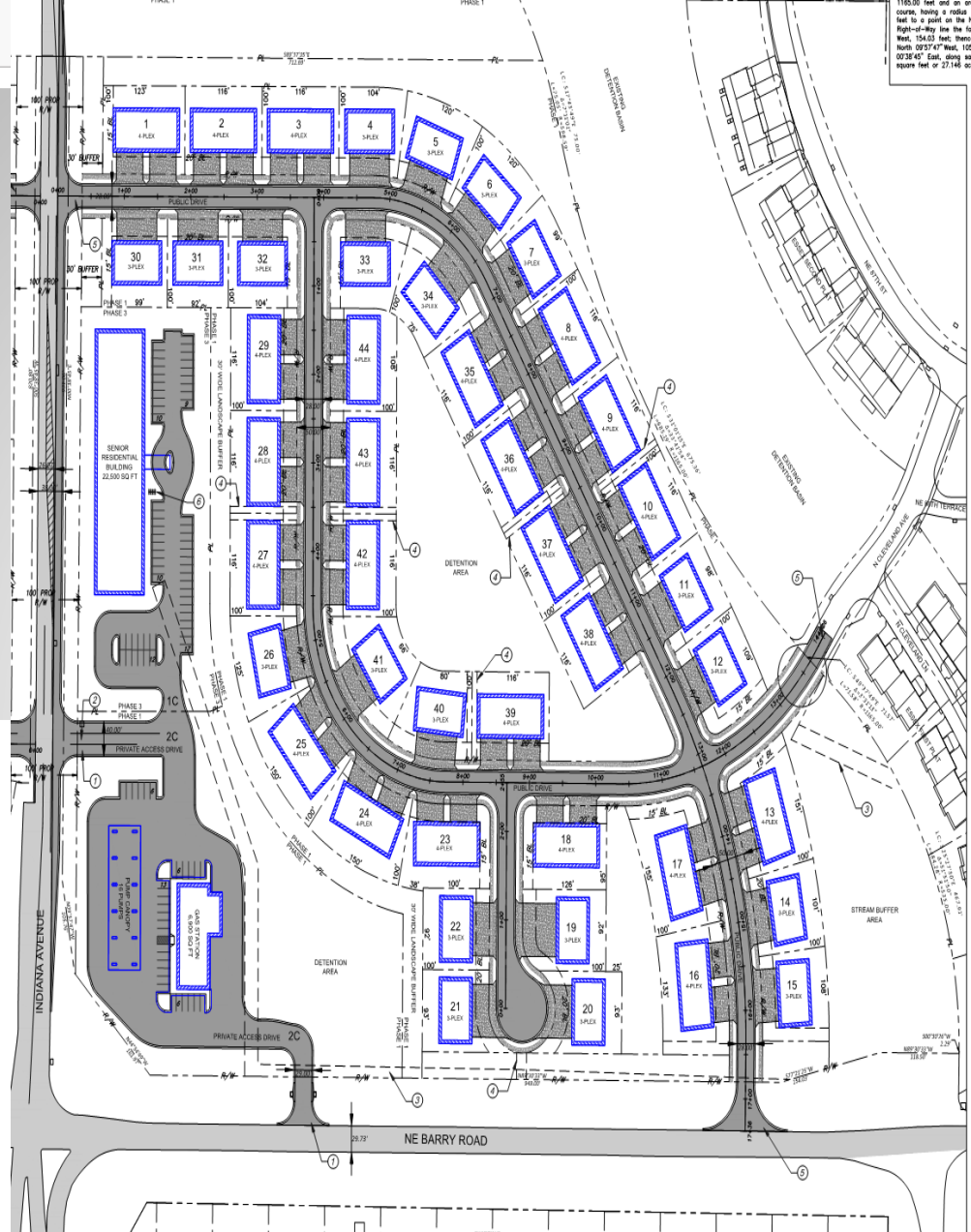
ZONING B2-2

ZONING B4-3



## Rezoning Map

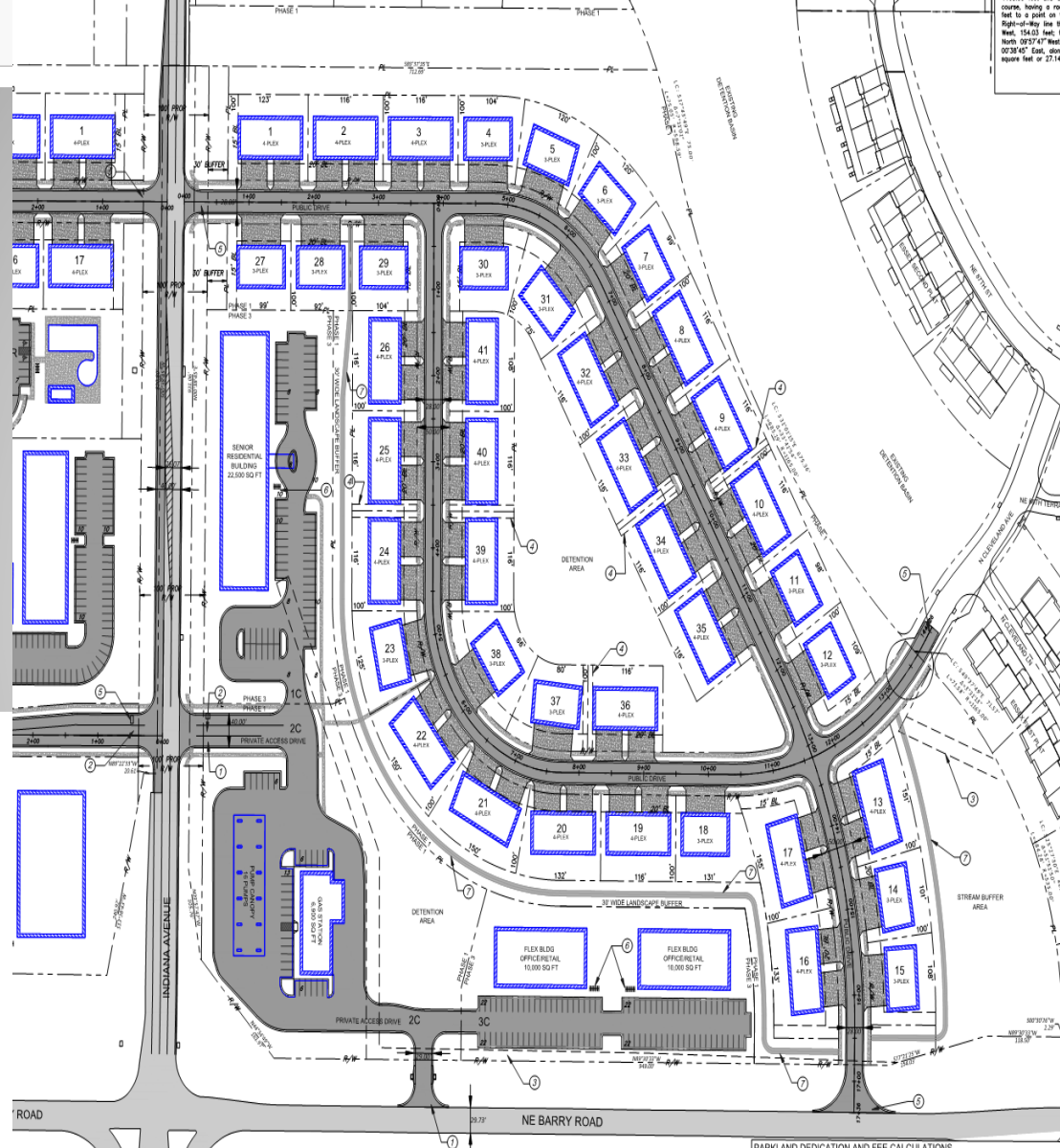
# Rezoning Plan



1185.00 feet and on an arc  
 curve, having a radius of 2  
 feet to a point on the North  
 Right-of-Way line the latest  
 West, 154.03 feet; thence to  
 North 09°57'47" West, 118.76  
 00°30'45" East, along said E  
 square feet or 27,146 acres.

Staley Corners East

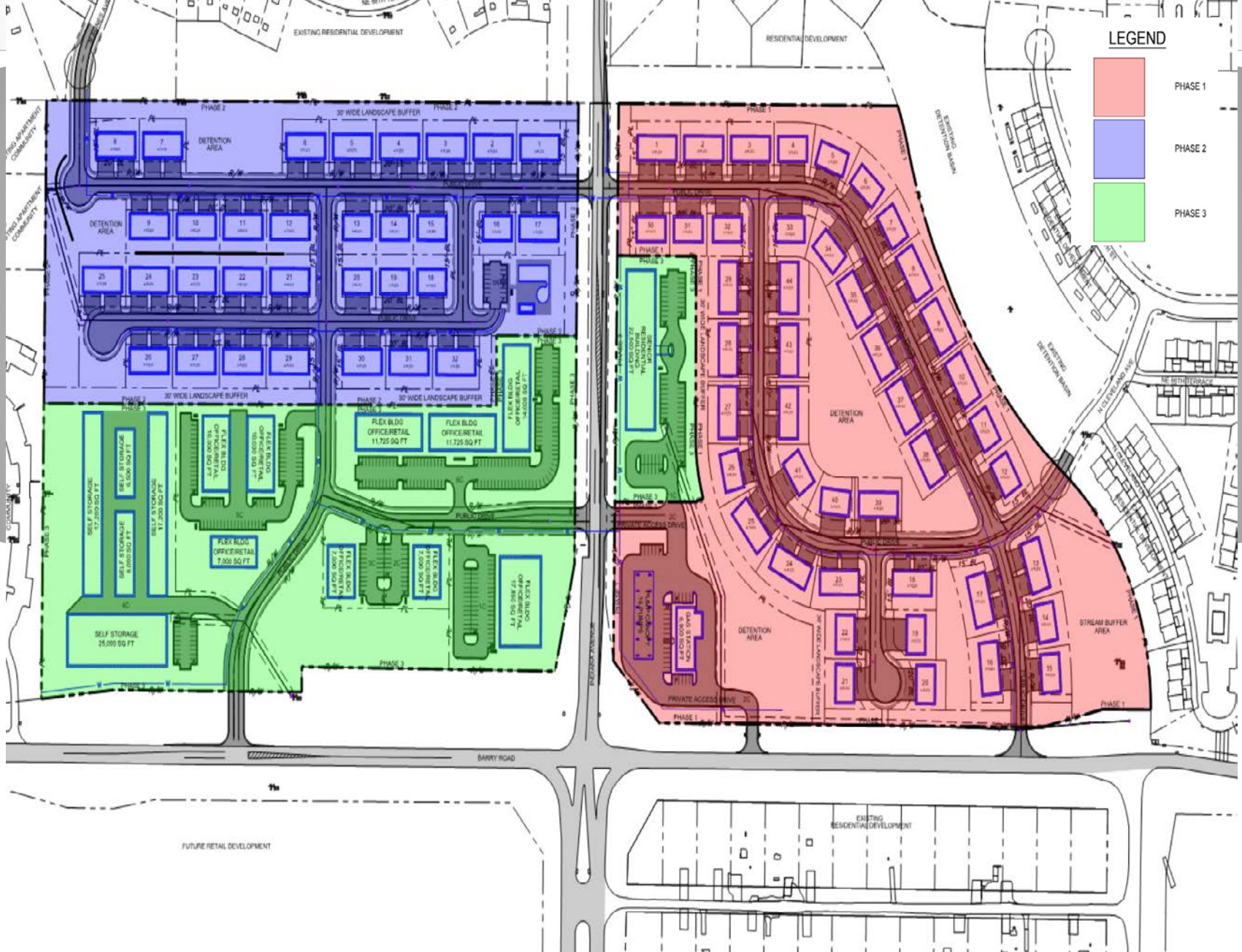




# Staley Corners East







Phasing/Site Plan



Commerical Building Elevations



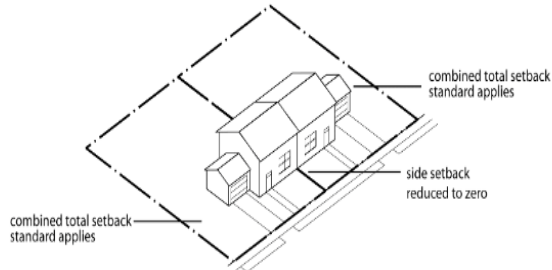


Rendering of four-plex  
plan

### 3. ATTACHED HOUSE

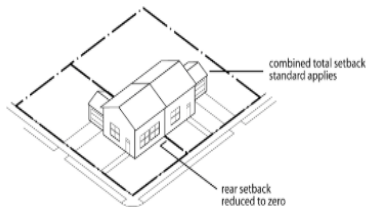
Attached houses are subject to the standards of 88-110-06-B ( *Table 110-2* ), except as expressly modified or supplemented by the following attached house standards.

- (a) The minimum lot width for an attached house is 18 feet.
- (b) The minimum lot area per unit requirements of 88-110-06-B ( *Table 110-2* ) apply to attached house projects on a project-wide basis, meaning that the total area of the attached house site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.
- (c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B ( *Table 110-2* ) applies along the sides of the building that do not have common or abutting walls.
- (d)



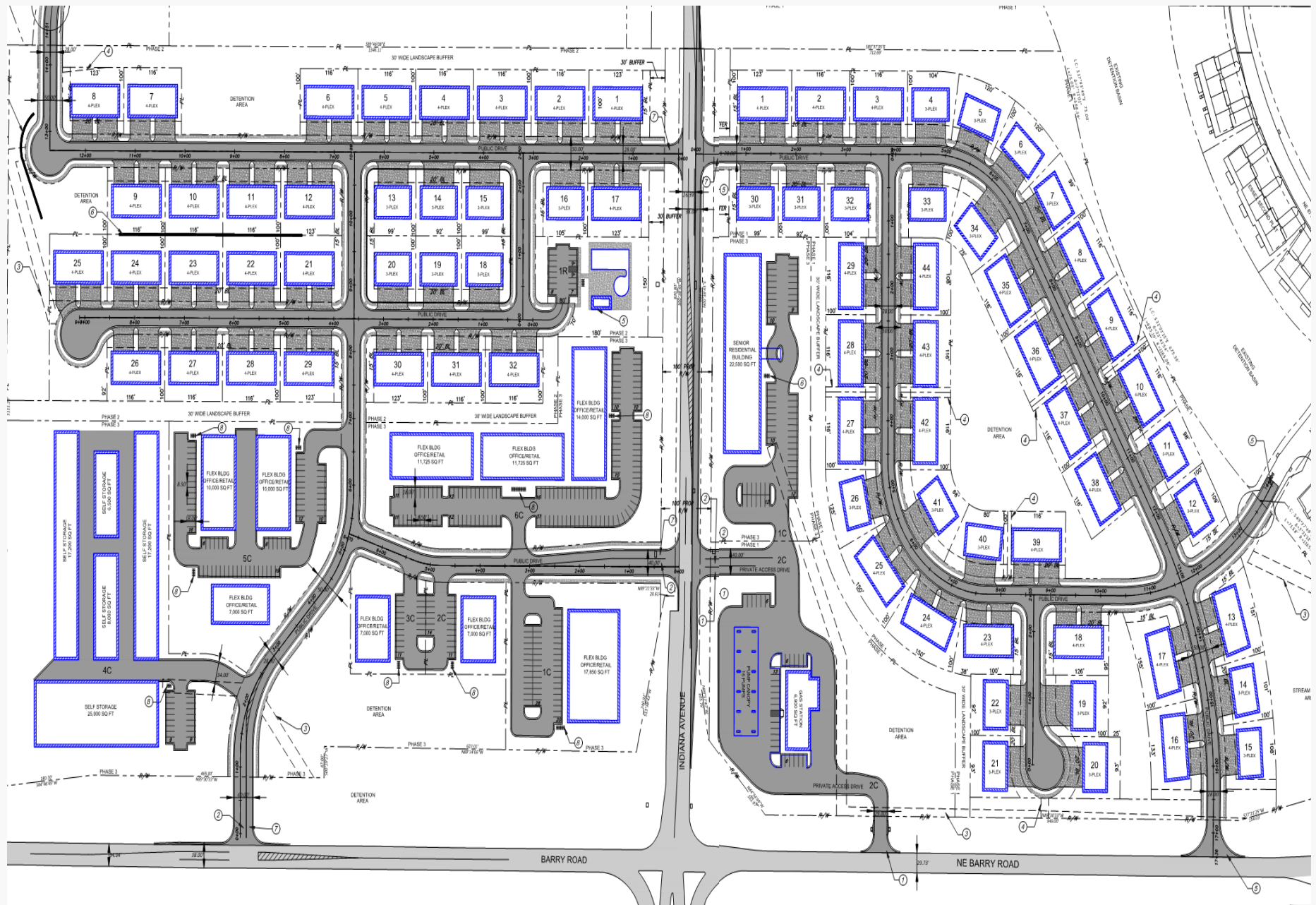
ng walls must be shared for at least 50% of their length.

- (e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B ( *Table 110-2* ).



- (f) The minimum total (combined) side setback standard of Section 88-110-06-B ( *Table 110-2* ) applies along the sides of the building that do not have common or abutting walls.
- (g) The front facade of any attached house may not include more than 40% garage wall area.





## 88-405-10 - STREETS



### 88-405-10-A. TRAFFIC MOVEMENT AND PEDESTRIAN CIRCULATION PRINCIPLES

The street and pedestrian circulation layout for all new subdivisions must conform to the arrangement, width and location indicated on the major street plan, comprehensive plan, the walkability plan, or approved area plan. Street and pedestrian circulation systems must be laid out and designed with due regard for topography and drainage and to:

1. create an integrated system of lots, streets, trails, and infrastructure that provides for efficient movement of pedestrians, bicycles, and automobiles within the subdivision and to and from adjacent development;
2. provide for the efficient movement of through traffic by providing an interconnected hierarchy of streets in order to avoid isolation of residential areas and over-reliance on major roads;
3. provide safe and attractive pedestrian routes to nearby commercial centers, as well as nearby public/civic, employment, and recreation uses; and
4. be uncomplicated, so that emergency services, public services, and visitors can find their way to their intended destinations.

### 88-405-10-B. CONNECTIONS TO ABUTTING PROPERTY

1. A network of interconnected streets is intended to:
  - (a) provide safe, convenient, and efficient means of access to lots;
  - (b) promote orderly development patterns;
  - (c) facilitate the effective and efficient provision of emergency and public services; and
  - (d) avoid degradation of traffic carrying capacity on the major street network.
2. Streets in new subdivisions must connect with dedicated streets in adjacent subdivisions and provide for future extension of streets into adjacent areas that are likely to be developed in the future. Waivers to street connection requirements may be approved in accordance with [88-405-25](#) if topography, sensitive natural resources or other physical constraints make such connections undesirable or impractical.