

An aerial photograph of a residential neighborhood with a semi-transparent map overlay. The map shows a proposed multifamily building conversion (approximately 25 units) in the lower right. It also shows existing residential lots with unit numbers (1-70) and names of streets (Private Street A, B, C) and alleys (Alley A, B, C). A compass rose is in the top right corner.

RZ 2025-FR-00011

FRANCONIA DISTRICT LAND USE COMMITTEE

November 17, 2025



LOCATION



AERIAL VIEW

On April 11, 2023, the Board of Supervisors authorized the Franconia Triangle Study to evaluate Plan recommendation #3 of the S-9 Beulah Community Planning Sector.

On May 13, 2025, the Board of Supervisors adopted Plan Amendment SSPA 2023-IV-2S that includes an option to develop the site with multifamily and single-family attached units up to 12 dwelling units per acre, subject to conditions.

- Substantial parcel consolidation to create a cohesive residential neighborhood;
- Assess existing trees and preserve healthy, native, and non-invasive species;
- Provide a centrally located, publicly accessible urban park;
- Implement stormwater controls that manage both water quality and quantity;
- Design the streetscape to include adequate sidewalks, buffers, and street trees;
- Ensure interparcel access to improve connectivity; and
- Limit residential building heights to four stories or 52 feet.

ZONING TABULATION

EXISTING ZONE: C-2

PROPOSED ZONE: PDH-12

SITE AREA: ±300,840 SF OR ±6.906 ACRES

	REQUIRED	PROPOSED
MINIMUM DISTRICT SIZE	2 ACRES	±6.906 ACRES
MINIMUM LOT AREA	NONE	NONE (MIN. 200 SF PRIVACY YARD) *
MINIMUM LOT WIDTH	NONE	MIN. ±20 FT
MAXIMUM BUILDING HEIGHT	NONE	MAX 50 FT
MINIMUM YARD REQUIREMENTS		
FRONT	NONE	N/A
SIDE	NONE	
REAR	NONE	
MAXIMUM DENSITY	12 DU/AC	±13.90 DU/AC
DENSITY EXCLUSIVE OF ADUs AND BONUSES		±11.87 DU/AC
NUMBER OF DWELLING UNITS		30 MF 66 SFA
MINIMUM OPEN SPACE	27% (ADU REQ'D)	±35%

PARKING TABULATION

REQUIRED:

66 TOWNS @ 2.7 SP/UNIT = 179 SPACES

30 MF @ 1.6 SP/UNIT = 48 SPACES

227 SPACES REQUIRED

PROVIDED:

60 TOWNS @ 2.0 SP 120

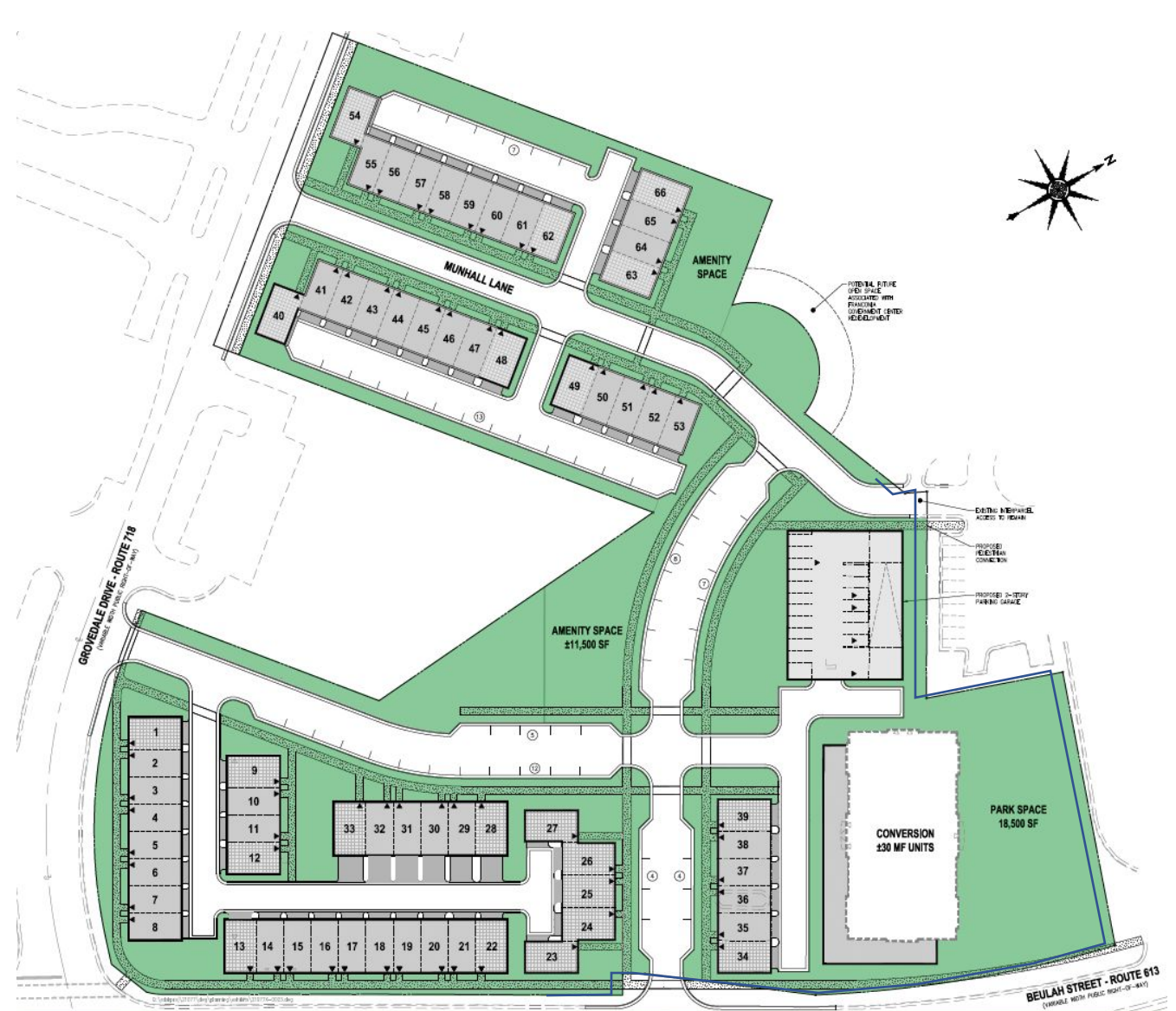
6 TOWNS @ 4.0 SP 24

60 PARALLEL SPACES 60

48 GARAGE SPACES 48

252 SPACES PROVIDED

CONCEPT PLAN



ZONING TABULATION

EXISTING ZONE: C-2, C-5 AND R-1		
PROPOSED ZONE: PDH-12		
SITE AREA: ±297,062 SF OR ±6.8196 ACRES		
	REQUIRED	PROPOSED
MINIMUM DISTRICT SIZE	2 ACRES	±6.8196 ACRES
MINIMUM LOT AREA	NONE	NONE (MIN. 200 SF PRIVACY YARD) *
MINIMUM LOT WIDTH	NONE	MIN. ±16 FT
MAXIMUM BUILDING HEIGHT	NONE	MAX 50 FT
MINIMUM YARD REQUIREMENTS		
FRONT	NONE	AS SHOWN ON TYPICAL LOT DIAGRAMS
SIDE	NONE	
REAR	NONE	
MAXIMUM FAR	N/A	±0.34 (±36,504 SF) **
NUMBER OF DWELLING UNITS		30 MULTIFAMILY; 63 SINGLE FAMILY ATTACHED
MINIMUM OPEN SPACE	27% (ADU REQ'D)	±40%

PARKING TABULATION

PARKING REQUIRED
63 TOWNHOMES (TH) @ 2.7 SP/UNIT = 171 SPACES
30 MULTI-FAMILY (MF) UNITS @ 1.45 SP/UNIT = 44 SPACES
PARKING REQUIRED = 215 SPACES

PARKING PROVIDED
41 REAR LOAD UNITS @ 2.0 SPACES = 82
22 FRONT LOAD UNITS @ 4.0 SPACES = 88
35 SURFACE/VISITOR SPACES (TH) = 35
45 SURFACE SPACES (MF) = 45
250 SPACES

PARKING PROVIDED = 250 SPACES
(202 SPACES FOR TOWNHOMES AT 3.25 SPACES/UNIT)
(45 SPACES FOR MULTI-FAMILY AT 1.5 SPACES/UNIT)



DEVELOPMENT PLAN (IN PROCESS)

ZONING TABULATION

EXISTING ZONE: C-2, C-5 AND R-1

PROPOSED ZONE: PDH-12

SITE AREA: ±297,062 SF OR ±6.8196 ACRES

	REQUIRED	PROPOSED
MINIMUM DISTRICT SIZE	2 ACRES	±6.8196 ACRES
MINIMUM LOT AREA	NONE	NONE (MIN. 200 SF PRIVACY YARD)
MINIMUM LOT WIDTH	NONE	MIN. ±16 FT
MAXIMUM BUILDING HEIGHT	NONE	MAX 50 FT
MINIMUM YARD REQUIREMENTS		
FRONT	NONE	AS SHOWN ON TYPICAL LOT DIAGRAMS
SIDE	NONE	
REAR	NONE	
MAXIMUM FAR	N/A	±0.34 (±36,504 SF)
NUMBER OF DWELLING UNITS		25 MULTIFAMILY; 70 SINGLE FAMILY ATTACHED
MINIMUM OPEN SPACE	27% (ADU REQ'D)	±39%

PARKING TABULATION

PARKING REQUIRED

70 TOWNHOMES (TH) @ 2.7 SP/UNIT = 189 SPACES

25 MULTI-FAMILY (MF) UNITS @ 1.45 SP/UNIT = 37 SPACES

PARKING REQUIRED = 226 SPACES

PARKING PROVIDED

48 REAR LOAD UNITS @ 2.0 SPACES = 96

22 FRONT LOAD UNITS @ 4.0 SPACES = 88

44 SURFACE/VISITOR SPACES (TH) = 44

45 SURFACE SPACES (MF) = 45

273 SPACES

PARKING PROVIDED = 273 SPACES

(228 SPACES FOR TOWNHOMES AT 3.26 SPACES/UNIT)

(45 SPACES FOR MULTI-FAMILY AT 1.8 SPACES/UNIT)



DEVELOPMENT PLAN (REVISED)



1 CHILDREN'S PLAY AREA



2 BIKE RACK



3 BENCHES



4 LINEAR BENCHES



5 PICNIC TABLES



6 GRILLS



7 DOG PARK



8 PATH LIGHTING



12 MIXED PLANTINGS



13 RAIN GARDEN



PUBLIC PARKS

LEGEND

PEDESTRIAN CONNECTIVITY

VEHICULAR PATH

POTENTIAL VEHICULAR
CONNECTION TO
NEIGHBORING PROPERTY

POTENTIAL PEDESTRIAN
CONNECTION TO
NEIGHBORING PROPERTY



CONNECTIVITY

TREE PRESERVATION LEGEND

KEY	TITLE	SYMBOL
EXISTING TREELINE		
LIMITS OF DISTURBANCE		
EXISTING TREE CANOPY TO BE PRESERVED		
EXISTING TREE		
EXISTING TREE TO BE REMOVED		
EXISTING TREE ASSESSED IN GOOD CONDITION		
EXISTING TREE ASSESSED IN FAIR CONDITION		
EXISTING TREE ASSESSED IN POOR CONDITION		
EXISTING INVASIVE TREE		



TREE INVENTORY



FRONT ELEV.



FRONT ELEV.



FRONT ELEV.



FRONT ELEV.

TOWNHOME ELEVATIONS



OFFICE BUILDING (TO BE RETAINED)

Anticipated FDLUC Vote

January 5, 2026

Planning Commission

January 28, 2026

Staff Coordinator: Tabatha Cole