

SDP-26-039

Cascade Ridge, Lots 20 and 21

Planning Board Meeting

May 7, 2026



Planning Board Evaluation and Approval

Planning Board approval of a Site Development Plan, SDP-26-039, for two (2) recorded residential lots zoned R-ED (Residential: Environmental Development), in accordance with Sections 107.0.F.6 and Section 107.0.G.2 of the Zoning Regulations.

The property was legally posted with two (2) official Planning Board public meeting signs and the notice were certified by DPZ pursuant to legal requirements.

Vicinity Map



Existing Site Aerial Site



PB Case 451 SP-19-004

Subdivision layout approved under PB Case 451 for 16 residential lots and three open space lots.



Project Proposal

The applicant propose to construct two single-family detached dwellings each on Lot 20 and Lot 21. Both dwellings shall front Green Drake Road. Lot 20 is comprised of 6,855 SF and Lot 21 is comprised of 6,930 SF and were established under a final plan (plat).



Proposed Residential Dwelling



R-ED Bulk Regulations

Density - R-ED District permits 2 dwelling units per net acre. The site's net area is 8.722 acres and permits maximum of 17 dwelling units. A total of 17 residential lots have been recorded for the Cascade Ridge subdivision.

- Lot Size - The subdivision complies with the R-ED minimum lot size of 6,000 square feet. Lots 20 and 21 are at least 6,000 SF each.
- Minimum Lot Width - Lots 20 and 21 complies with the R-ED minimum lot width of 50 feet at the front building restriction line (BRL).
- Setbacks - Lots 20 and 21 complies with the 30-foot front setback from the public road; the 10-foot setback from the side lot lines; and the 30-foot setback from the rear property line.

Planning Board Criteria, page 1

In accordance with Section 107.0.F.6. of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this plan.

Planning Board Criteria, page 2

The proposed lay-out of the lots and open space effectively protects environmental and historic resources

The Cascade Ridge subdivision has been designed so that the lots, road, utilities, stormwater management and drainage systems are positioned in the site's most suitable area for development.

The site has a perennial stream, wetlands, a floodplain, and a small area of 25% or greater steep slopes. These environmental features are of high priority for protection, and the subdivision is designed to avoid disturbance to these features by placing them in open space lots.

In 2019, this proposed subdivision was presented to the Historic Preservation Commission (HPC) to identify all historic resources on the site and provide advice regarding the design of the development. The HPC determined that the historic house does not have architectural significance, is not listed on the historic inventory and had no comments on the subdivision design.

There are no open space, environmental resources or historic resources impacted by this plan for the two proposed dwellings.

Planning Board Criteria, page 3

Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

The Cascade Ridge subdivision layout takes advantage of the uniqueness of the site's topography and forests by minimizing the limits of clearing and grading necessary to construct houses, the Green Drake Road connection, SWM facilities and public utilities.

The proposed two houses are located within the building restriction lines of each lot. There are no roads proposed under this site development plan. Parking is provided by the 2-car garages and driveways.

Stormwater management for these houses is being provided for by on-lot drywells in the rear of each lot in the low areas.

Planning Board Criteria, page 4

Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

The Cascade Ridge subdivision is designed to provide substantial buffering to the adjacent developments through the retention of existing wooded resources, proposed landscaping plantings and reduced grading.

There is a recorded forest conservation retention easement between the rear of the subject lots and the nearest existing properties along Royal Coachman Drive.

Lots 20 and 21 are not located at a scenic road or within a historic district.

Summary of Action

Approve, approve with modifications, or deny the plan according to the criteria under Section 107.0.F.6. of the Zoning Regulations.