



BECKER
MORGAN

G R O U P

ARCHITECTURE
ENGINEERING

Millville Town Center 3

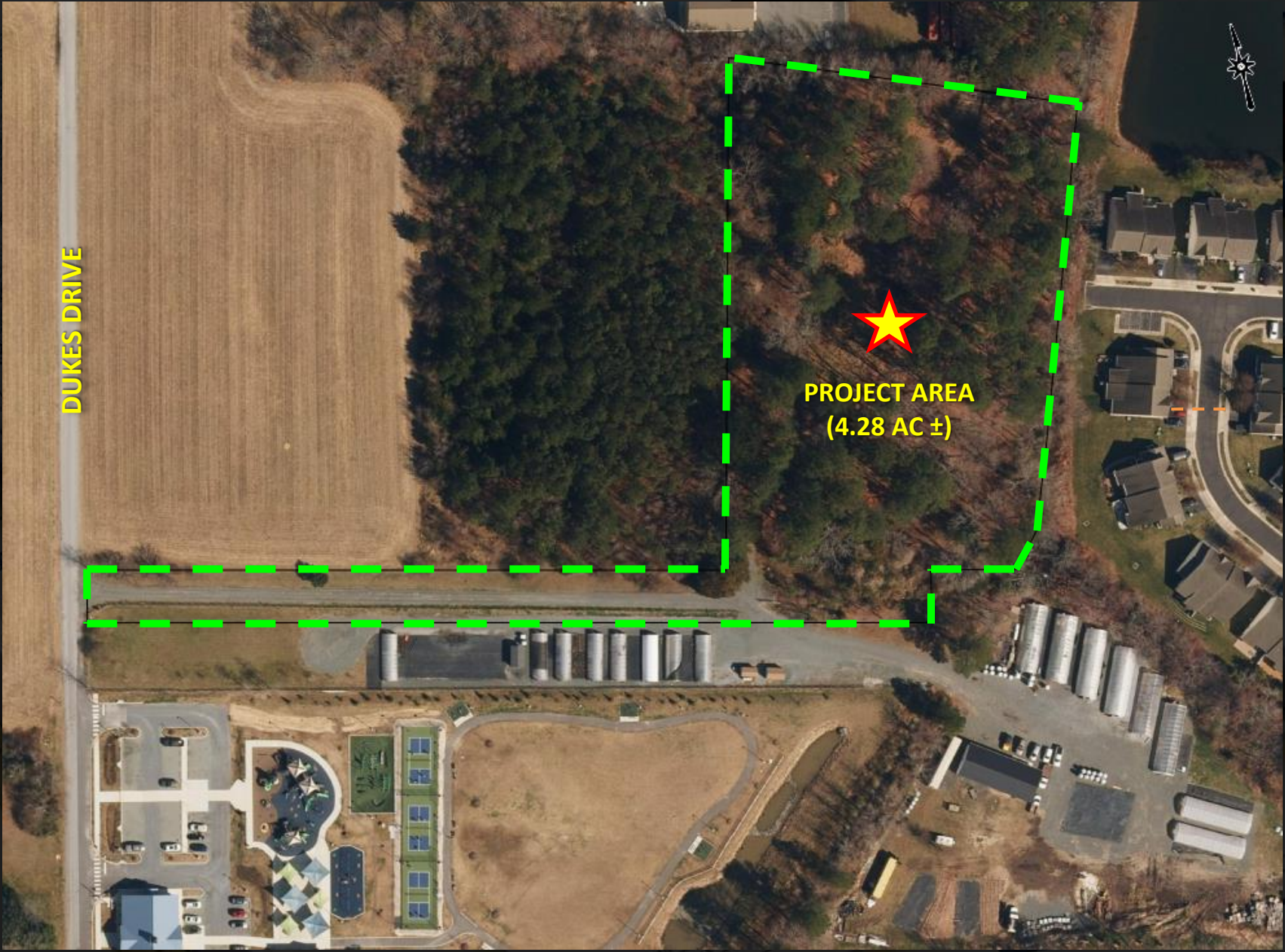
Planning & Zoning Meeting

Millville Residential LLC/ 11.12.2025

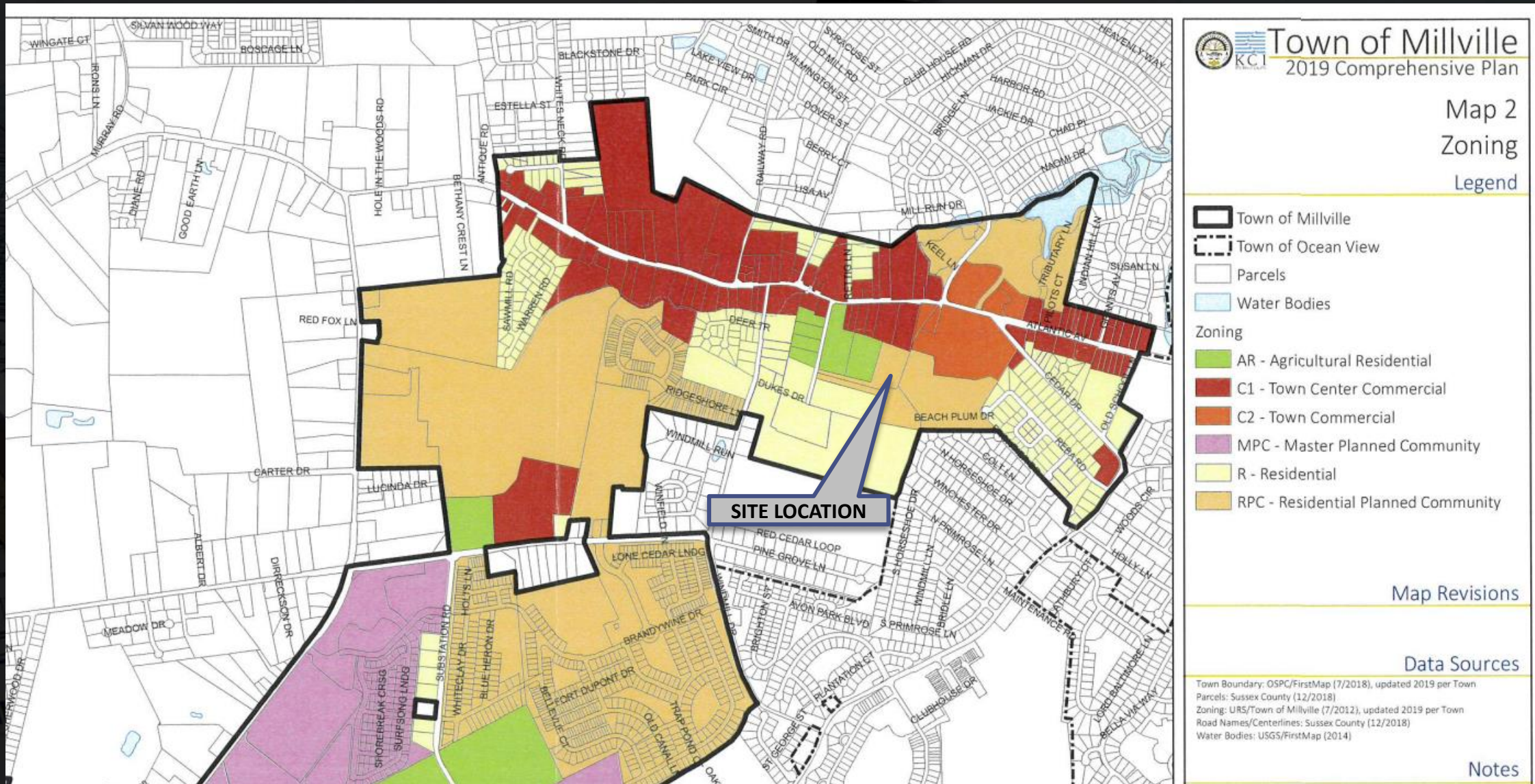
VICINITY MAP



PROJECT AREA- EXISTING CONDITIONS

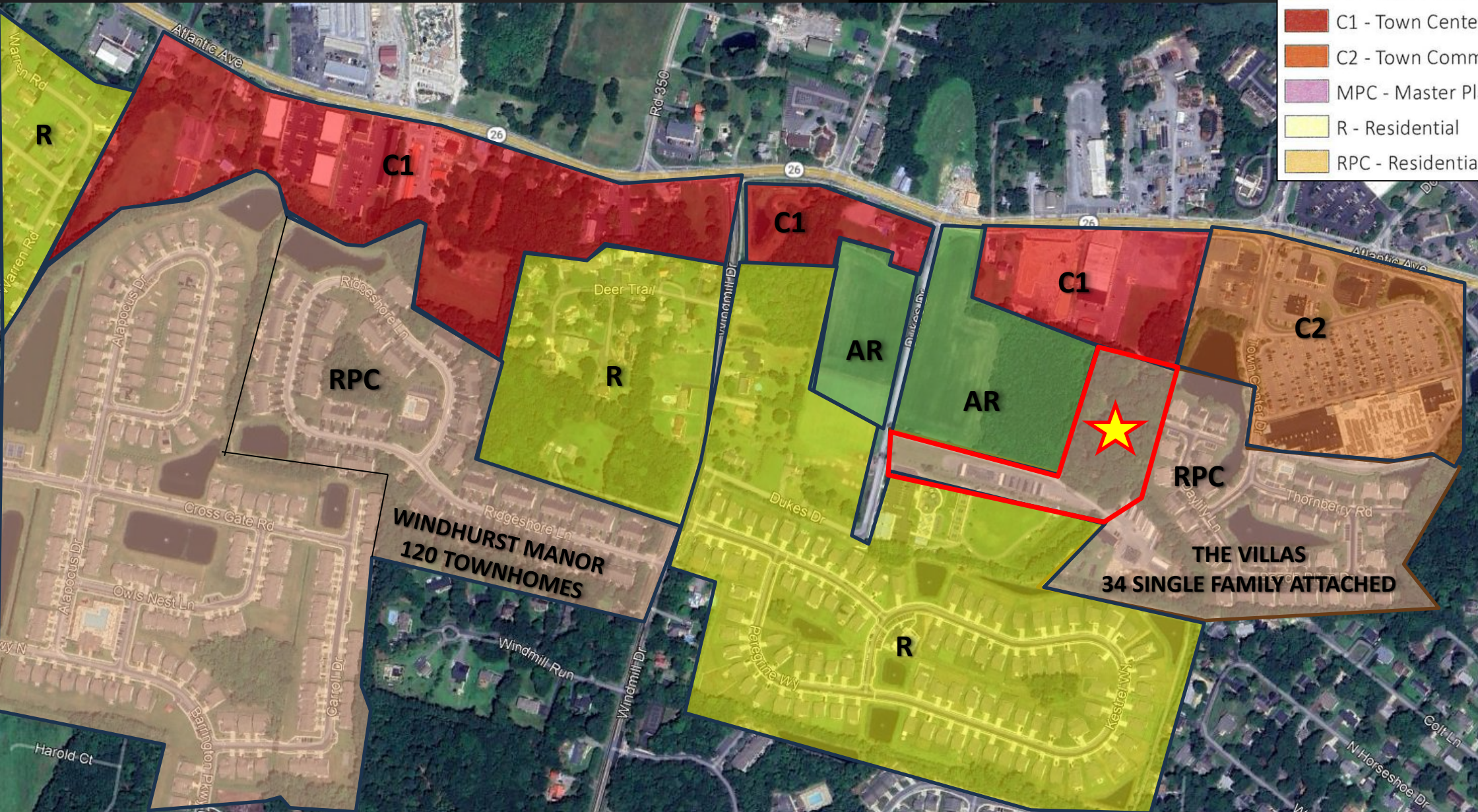


Existing Zoning



2019 Comprehensive Plan- ZONING

Zoning	
	AR - Agricultural Residential
	C1 - Town Center Commercial
	C2 - Town Commercial
	MPC - Master Planned Community
	R - Residential
	RPC - Residential Planned Community



RPC – RESIDENTIAL PLANNED COMMUNITY DISTRICT AS OUTLINED IN SECTIONS 155.

A. PURPOSE OF THE DISTRICT

- 2) A RESIDENTIAL PLANNED COMMUNITY (RPC) IS A CONCEPT WHICH ENCOURAGES AND PERMITS VARIATION IN RESIDENTIAL DEVELOPMENT BY ALLOWING DEVIATION IN LOT SIZE, BULK OR TYPE OF DWELLING, LOT COVERAGE AND OPEN SPACE FROM THAT WHICH IS REQUIRED IN ANY ONE RESIDENTIAL DISTRICT. THE RPC CONCEPT ALSO ENCOURAGES DESIGN FLEXIBILITY AND COORDINATION OF ARCHITECTURAL STYLE OF BUILDINGS, STREETS, LIGHTING, SIGNAGE, LANDSCAPING AND THE EXISTING NEIGHBORHOOD AND HISTORIC LAND DEVELOPMENT PATTERNS.
- 3)(E) ALLOWANCE OF SUFFICIENT FREEDOM FOR THE DEVELOPER TO TAKE A CREATIVE APPROACH TO THE USE OF LAND AND RELATED PHYSICAL DEVELOPMENT, AS WELL AS UTILIZING INNOVATIVE TECHNIQUES TO ENHANCE THE VISUAL CHARACTER OF THE TOWN;

N. MODIFICATION OF DEVELOPMENT STANDARDS

- 1)(E) ANY OTHER REQUIREMENTS AS DEEMED APPROPRIATE BY THE TOWN COUNCIL. THE TOWN COUNCIL MUST DEEM ANY PROPOSED MODIFICATION AS BENEFICIAL TO THE TOWN AND BE BASED ON RECOGNIZED PRINCIPLES OF CIVIC DESIGN, LAND USE PLANNING AND LANDSCAPED ARCHITECTURE.
- 2)(O) THE BASIS FOR APPROVAL OF ALTERNATIVE DEVELOPMENT STANDARDS. APPROVAL OF ALTERNATIVE DEVELOPMENT STANDARDS USING THE RPC DISTRICT DIFFERS FROM THE VARIANCE PROCEDURE DESCRIBED IN ARTICLE XI, BOARD OF ADJUSTMENT, OF THIS CHAPTER IN THAT, RATHER THAN BEING BASED UPON A HARDSHIP OR UNUSUAL CIRCUMSTANCES RELATED TO A SPECIFIC PROPERTY, THE APPROVAL OF ALTERNATIVE DEVELOPMENT STANDARDS PROPOSED WITHIN AN RPC PROJECT SHALL BE BASED UPON CRITERIA LISTED IN THE CONSIDERATION FACTORS FOR APPROVAL LISTED IN SUBSECTION F AND APPROVED BY THE TOWN COUNCIL.

CONDITIONAL USE (Chapter 155 ART. X)

- THE LOCATION IS APPROPRIATE AND NOT IN CONFLICT WITH THE COMP. PLAN.
- THAT PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE WILL NOT BE ADVERSELY AFFECTED.
- ADEQUATE OFF-STREET PARKING
- NECESSARY SAFEGUARDS TO PROTECT SURROUNDING PROPERTY, PERSONS, AND NEIGHBORING VALUES.
- ZONING IS IN CONFORMANCE WITH THE COMP. PLAN.
- STORMWATER RUNOFF WITH BE REDUCED WITH THE DEVELOPMENT THROUGH ON-SITE BMP'S.
- REMOVAL OF ON-SITE WELL
- CONNECTION TO PUBLIC WATER & SEWER SYSTEMS
- MINIMAL TRAFFIC IMPACT
- CODE REQUIRED OFF-STREET PARKING IS MET.
- EACH LOT WILL HAVE 2 PROVIDED SPACES BETWEEN GARAGE & DRIVEWAYS
- 12 OVERFLOW PARKING SPACES PROVIDED FOR GUESTS
- THE PROJECT WILL PROVIDE THE REQUIRED BUFFERS AND SETBACKS CONTAINED IN THE CODE
- REDUCTION IN STORMWATER RUNOFF
- SIMILAR, YET LESS DENSE PROPERTY CHARACTERISTICS TO NEIGHBORING SUBDIVISIONS

MULTI-FAMILY APARTMENT CONCEPT



TOWNHOME/DUPLEX APARTMENT CONCEPT





TOWNHOME ELEVATIONS



SINGLE FAMILY ATTACHED/ DUPLEX ELEVATIONS



SUMMARY

THE SUBDIVISION IS CONSISTENT WITH OTHER COMMUNITIES IN THE RPC ZONE.

CONSISTENT WITH THE INTENT OF THE RPC ZONING DISTRICT

IN CLOSE VICINITY TO EVAN'S PARK. DIRECT PARK ACCESS WILL BE PROVIDED FROM THE COMMUNITY.

PROJECT IS COMPLIANT WITH THE CONDITIONAL USE STANDARDS IN TOWN CODE





QUESTIONS?