

Comparison of the Plan vs City Requirements and how to move forward:

Planning Dept. Requirements:

- Initial Zoning: Should not be an issue to provide a zoning district that will accommodate the uses and density that they are proposing. **Note: Patriot Park had a MU/CZ approved by the County, when it was annexed the City accepted the plan as approved by the County. The County has also approved this site for MU/CZ...**
- Specimen Trees: A tree survey would be needed and the removal of specimen trees. **If any/many could result in a high cost.** Additional information is needed to make this determination.
- Open Space: The plan is indicating that they are providing 24% of the total acreage as open space. The City Code requires no greater than 20% of the total acreage as open space. The City Code does require that ½ of the open space (10%) be usable open space. **The plan is providing some open space (usable: playground and walking trail; nonusable: wetlands).** Additional information is needed to determine if what is being proposed complies with the Code.
- Community Form: Dimensions are not provided so compliance is difficult to determine:

Single Family Residential:	Phase 1 – 1A, 1B, 1C – Phase 2 and Phase 3 (Per site engineer: Phase 1A & 1B already approved by State)
Cul-de-sac Length	Staff believes the plan is in compliance
Block Length	Only one block exceeds the max. of 1,200 (1,345)
Pedestrian Pathways	There are a couple of places where staff believe pedestrian pathways could/should be added
Entry Points	With one additional roadway connection the plan would be in compliance (site engineer indicated that they have already discussed making an additional connection)
Connectivity Index	1.4 required – 1.3 provided – Phase 2 & 3 – 1.35 provided Would this be acceptable based on: 1) The number of required entry points will be in compliance and the code does allow lee-way based on topographic issues, i.e. wetlands which limit connectivity)
Sidewalks	The developer is planning sidewalks along one side of the internal streets but not along the major roadways Would this be acceptable based on: 1) When the commercial and MFR property develops it would comply with the Code 2) Could Phase 1 A,B,C be built as planned and remaining phases be built to City standards – Phase 1C has cul-de-sacs resulting where only one side is required 3) Approximately 1000 feet on Elliot Bridge Road would require sidewalk when developing Phase 1 A,B,C – is there a possibility of this being waived

Commercial and MFR: The site engineer has indicated that this property may be sold for development and that it is unknown when the property will be developed. Most commercial and MFR developers/developments would be familiar with having to comply with such standards as: elevation requirements, sidewalks, parking, landscaping, lighting, etc.

Stormwater: Site engineer has indicated that the State has already approved the plan for SFR Phase 1 A&B. **He asked if the City would accept this approval and not require additional standards to be met.**