

## **Attachment 7 – ZMA201800012 Galaxie Farm**

### Staff Analysis of Application's Consistency with Neighborhood Model Principles

<b>Pedestrian Orientation</b>	<ul style="list-style-type: none"> <li>• Sidewalks and trails are provided throughout the development. This principle has been met.</li> </ul>
<b>Mixture of Uses</b>	<ul style="list-style-type: none"> <li>• The proposal is for residential uses only, however there are a mixture of uses within the immediate area including schools, assisted living, fire station, shopping, and County owned land designated for institutional.</li> <li>• In addition to the above, the Neighborhood Model principles for mixture of uses discusses how Historic Properties should be respected and that a desire to preserve these resources should be included. As stated within the report there are historic buildings on the property that were recommended to be incorporated into the development, however they are proposed by the applicant to be demolished.</li> <li>• This principle is partially met.</li> </ul>
<b>Neighborhood Centers</b>	<ul style="list-style-type: none"> <li>• The Southern and Western Neighborhoods Master Plan indicates that a Center should be provided on a County owned property near the proposed properties. It further discusses that a small area plan be developed to determine what type of center would be appropriate on the County owned property. While the proposed properties do not include a center, they are important considerations as the County considers how to develop their property.</li> </ul>
<b>Mixture of Housing Types and Affordability</b>	<ul style="list-style-type: none"> <li>• 15% affordable housing is offered, however most of the units will only be provided if density is above the recommendations of the Comp Plan.</li> <li>• A mix of housing types is permitted within all blocks, but nothing in the application requires a mix of housing types within the development, so the development could end up being built to one housing type.</li> <li>• This principle is partially met.</li> </ul>
<b>Interconnected Streets and Transportation Networks</b>	<ul style="list-style-type: none"> <li>• The application plan proposes the connector road as recommended in the master plan, and allows for this road to be extended within County properties.</li> <li>• Road C allows for a future connection to the west of properties.</li> <li>• This principle has been met.</li> </ul>
<b>Multi-modal Transportation Opportunities</b>	<ul style="list-style-type: none"> <li>• A pedestrian primitive trail is provided along the frontage of the property and bike lanes and sidewalks are provided for Road A.</li> <li>• This principle has been met.</li> </ul>
<b>Parks, Recreational Amenities, and Open Space</b>	<ul style="list-style-type: none"> <li>• Open space is being provided along the stream buffers where a primitive trail will be located.</li> <li>• Block 8 provides for an active recreation area.</li> <li>• This principle has been met.</li> </ul>
<b>Buildings and Space of Human Scale</b>	<ul style="list-style-type: none"> <li>• Structures are proposed to be a maximum of 35 feet in height.</li> <li>• This principle has been met.</li> </ul>
<b>Relegated Parking</b>	<ul style="list-style-type: none"> <li>• Front loaded lots are expected within the development. The application plan states that for front loaded garages, the porch or building face shall be a minimum of 3 feet closer to the street as measure from the garage door.</li> <li>• Parking should be relegated to the back or side of buildings. Alleys should be explored to provide relegated parking behind main structures. The applicant has stated in response to relegated parking that there are zero side or rear loaded structures in the Avinity subdivision, and therefore it's not appropriate here. While other developments have been approved in the vicinity to have front loaded garages, that does not mean that form of development, which doesn't meet the</li> </ul>

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	<p>Neighborhood Model, should continue. Staff believes that a design could be explored for Blocks 4-6 to incorporate alleys behind lots to address this principle.</p> <ul style="list-style-type: none"><li>• While staff believes alleys could be incorporated into the development, it is recognized that previous applications have been approved with the same language that is proposed regarding the garages being setback from the porch.</li></ul>
<b>Redevelopment</b>	<ul style="list-style-type: none"><li>• This proposal is on property that is currently not developed, therefore, this principle does not apply.</li></ul>
<b>Respecting Terrain and Careful Grading and Re-grading of Terrain</b>	<ul style="list-style-type: none"><li>• Preserved slopes and stream buffer are located within Block 1. All lots are proposed to be located outside of the preserved slopes and stream buffer.</li><li>• This principle has been met.</li></ul>
<b>Clear Boundaries with the Rural Area</b>	<ul style="list-style-type: none"><li>• Rural area is located across the street from this proposal. The proposed buffer and open space will mitigate the impact.</li><li>• This principle is met.</li></ul>