Attachment 9 – ZMA202200004 1906 Avon Street Extended

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	Pedestrian facilities are provided throughout the site. In addition, a sidewalk is provided to connect sidewalks along Avon Street with Hathaway Street in the center of the development. A request to waive the sidewalk requirement in certain areas of the project has been submitted (see attachments 6-8). However, all streets have a sidewalk along at least one side. This principle has been met.
Mixture of Uses	The Southern and Western Urban Neighborhoods (SAWUN) Master Plan designates this property as Neighborhood Density Residential, which recommends a primary use of residential and commercial or institutional uses as secondary. The applicant is proposing a mixture of residential for this project, including townhouses and multi-family four-plexes. The applicant has also depicted areas of open space throughout the development, indicating that the minimum required can be met at the site planning stage. No commercial, institutional, or other uses are proposed with this project. This principle has been met.
Neighborhood Centers	This project provides a centralized open space area, on the west side of the proposed Hathaway Street, where the required recreational facilities are proposed. This open space area could act as a center for the development and is approximately equidistant from all residential units. Sidewalks are provided throughout the development to help residents access this area. This principle has been met.
Mixture of Housing Types and Affordability	A mixture of housing types is being proposed in this development, including townhouses and multi-family four-plex units. In addition, the application is proffering a minimum of 15% of the units as affordable, as recommended in the County's housing policy currently being enacted. These units will be designated as affordable housing at 80% of AMI as determined by the U.S. Dept. of Housing and Urban Development. This principle has been met.
Interconnected Streets and Transportation Networks	This development is proposed to be served by a mix of public and private streets. The main road through the center of the project, Hathaway Street, will be public. The other streets are proposed to be private. Hathaway Street is an extension from the existing Avon Park subdivision, and it is the only vehicular entrance to this current proposal. All traffic going to 1906

	Avon Street would have to enter through Avon Park. The applicant proposes to extend Hathaway Street to the northern property line with the Faith Temple church, allowing for further extension in the future. However, there is no direct vehicular connection from Hathaway Street to Avon Street proposed at this time. In the place of a vehicular connection, the applicant has proposed to construct a sidewalk from Hathaway Street to Avon Street, in the northeastern part of the property. This principle has been partially met and could be strengthened.
Multi-modal Transportation Opportunities	This development as proposed is largely automobile-centric. However, there are pedestrian facilities provided throughout the site, with sidewalks along at least one side of all the internal streets. There is also a sidewalk connecting Hathaway Street, which runs through the center of this development, down to Avon Street, where a sidewalk is being constructed by the County. No bike lanes or transit accommodations are provided at this site. This principle has mostly been addressed but could be strengthened.
Parks, Recreational Amenities, and Open Space	If developed as a cluster subdivision, as currently proposed in the concept plan, the applicant will need to provide a minimum of 25% open space, as required by the ordinance. The applicant has demonstrated where these open space areas could be located, with one central green space area, and others along the perimeter of the site. If this rezoning is approved, at the site planning stage, the applicant will be required to meet the recreational requirements of Section 18-4.16 of the Zoning Ordinance. A minimum of one tot lot must be provided unless the applicant were to request alternative recreational amenities that are of a similar or greater level than what the ordinance requires. If such a request were made, it would have to be reviewed and approved by staff. This principle has been met.
Buildings and Space of Human Scale	The maximum recommended height for residential buildings in the Neighborhood Density Residential land use designation in the SAWUN Master Plan is three stories, and the proposed development is in accordance with this recommendation. The concept plan establishes a maximum height of 40’ for all buildings, which limits buildings to three stories. The multi-family buildings are all proposed to front on the central Hathaway Street, with the parking lots relegated to the sides and rear of the residential structures. There are retaining walls (primarily 3’ – 6’ tall) alongside the Avon Street frontage of this project. Although the tallest of the walls, at ten feet, are set back from the street and sidewalk due to the proposed stormwater management facility, appropriate terracing and screening of these walls will be

	important to help create a space of human scale along the street by reducing the impact of these walls potentially towering over pedestrians. This property is located within the Entrance Corridor Overlay District and will be reviewed by the Architectural Review Board at the site plan stage. This principle has been met, although appropriate design and landscaping will be important during the site plan review.
Relegated Parking	The parking areas of the multi-family structures are relegated from Hathaway Street. However, by relegating these areas from the internal street, they are placed in between Avon Street and the proposed residential buildings. There is open space, with retaining walls, proposed for this area in between, so appropriate design and terracing of the retaining walls, along with landscaping in the open space, will be important to screen any part of the parking lots that could be visible from Avon Street. This property is located within the Entrance Corridor Overlay District and will be reviewed by the Architectural Review Board at the site plan stage. This principle has been met, although appropriate design and landscaping will be important during the site plan review.
Redevelopment	The three parcels that make up this project have two existing single-family detached houses, along with additional accessory structures. It is proposed that these existing structures will be removed, and the site will be redeveloped with other dwelling unit types, including multi-family fourplexes and townhouse units. This principle has been met.
Respecting Terrain and Careful Grading and Re-grading of Terrain	There are areas of managed steep slopes on this property. Any grading or disturbance of the managed slopes on the property will be reviewed by the County Engineer at the site planning stage for compliance with state and County code requirements. This principle has been met.
Clear Boundaries with the Rural Area	The subject property is not adjacent to the Rural Areas. This principle is not applicable to this request.