Attachment 7 – 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 pathway is provided to connect the sidewalks along Avon Street with Hathaway Street in the center of the development. 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 single-family detached houses, townhouses, and multi-family units. No commercial, institutional, or other uses are proposed with this project. This principle has been met.
Neighborhood Centers	There is a proposed central open space area in this development, where the extension of Hathaway Street will terminate. Required recreational facilities will be located in this area. 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 single-family detached houses, townhouses, and multi-family 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 travelways. The main road for access to this project, which is Hathaway Street, will be public. The other travelways, including an alley and parking lot aisles, 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. Hathaway Street will terminate within this development, with no further planned extensions. In the place of a vehicular connection, the applicant has proposed to construct a pathway from Hathaway Street to Avon Street, with the exact location to be determined at the site planning stage, depending on the final layout of the development. This principle has been met.
Multi-modal Transportation Opportunities	This development as proposed is largely automobile-centric. However, there are pedestrian facilities provided throughout the site, with sidewalks along the internal street and adjacent to the parking areas. There is also a pathway 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 facilities or transit accommodations are provided at this site. This principle has mostly been addressed but could be strengthened.
Parks, Recreational Amenities, and Open Space	The applicant has proposed an area of open space near the center of this development, where Hathaway Street ends and between the multi-family units to the west and the other residential structures to the east. Any proposed recreational facilities will be placed in this area. 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 alongside the Avon Street frontage of this project. 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 walking along 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.
Relegated Parking	The parking areas have been relegated from Avon Street, an Entrance Corridor. The houses that front on Avon Street will have rear access along an

	alley extending from Hathaway Street. The parking lots for the multi-family units will be along the sides of the structures. 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.
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 one existing structure will be removed, and the other will be incorporated into the overall plan for this site. The rest of the property will be redeveloped with other dwelling unit types, including multi-family and townhouse units, as well as additional detached houses. 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.