I. Introduction

This report has been prepared for the proposed Brookside Village subdivision in conformance with the Tallahassee-Leon County Comprehensive Plan requirements. It addresses Comprehensive Plan policies related to land use compatibility and density where certain environmental features are present.

II. Description of Brookside Village

Brookside Village is a proposed 61-unit single family residential subdivision on a 35.17 acre parcel located on Ox Bottom Road, approximately 1,770 feet east of Meridian Road. Brookside Village has a density of 1.73 dwelling units/acre, an average lots size of .26 acres, an estimated average building size of 2,850 gross square feet, and an estimated lot coverage of 24%\(^1\). Lots are generally rectangular, with minor variations to accommodate circular roads, including cul-de-sacs. With the exception of Lots 17A and 2C, houses will be one story or one and one-half story. Lots are accessed internally from a single road with cul-de-sacs at each end. The subdivision has access to Ox Bottom Road (see Exhibit 1).

There is an 11.18 acre conservation easement in the center of the property running primarily along the western and central portion of the site.

The plat includes buffers along four property lines:
- 25 feet along Ox Bottom Road
- 25 feet along the eastern property line abutting Moore Pond subdivision
- 25 feet along the western property line abutting Ox Bottom Manor to Brookside Village Lot 1D. Two adjacent ten foot buffers are provided from that point, adjacent to approximately one third of Lot 7, Bock H and all of Lot 8, Block H in Ox Bottom Manor. A ten foot buffer is provided along the remainder of the joint property line, which abuts both Ox Bottom Manor and Moore Pond. A 2.19 acre lot is proposed adjacent to the ten foot buffer.
- 10 feet along the northern property line abutting Heartland Circle.

The Leon County Land Development Code requires no less than a ‘Type A’ landscaped buffer between residential developments within the Residential Preservation zoning district. The 25 foot buffers in Brookside Village far exceed this Type A standard and in fact exceed the Type C buffer standard in the Code. They are also designed to have a 75% opacity at the time of planting and a 90% opacity within five years (see Exhibit 2).

\(^1\) Assumes 50% of buildings are 2,200 square feet and 50% are 3,500 square feet.
III. Description of Surrounding Area

For purposes of this analysis, the surrounding area (“area”) includes land within one quarter mile of the subject site (see Exhibit 3). There are 168 parcels within the area: 166 are residential, one contains a church, and one contains a stormwater facility. Of the 166 residential parcels, a total of nine were either vacant or Property Appraiser data was not available. Therefore, a total of 157 parcels were included in this analysis. All residential development is single family and includes portions of the following subdivisions:

- Moore Pond
- Ox Bottom Manor
- Ox Bottom Gardens
- Rose Hill

The existing subdivisions were platted between 1987 and 1993. The density of each subdivision is consistent with the Comprehensive Plan definition of low density and with the density limitations established by the Residential Preservation future land use category. The development pattern of the subdivisions varies significantly in terms of density and lot and building size. There are very few vacant lots. Based on a site visit to accessible properties, it appears that the subdivisions are well maintained and well established.

The major characteristics of each of the subdivisions are summarized below:

- **Ox Bottom Gardens**: Of the four subdivisions in the surrounding area, Ox Bottom Gardens has the highest density (2.13 dwelling units/acre) and average lot coverage (28%), and the smallest average lot size (.19 acres), and average building size (2,389 square feet). The subdivision plat contains a 75 foot vegetative buffer between lots in Ox Bottom Gardens and Ox Bottom Manor. These two subdivisions are connected: Love Ridge Drive and Sugar Plum Drive connect to Ox Bottom Manor Drive and Hawk Ridge Drive in the Ox Bottom Manor subdivision, providing residents of Ox Bottom Gardens with access to Meridian Road and Ox Bottom Road.

- **Ox Bottom Manor**: Ox Bottom Manor has a density of 1.10 dwelling units/acre, an average lot size of .67 acres, an average building size of 3,459 square feet, and an average lot coverage of 10%. The plat does not contain a buffer along the property boundaries with Moore Pond or the subject parcel. As noted above, Ox Bottom Manor has access to Meridian Road and Ox Bottom Road and is connected to Ox Bottom Gardens.

- **Moore Pond**: Moore Pond has a density of .23 dwelling units per acre, an average lot size of 3.08 acres, an average building size of 6,301 square feet, and an average lot coverage of 5%.

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2 Density is calculated based on entire plat. Other data is calculated based on lots within the “surrounding area” depicted on Exhibit 3.
The pond is centrally located within the subdivision. The plat does not contain a buffer along the property boundaries with Ox Bottom Manor or the subject parcel. With one exception, all lots access Heartland Circle, which provides two points of access to Ox Bottom Road. The one exception is a lot that directly fronts Ox Bottom Road. Moore Pond is a gated subdivision.

- **Rose Hill**: Rose Hill is the only one of the four subdivisions located on the south side of Ox Bottom Road. The density is .17 dwelling units/acre. The average lot is 2.52 acres, the average building size is 6,143 square feet, and the average lot coverage is 6%. Lots are arranged along a circular road, off of which are several cul-de-sacs. The plat includes a “Common Area” around the periphery of the development (a minimum of 100 feet deep) plus a 100 foot utility easement on the eastern boundary of the property. The designated residential access is via Meridian Road, with two truck entrances on Ox Bottom Road. Rose Hill is a gated community.

It is noted that the subject property and the surrounding area are within the Urban Service Area established by the Comprehensive Plan and urban services are available to serve the project. The Comprehensive Plan states that development should be directed “…to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner.….This Urban Service Area (USA) concept is based upon a desire to have Tallahassee and Leon County grow in a responsible manner, with infrastructure provided economically and efficiently, and surrounding forest and agricultural lands protected from unwarranted and premature conversion to urban land use……” (Future Land Use Element Objective 1.1). The Plan further states that “[i]n order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.” (Future Land Use Element Policy 1.1.1).

**IV. Compatibility Criteria**

The criteria used in this analysis are established in the Tallahassee-Leon County Comprehensive Plan and set forth below. The proposed Brookside Village subdivision is analyzed in relation to these policies in the following section of this report.

**Future Land Use Element Objective 2.1**: Enhance the livability of existing neighborhoods and in new neighborhoods provide for future mixed residential areas which will accommodate growth and provide a wide choice of housing types, densities and prices as well as commercial opportunities based on performance criteria. In furtherance of this, maintain a system of land development regulations and ordinances which will facilitate the implementation of the policies adopted in relation to residential land use. These shall include but not be limited to:

1) Setback requirements from natural waterbodies and wetlands
2) Buffering requirements
3) Open space requirements
4) Landscape requirements
5) Tree protection
6) Stormwater management requirements

**Future Land Use Element Policy 2.1.1: [L]** Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

a) Inclusion of a Residential Preservation category on the Future Land Use Map.

.....

c) Limitations on future higher density residential adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the higher density residential uses and the low density residential uses.

**Future Land Use Element Policy 2.2.3: [L]: RESIDENTIAL PRESERVATION**

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas....Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

.....In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

...

e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor.....

Relevant definitions are as follows:

**Compatibility:** Neither the Comprehensive Plan nor the Land Development Code provide a definition of compatibility. This analysis uses the definition provided in the State’s Community Planning Act, Ch. 163.3164 (9), Florida Statutes: “Compatibility” means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over
time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Consistency: No definition of consistency is provided in the Comprehensive Plan, the Land Development Code, or the Community Planning Act. This analysis uses the following definition: 1. Agreeing or accordant, compatible; not self-contradictory; 2. constantly adhering to the same principles, course, form, etc., 3. holding firmly together, cohering. Webster’s New Universal Unabridged Dictionary 1996. Barnes & Noble Publishing, Inc. 2003

Low Density Residential: 0-8 dwelling units per acre (Comprehensive Plan Glossary). Residential densities expressed as gross units per acre (Comprehensive Plan Glossary). The Residential Preservation future land use category restricts densities to a maximum of six units per acre. (Future Land Use Element Policy 2.2.3)

V. Analysis of Surrounding Area based on Compatibility Criteria in the Comprehensive Plan

Future Land Use Element Policy 2.1.1: [L] Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

a) Inclusion of a Residential Preservation category on the Future Land Use Map.

....

c) Limitations on future higher density residential adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the higher density residential uses and the low density residential uses.

Analysis: All residential development in the surrounding area meets the definition of low density residential as established in the Residential Preservation future land use category (0 – 6 dwelling units/acre). The density for Brookside Village also meets this definition. This policy requires effective visual and sound buffering between low density and higher density residential uses. Although Brookside Village is a low density residential development, the project still incorporates vegetative buffers adjoining existing development.

Future Land Use Element Policy 2.2.3: [L]: RESIDENTIAL PRESERVATION

...Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

Analysis: The proposed development type is single family, as is development in the surrounding area. The proposed density falls within the range established by the Residential Preservation/Low Density category, as does the development in the surrounding area.
Future Land Use Element Policy 2.2.3(e): Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor....

Analysis: The relevant factors cited in the policy are analyzed below.

Density: The range of densities of existing and proposed development is shown in Table 1.

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Density (dwelling units/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ox Bottom Gardens</td>
<td>2.13</td>
</tr>
<tr>
<td>Brookside Village</td>
<td>1.73</td>
</tr>
<tr>
<td>Ox Bottom Manor</td>
<td>1.10</td>
</tr>
<tr>
<td>Moore Pond</td>
<td>.23</td>
</tr>
<tr>
<td>Rose Hill</td>
<td>.17</td>
</tr>
</tbody>
</table>

Sources: Subdivision Plats and Leon County Property Appraiser Website
Density calculated based on entire subdivision
Ox Bottom Garden density calculated using acreage for residential component and stormwater pond.

There is a wide range of densities within the surrounding area. The density of Brookside Village falls within the existing range and is one third of the maximum density permitted in the Residential Preservation future land use category.

Building Size: Building size in the surrounding area compared to Brookside Village is shown in Table 2.

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Building Size Range (Gross Square Feet)</th>
<th>Average Building Size (Square Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moore Pond</td>
<td>3,485–14,929</td>
<td>6,301</td>
</tr>
<tr>
<td>Rose Hill</td>
<td>3,732 – 10,620</td>
<td>6,143</td>
</tr>
<tr>
<td>Ox Bottom Manor</td>
<td>2,329 – 4,817</td>
<td>3,459</td>
</tr>
<tr>
<td>Brookside Village</td>
<td>2,200 – 3,500</td>
<td>2,850</td>
</tr>
<tr>
<td>Ox Bottom Gardens</td>
<td>1,974 – 3,249</td>
<td>2,389</td>
</tr>
</tbody>
</table>

Source: Leon County Property Appraiser Website: Building Sketches.
Note: Brookside Village minimum gross square footage is based on a minimum heated and cooled building size of 1,600 square feet.
There is a wide range of building sizes in the surrounding area. The average size of Brookside Village buildings falls within the existing range.

**Lot Size:** The range of lot sizes in the surrounding area compared to Brookside Village is shown in Table 3:

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Lot Sizes (Acres)</th>
<th>Average Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moore Pond</td>
<td>1.49 to 12.39</td>
<td>3.08</td>
</tr>
<tr>
<td>Rose Hill</td>
<td>1.48 - 6.97</td>
<td>2.53</td>
</tr>
<tr>
<td>Ox Bottom Manor</td>
<td>.53 - .96</td>
<td>.67</td>
</tr>
<tr>
<td>Brookside Village</td>
<td>.14 – 2.19</td>
<td>.26</td>
</tr>
<tr>
<td>Ox Bottom Gardens</td>
<td>.13 - .32</td>
<td>.19</td>
</tr>
</tbody>
</table>

Sources: Subdivision Plats and Leon County Property Appraiser Website

There is a significantly wide range of lot sizes in the surrounding area. The lot size of Brookside Village falls within the existing range.

**Lot Configuration and Orientation:** Lots in the surrounding area are generally rectangular, with minor variations to accommodate circular roads, including cul-de-sacs. Lot configuration and orientation in Brookside Village is similar to the existing pattern.

**Scale and Height:** The surrounding area contains a mix of one story, one and one-half story (habitable space within the roof), and two story. Sixteen percent of the houses in Ox Bottom Gardens had more than one habitable story, 42% in Ox Bottom Manor, 61% in Moore Pond, and 68% in Rose Hill. Buildings on Brookside Village, with the exception of Lots A17 and C2 will be one story and one and one-half stories. The habitable area of buildings with one and one-half stories is located toward the front of the house and no upper story windows will be facing adjoining subdivisions.

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3 Buildings with square footage attributed to “Finished Upper Story” in records from the Property Appraiser’s website were classified as having more than one story.
Lot Coverage: The range of lot coverage in the surrounding area compared to Brookside Village is shown in Table 4:

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Average Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moore Pond</td>
<td>5%</td>
</tr>
<tr>
<td>Rose Hill</td>
<td>6%</td>
</tr>
<tr>
<td>Ox Bottom Manor</td>
<td>10%</td>
</tr>
<tr>
<td>Brookside Village</td>
<td>24%</td>
</tr>
<tr>
<td>Ox Bottom Gardens</td>
<td>28%</td>
</tr>
</tbody>
</table>

Source: Leon County Property Appraiser Website: Building Sketches.
Note: Brookside Village average lot coverage is based on an average lot size of 11,454 square feet and an average lot coverage of 2,712.5 square feet. The average lot coverage was determined assuming 50% of the lots will have a coverage of 2,200 square feet and 50% will have a lot coverage of 3,225 square feet.

The lot coverage ratio in the surrounding area ranges widely. The lot coverage of Brookside Village falls within the existing range.

Mass and Bulk: To provide an estimate of bulk, this analysis focused on existing lots in Moore Pond and Ox Bottom Manor adjoining lots in Brookside Village less than two acres in size. (See Exhibit 1 for location of lots referenced in this analysis.) The total length of building façades along the shared property line was compared to the total length of the property line.

For Moore Pond, the calculation was made using the length of the rear property lines along Lots B23 through B25. Only one home is currently constructed, on Lot B23. It was assumed that the ratio of building to property line would be the same for the remaining lots. The length of the building façade as a percent of the total lot length is .29. For Brookside Village, the calculation was made using Lots A4 through A15. The percent of building façade as a percent of the total lot length is .88.

For Ox Bottom Manor, the calculation was made using Lots H1 through H7. The length of building façade as a percent of the total lot length is .45. For Brookside Village, the calculation was made using Lots D1 through Lot D11. The length of building façade as a percent of the total lot length is .88.

As noted previously, neither of these subdivisions contains buffers. There is existing vegetation along portions of the Brookside Village property line.

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4 Lot coverage shall mean the area that results from the division of a lot which is occupied or covered by the total horizontal projected surface of all buildings, including covered porches and accessory buildings, by the gross area of that lot. (Leon County Land Development Code, Sec 10-1.101). Horizontal project surface of buildings was calculated based on building square footage of the main level, based on building square footage available on the Leon County Property Appraiser website.

5 For Brookside Village, five foot side setbacks were assumed.
Based on this analysis, there is a potential issue of compatibility relating to the visual impact of the smaller lot sizes and subsequently higher building mass in Brookside Village where it adjoins Moore Pond and Ox Bottom Manor.

The landscape plan for Brookside Village mitigates the potential visual impact with a landscape buffer that is deeper and substantially denser than the minimum landscape buffer established in the Land Development Code in these locations. The Land Development Code establishes four landscape buffer types, labeled “A” though “D,” intended to addresses increasing degrees of incompatibility. For example, the Code requires a minimum of a Type A buffer between single family residential uses in the Residential Preservation future land use category. A Type C buffer is the minimum required between single family use and commercial uses between 20,000 and 200,000 square feet and between single family use and warehousing and distribution uses. The buffer proposed for Brookside Village exceeds the standards for a Type C buffer, and is referred to as a “Type C+” buffer. Table 6 shows the planting standards for the Type A, C, and C+ buffer.

<table>
<thead>
<tr>
<th>Table 6: Comparison of Type A, C, and C+ Buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buffer Width (Feet)</td>
</tr>
<tr>
<td>----------------------</td>
</tr>
<tr>
<td>Buffer Width (Feet)</td>
</tr>
<tr>
<td>Number Canopy Trees Per 100 Feet</td>
</tr>
<tr>
<td>Number Understory Trees Per 100 Feet</td>
</tr>
<tr>
<td>Number Shrubs Per 100 Feet</td>
</tr>
</tbody>
</table>

Note: Buffer widths in the Code vary for each buffer Type. This comparison uses the buffer width closest to the 25 foot buffer proposed for Brookside Village.

The buffer details sheet states: “It is realistic to expect approximately 75% opacity at the time of planting and over 90% opacity within 5 years.” (See Exhibit 2.)

Architecture: The architecture of Ox Bottom Manor and Ox Bottom Garden (the subdivisions that are accessible) are traditional suburban residences. Typical feature include peaked roofs, brick or stucco front facades, and covered entrances. The Brookside Village prototype includes peaked roofs and covered entrances. Facades are Hardie board.
Screening and Buffering, including vegetative buffers: Each plat was reviewed to determine the existence and extent of a buffer. The results are shown in Table 5:

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rose Hill</td>
<td>Approximately 100 feet (Labeled “Common Area”). Additional 100 foot utility easement provided along eastern property line.</td>
</tr>
<tr>
<td>Ox Bottom Gardens</td>
<td>Approximately 75 feet along boundary with Ox Bottom Manor.</td>
</tr>
<tr>
<td>Brookside Village</td>
<td>25 feet adjoining Brookside Village lots less than two acres and Lot 17A. Two ten foot buffers along portions of Ox Bottom Manor Lot 7, Block H and all of Lot 8, Block H. Ten foot buffer in all other locations.</td>
</tr>
<tr>
<td>Moore Pond</td>
<td>None provided in plat</td>
</tr>
<tr>
<td>Ox Bottom Manor</td>
<td>None provided in plat</td>
</tr>
</tbody>
</table>

Buffers range from 0 feet to 100 feet. The Brookside Village buffer falls within this range and includes standards for planting to achieve a specified level of opacity.

Setbacks: Data on setbacks in the surrounding area are not available. Based on site visits and review of aerial images, setbacks appear to be typical for suburban residential development: e.g., buildings are set back from the curb (as opposed to being placed near front property line) and from adjoining properties (e.g., no zero lot lines). Setbacks for Brookside Village are consistent with this pattern.
Traffic Circulation Patterns: Ox Bottom Manor is characterized by a network of interconnected curving roads. It has access to Ox Bottom Road and Meridian Road via Ox Bottom Manor and Hawks Ridge Drive. Lots in Ox Bottom Gardens are arranged along a system of cul-de-sacs and two streets, Sugar Plum Drive and Love Ridge Drive, which provide connections to the road system in Ox Bottom Manor.

Moore Pond has access to Ox Bottom Road via two connections off Heartland Circle. Heartland Circle provides access to all lots in Moore Pond with the exception of one lot, which has direct access to Ox Bottom Road. Moore Pond is a gated subdivision.

Rose Hill has residential access to Meridian Road via Rose Hill Lane. There are two truck entrances to Rose Hill from Ox Bottom Road. Lots are arranged along a system of cul-de-sacs and connecting streets. Rose Hill is a gated subdivision.

Brookside Village has access to Ox Bottom Road. It does not connect to any other subdivision.

The following criteria listed in Future Land Use Element Policy 2.2.3 were found to be not applicable to this analysis.
- Intensity
- Signage
- Lighting
- Loading area locations
- Operating hours
- Noise
- Odor

VI. Findings of Compatibility Analysis

- The surrounding area is a low density single family residential area. Brookside Village is also a low density single family residential development.
- The surrounding area is characterized by a significant variety of densities, all of which fall within the density range allowed under Residential Preservation. The density of Brookside Village is less than one-third the maximum density allowed in the Residential Preservation future land use category and falls with the range of densities in the surrounding area.
- The surrounding area is characterized by a variety of lots sizes, lot coverages, and building sizes. The lot size, lot coverage and building sizes in Brookside Village fall within the range found in the surrounding area.
- There is a varied pattern of buffers. The plats of the two subdivisions adjoining the Brookside Village, Moore Pond and Ox Bottom Manor, property do not contain buffers. Brookside Village contains a Type C+ 25 foot landscape buffer adjoining lots less than two acres.
- There is a varied traffic circulation pattern, with two subdivisions interconnected via a public road network and two subdivisions with gated access. Brookside Village does not interconnect to any other subdivision and is a public subdivision.
• The building mass of lots in Brookside Village, expressed as a ratio of building to open space based on lot length, are higher than in the adjoining lots in Moore Pond and Ox Bottom Manor. The potential visual impact of the greater mass is mitigated through the provision of the Type C+ landscape buffer.

VII. Conclusions of Compatibility Analysis

The definition of “compatibility” is as follows: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

This analysis demonstrates that the proposed project is compatible with the uses that exist in relatively proximity to the project.

VIII. Comprehensive Plan Policies Indicating that Density of Development Will Be Allowed Only to the Extent that Sufficient Stormwater Capacity is Available

The February 2, 2016 ARM report from the Tallahassee-Leon County Planning Department states: “The Leon County Land Use Development Matrix and Conservation Policies 1.3.2.d, 1.3.3, and 2.2.5, indicate density of development will be permitted only to the extent that sufficient stormwater capacity is available. The availability of stormwater capacity to address providing the appropriate level of service for the project and protecting surrounding water quality within the closed basin has been adequately met.” These policies are analyzed below:

**Conservation Policy 1.3.2:** Potential development within areas of the conservation overlay district shall exhibit best environmental management practices with the emphasis on designing with nature. Assessed impact upon natural resource determines density and/or intensity within a prescribed range within which the parcel is located. Planned development is required for approval. Strict performance requirements will be applied. The major criterion for approval shall be the continued functioning, with minimum disturbances, of the ecosystem, which the development is impacting. Conservation area development criteria are as follows:

.....

d) Closed basins – These areas will be permitted to develop only to the extent that there is sufficient stormwater capacity within the basin. Development will be permitted reflective of the density allowed by the existing land use category.

**Analysis:** The project provides on-site retention for the volumetric runoff difference between the pre and post development for the 100 year – 24 hour storm event. Stormwater within the ponds will be recovered via exfiltration trenches, which will be filtered down to the groundwater.
Geotechnical investigations that were provided for the proposed on-site stormwater ponds were able to map the groundwater flow currently on-site. Currently the groundwater day lights at the bottom of the ravines and eventually drains to Moore Pond. The proposed improvements will not alter the existing groundwater flow, therefore the studies confirmed there will be no volume impacts to Moore Pond. The project density is one third the permissible density in the future land use category.

Conservation Element Policy 1.3.3: In all cases the transfer of development to non-environmentally sensitive areas is preferable. Density transfer shall be within the parcel; no off-site transfer is permitted. Transfer of development density to non-environmentally sensitive areas will be allowed up to the density permitted by the future land use category in which the parcel is located. The amount of density transfer may be limited by other applicable requirements and ordinances implemented during the development review process, such as requirements for stormwater retention, open space and landscaping, buffer, setbacks, parking, transportation access and any concurrency requirements. If there is no area on the site suitable for transfer, development will be allowed at one unit per acre unless otherwise stated. Where open space requirements are part of the land development code, 50% credit may be given for conservation areas that are preserved. In no case can the density on the developable portion of the site be more than double the allowed density of the Land Use category in which the parcel is located.

Analysis:

The policy limits the density within the developable portion of the site to no more than double the density allowed in the subject parcel’s future land use category and also states that the maximum density achieved may be limited by other requirements of the Plan and land development code. The allowed density within the Residential Preservation category is six units per gross acre. Of the 35.17 acres site, 11.5 acres are in conservation easement, leaving 23.67 acres as developable. The maximum density allowed on the developable portion of the property is 12 units per acre. The proposed density of the developable area is 2.62 units per acre.

Policy 2.2.5: Development in closed basins will be permitted only to the extent there is sufficient stormwater capacity within the basin. Inter-basin transfer of stormwater run-off from closed basins shall not be allowed except where conditions a) and c), or b) and c) identified below are met:

a) The inter-basin transfer is necessary for a public sector project, or a private/public joint venture, either of which must benefit a broad segment of the community;
b) the inter-basin transfer mitigates an existing stormwater problem;
c) a detailed assessment has been made indicating minimal negative impacts to the receiving water shed relative to water quality, quantity, and rate of discharge.

All stormwater treatment requirements regarding water quality must also be met.

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6 Source: Project Engineer
Analysis: The project provides on-site retention for the volumetric runoff difference between the pre and post development for the 100 year – 24 hour storm event. Stormwater within the ponds will be recovered via exfiltration trenches, which will be filtered down to the groundwater.

Geotechnical investigations that were provided for the proposed on-site stormwater ponds were able to map the groundwater flow currently on-site. Currently the groundwater day lights at the bottom of the ravines and eventually drains to Moore Pond. The proposed improvements will not alter the existing groundwater flow, therefore the studies confirmed there will be no volume impacts to Moore Pond. No inter-basin transfer is proposed.7

Exhibits

Exhibit 1: Brookside Village proposed Site Plan
Exhibit 2: Brookside Village Buffer Details Sheet
Exhibit 3: Map of surrounding area

7 Source: Project Engineer
Total Site Area: 1,532,200 SF 35.17 AC. 100.00%

Proposed Conservation Easement Area: 483,323 SF 11.10 AC. 31.54%
Proposed ROW, SWMF, and Common Area: 324,414 SF 7.45 AC. 21.17%
Proposed Single Family Residential Area: 724,463 SF 16.63 AC. 47.28%

Total Lots Provided: 61 Lots

Gross Density
Minimum Lot Frontage: 15 ft.
Maximum Building Height: 2 – 40 ft.

Required Parking: 3 Spaces
Total Parking Spaces Provided per Lot: 4 Spaces

Residential Density: 1.73 DU per Acre

Residential Lot Requirements

Environmental Impact Analysis

<table>
<thead>
<tr>
<th>Natural Feature</th>
<th>Total Area (Ac.)</th>
<th>Area within Proposed Conservation Area (Ac.)</th>
<th>Percent within Proposed Conservation Area</th>
<th>Impact on Proposed Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland</td>
<td>2.90</td>
<td>2.90</td>
<td>100%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Waterbody</td>
<td>0.93</td>
<td>0.93</td>
<td>100%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Watercourse</td>
<td>0.33</td>
<td>0.33</td>
<td>100%</td>
<td>0.00%</td>
</tr>
<tr>
<td>FEMA Floodzone</td>
<td>2.12</td>
<td>2.07</td>
<td>97.6%</td>
<td>2.40%</td>
</tr>
<tr>
<td>Significant Grade</td>
<td>7.13</td>
<td>3.58</td>
<td>50.2%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Severe Grade</td>
<td>4.93</td>
<td>4.93</td>
<td>100.0%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Native Forests</td>
<td>4.96</td>
<td>4.83</td>
<td>97.4%</td>
<td>2.60%</td>
</tr>
</tbody>
</table>

SITE DATA TABLE

PROJECT NAME: BROOKSIDE RESIDENTIAL
ADDRESS: OX BOTTOM ROAD
PARCEL NUMBER: 14-19-0000

SITE PLAN

SITE PLAN LEGEND

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Legend Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>R</td>
</tr>
<tr>
<td>Commercial</td>
<td>C</td>
</tr>
<tr>
<td>Industrial</td>
<td>I</td>
</tr>
<tr>
<td>Other</td>
<td>O</td>
</tr>
</tbody>
</table>

SITE PLAN NOTES:

1. ALONG SIAM ROAD BETWEEN THE LEGAL PROPERTY LINE LOCATED BETWEEN THE HARD SURFACE ROAD AND THE PROPOSED WETLAND SAVING AREA (WSA) AND WETLAND PROTECTION AREA (WPA), A 50-FT. BUFFER BELONGS TO SIAM ROAD, WHICH NO ACCESS TO THE DEVELOPMENT IS PROVIDED.

2. SITE-BUILDINGどのようにされる必要があります。以上のことに注意してください。また、現況の土地処理の必要性を考慮に入れてください。このことにより、プロジェクトの進行に影響を及ぼす可能性があります。現況の土地処理の必要性を考慮に入れてください。
25' TYPE 'C+ BUFFER DETAIL
PLANT MATERIAL PER 100 LINEAR FEET OF BUFFER:
PROPOSED CANOPY TREE
PROPOSED UNDERSTORY TREE
PROPOSED SHRUBS
A Mix of Evergreen Species
25' TYPE 'C+ BERM BUFFER DETAIL
PLANT MATERIAL PER 100 LINEAR FEET OF BUFFER:
PROPOSED CANOPY TREE
PROPOSED UNDERSTORY TREE
PROPOSED SHRUBS
A Mix of Evergreen Species
25' TYPE 'C+ WOODED BUFFER DETAIL
PLANT MATERIAL PER 100 LINEAR FEET OF BUFFER:
PROPOSED CANOPY TREE
PROPOSED UNDERSTORY TREE
PROPOSED SHRUBS
A Mix of Evergreen Species

PROPOSED BUFFER PLANTS:
E V E R G R E E N  C A N O P Y  T R E E S
- Z E R I S  N O T A B L E  C A M P A S S I L I
- I L I C U M  N O T A B L E  C A M P A S S I L I
- M E L A C L E R A  S I G N A T U R A
- C A R P E N T I A R Y  P E R G A M O N
- F I R E  S H R U B S
- A S T R A L E I A  C O R O N A T A
- R E S E A U D I A  C O R O N A T A
- B E A U E N T H A N T H E R A  U N D E R S T O R Y
- E V E R G R E E N  U N D E R S T O R Y
- E V E R G R E E N  S H R U B S

BUFFER PLANTING SCHEDULE
<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVERGREEN CANOPY TREES</td>
<td></td>
</tr>
<tr>
<td>Z E R I S  N O T A B L E</td>
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</tr>
<tr>
<td>I L I C U M  N O T A B L E</td>
<td></td>
</tr>
<tr>
<td>M E L A C L E R A  S I G</td>
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</tr>
<tr>
<td>C A R P E N T I A R Y</td>
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</tr>
<tr>
<td>F I R E  S H R U B S</td>
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</tr>
<tr>
<td>A S T R A L E I A  C O R O</td>
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</tr>
<tr>
<td>B E A U E N T H A N T H E</td>
<td></td>
</tr>
<tr>
<td>R E S E A U D I A  C O R O</td>
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</tr>
<tr>
<td>E V E R G R E E N  U N D E R</td>
<td></td>
</tr>
<tr>
<td>E V E R G R E E N  S H R U</td>
<td></td>
</tr>
</tbody>
</table>

NOTES:
- The landscaping changes to this property require the installation of buffers, which will be composed of a mix of evergreen species.
- The buffer areas will be designed to create a visual barrier and provide shade and privacy.
- Propagation will be done on-site to ensure the health and viability of the plants.

For the proper installation of these buffer areas, it is recommended to consult with a landscape architect or certified arborist to ensure the correct placement and care of the plants.

The buffer areas will be composed of a mix of evergreen species, including trees, shrubs, and understory plants, to create a diverse and aesthetically pleasing environment.