
SITE AND DEVELOPMENT PLAN

VILLAGE ON THE ISLE – CAMPUS EXPANSION

Decision Criteria – Section 1.9.4

1. Compliance with all applicable elements of the Comprehensive Plan.

Response: *The proposed site and development plan amendment complies with all applicable elements of the Comprehensive Plan. For example, the proposal implements strategies under Intent LU 1.3 through increasing the proportion of mixed uses, furthering the underlying aspects of a functional neighborhood, and providing compatible infill redevelopment, which maximizes the benefits of existing infrastructure, services, and resources without exacerbating or creating further strain on same or the environment. Please refer to the traffic statement submitted with the application in support of the proposal’s compliance with Comprehensive Plan Elements related to Mobility.*

2. Compatibility consistent with Section 4 of this LDR;

Response: *The proposed site and development plan amendment is consistent with all applicable provisions of Section 4 of the LDR. Please refer to the site plan, landscaping plan, lighting plan and architectural elevations submitted with this application for purposes of demonstrating such consistency and satisfaction of compatibility considerations. Moreover, please note that Strategy LU 1.2.13 of the Comprehensive Plan expressly notes that mixed use land use designations are deemed to be compatible with the adjacent land use designations, which is further supported by and implemented through Section 4.1.C.1., which states that, “Mixed Use Districts are deemed to be internally compatible and do not require compatibility setbacks or additional buffering standards unless required in Section 4.5: Mixed Use Considerations.” The mixed use considerations of Section 4.5 have been implemented through the proposed plan perimeter buffers.*

3. General layout of the development including access points, and onsite mobility;

Response: *Please refer to the site & development plans, specifically Sheets C1.9 and C1.10 for the overall layout of the proposed development. No changes to the existing points of ingress and egress to the campus are proposed through the application. Additional sidewalks are included in the proposal enhancing the connectivity of the campus and blending the proposed new buildings with the existing ones. Fire and Public Works truck routing are shown on Sheets C1.11 and C1.12.*

4. General layout of off-street parking and off-street loading facilities;

Response: *Please refer to Sheets C1.9 and C1.10 of the site and development plans for the proposed understory (first floor of proposed new apartment buildings) and adjacent surface parking. No loading zones are required or proposed.*

5. General layout of drainage on the property;

Response: Please refer to Sheets C2.4, C2.5, and C2.6 of the site and development plans for the overall layout of the proposed drainage improvements, as well as for drainage details in connection with paving and grading.

6. Adequacy of recreation and open spaces;

Response: The proposed site and development plan amendment includes a new wellness center, which will provide a gym with associated workout machines and equipment, pickleball court space and equipment, spa, lap pool, and café. The existing campus also offers indoor and outdoor recreational space and amenities, such as public meeting rooms, outdoor gardens, classrooms, etc.

7. General site arrangement, amenities, convenience, and appearance; and

Response: Please refer to Sheets C1.9 and C1.10 of the site and development plans for the general site arrangement of the proposed development and location of amenities. Please refer to the site plan, color architectural elevations, and wellness center floor plan for details related to the overall appearance of the proposed buildings, layout, and site elements.

8. Other standards, including but not limited to, architectural requirements as may be required.

Response: Please refer to the color architectural elevations for details related to the proposed architectural elements. No specific architectural standards are required for this project. Further, please note that the proposed architectural details are intended to match and blend with the existing campus buildings.