

Cassata Lakes Preliminary Plat Project Narrative and Comprehensive Plan Compliance Report

The subject property is a 59.53 acre tract located on Kings Way Drive. The property is designated Moderate Density Residential on the Future Land Use Map, and is zoned Residential Single Family-4 (RSF-4). To the north of the property is the Kings Way manufactured home community. To both the east and west of the property are large lot residential subdivisions of one unit per two acre and 1 unit per 5 acre developments. To the south of the property is a 60 acre undeveloped tract along Laurel Road which is designated Mixed Used Corridor.

The Cassata Lakes Preliminary Plat proposes 151 single-family lots with access via Kings Way Drive. The proposed density of 2.5 dwelling units per acre is below the range for Moderate Density Residential Development (5 to 9 du/ac.). However pursuant Comprehensive Plan Strategy LU 1.2.3 density lower than the range is permitted as part of a land use petition with the following considerations as evaluated below:

1. Compatibility of the proposed density and intensity with all properties within 250 feet of the subject property's boundary shall be evaluated using the following: Strategy LU 1.2.8 - Compatibility Between Land Uses and Strategy LU 4.1.1 - Transitional Language specific to Comprehensive Plan regulatory language, Policy 8.2 Land Use Compatibility Review Procedures.

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. Land use density and intensity.
The proposed density of 2.5 du/ac. is compatible with the density and intensity of all properties within 250' of the subject property's boundary.
- B. Building heights and setbacks.
Building heights will be similar to the building heights of properties within 250' of the subject property's boundary.
- C. Character or type of use proposed.
The proposed single-family use is similar in character to the surrounding uses to the north, east and west, the property to the south is vacant.
- D. Site and architectural mitigation design techniques.

The reduction in density to 2.5 du/ac. will allow for development of a residential subdivision compatible with properties within 250' of the subject property's boundary.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
The reduction in density to 2.5 du/ac. will allow for development of a residential subdivision compatible with existing single-family neighborhoods.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Not applicable.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The density of the proposed use is in the mid-range as compared to densities and intensities of surrounding uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
The reduction in density to 2.5 du/ac. will allow for development of a residential subdivision compatible with existing single-family neighborhoods.
 - J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
The reduction in density to 2.5 du/ac. will allow for development of a residential subdivision which will not negatively impact existing single-family neighborhoods with light, noise, mechanical equipment and refuse areas.
 - K. Locating road access to minimize adverse impacts.
Road access to the property has been designed to minimize impacts.
 - L. Adjusting building setbacks to transition between different uses.
The reduction in density to 2.5 du/ac. will allow for development of a residential subdivision compatible with sufficient setbacks to protect existing single-family neighborhoods.
 - M. Applying step-down or tiered building heights to transition between different uses.
Not applicable.
 - N. Lowering density or intensity of land uses to transition between different uses.
The reduction in density to 2.5 du/ac. will allow for development of a residential subdivision compatible with existing single-family neighborhoods with appropriate transitions between the different uses.
2. Whether the size, shape and/or other unique conditions of the subject property makes it appropriate for a lesser density.
The range of uses surrounding the subject property including the existing large lot development to east and west makes a density below the range of 5 to 9 du/ac. appropriate. In addition, limited access to the property

via Kings Way Drive, a local road, which also serves a large residential manufactured home community supports a lower density for the property. Finally, the minimum lot sizes in the existing RSF4 zoning district, in combination with other design requirements including wetland protection, stormwater, and buffering makes achieving the minimum density of the Moderate Density FLU designation (5.1 du/ac) impossible.

3. Compliance with all other strategies of this Comprehensive Plan.
The proposed Preliminary Plat is compliant with all other strategies of the Comprehensive Plan.