

Project Narrative- Watermark at Venice Site & Development Plan Amendment

The subject property is a 29.4 acre parcel located at the southwest quadrant of Pinebrook Road and Curry Lane. The property is designated Medium Density Residential and Moderate Density Residential on the Future Land Use Map, and is zoned Residential Multi-Family-3 (RMF-3) and Residential Multi-Family-1 (RMF-1).

The Site & Development Plan proposes 244 multi-family dwelling units comprised of 122 paired villas, an amenity center, park area, surface parking and garage parking structures. The overall project density is 8.3 units per acre, and the units have been arranged on site to maintain consistency with the density allowed for the split zoning designations of the property, thereby maintaining consistency with the Comprehensive Plan. The proposed PUD Amendment is also consistent with Comprehensive Plan Transitional Policy 8.2 as evaluated below.

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 S&D Plan is consistent with the density permitted by the Comprehensive Plan.
- B. *Building heights and setbacks.*
The proposed Site & Development plan will limit buildings to one and two stories, and will meet or exceed all setback requirements
- C. *Character or type of use proposed.*
The proposed amendment will allow for development of multi-family residential units consistent with the character of the neighborhood.
- D. *Site and architectural mitigation design techniques.*
The site has been designed to ensure compatibility with the existing neighborhood by limiting building heights, providing landscape buffering, and buildings setback a substantial distance from existing single-family homes.

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 proposed use is compatible with the existing single-family neighborhoods, nevertheless, significant buffering will be provided to ensure compatibility.
- 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 proposed S& Development plan proposes densities which are compatible with the density and intensity of existing development in the neighborhood.

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

- I. *Providing open space, perimeter buffers, landscaping and berms.*

The proposed S&D plan provides open space, perimeter buffers and landscaping to ensure compatibility with the neighborhood.

- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.*

The proposed S&D Plan provides sufficient screening of sources of light, noise, mechanical equipment, refuse areas and delivery and storage areas.

- K. *Locating road access to minimize adverse impacts.*

Road access to the property been designed to minimize impacts.

- L. *Adjusting building setbacks to transition between different uses.*

The proposed S&D plan reduces building heights below the 35' feet allowed in nearby residential districts.

- 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 proposed S&D Plan provides a transition in density and intensity of uses from the more intense uses to the north of the subject property.