

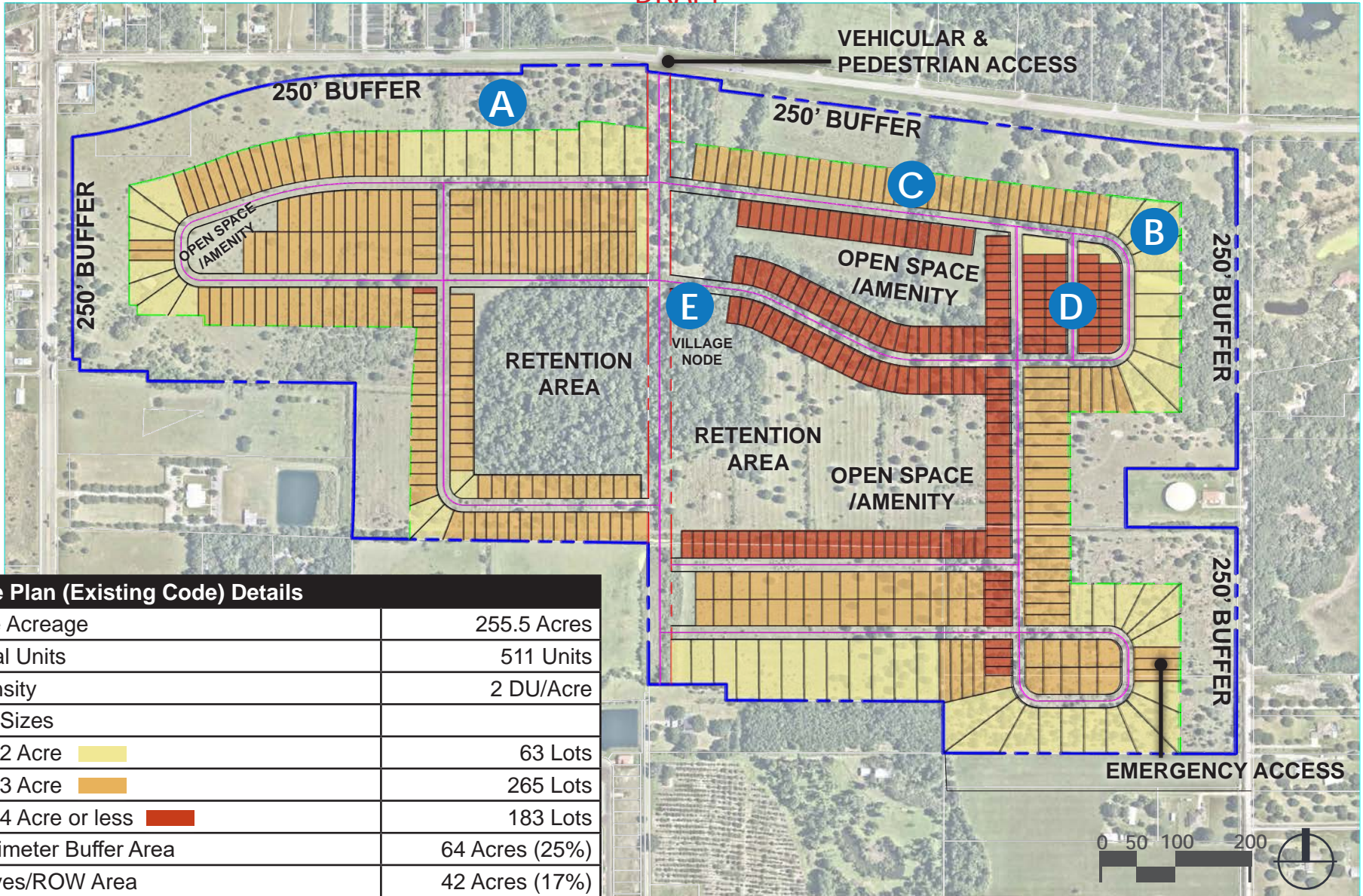
# Residential Planned - 2 (RP-2) Land Use Study

Test Sites

DRAFT  
5/3/21

# TEST SITE 1: EXISTING CODE

-DRAFT-



Site Plan (Existing Code) Details	
Site Acreage	255.5 Acres
Total Units	511 Units
Density	2 DU/Acre
Lot Sizes	
1/2 Acre	63 Lots
1/3 Acre	265 Lots
1/4 Acre or less	183 Lots
Perimeter Buffer Area	64 Acres (25%)
Drives/ROW Area	42 Acres (17%)
Common/Parks/Amenity Area	30 Acres (12%)
Retention (approx.)	38 Acres (15%)
Lots/Parcel Area	81 Acres (32%)
Percentage of Open Space*	104 Acres (41%)
Village Node**	6,900 SF

Existing: Based of the existing clustering criterion of 3.5 to 4 du/net acre. County reviews 3 components - residential development area (includes stormwater) with clustering, village node, and remaining open space.

\*Percentage of open space is not required in current code.  
 \*\*Village Node located within 1/2 mile from 90% of the residential.

# Test Site Components:

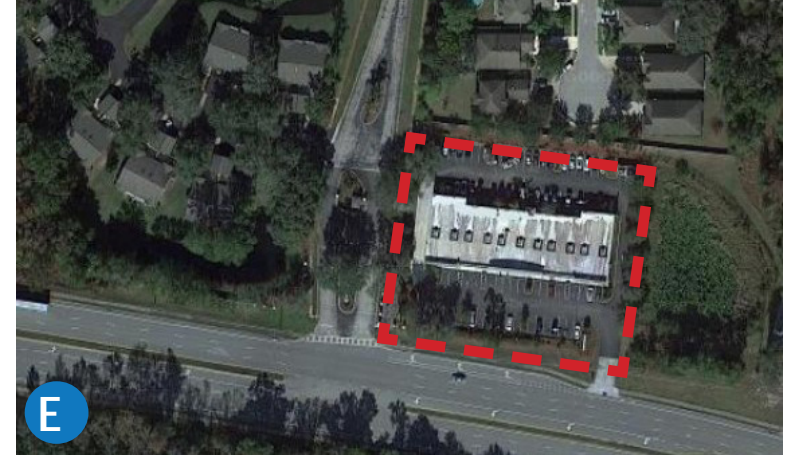
## Open Space and Buffering



Open Space Buffering with No Screening Requirements

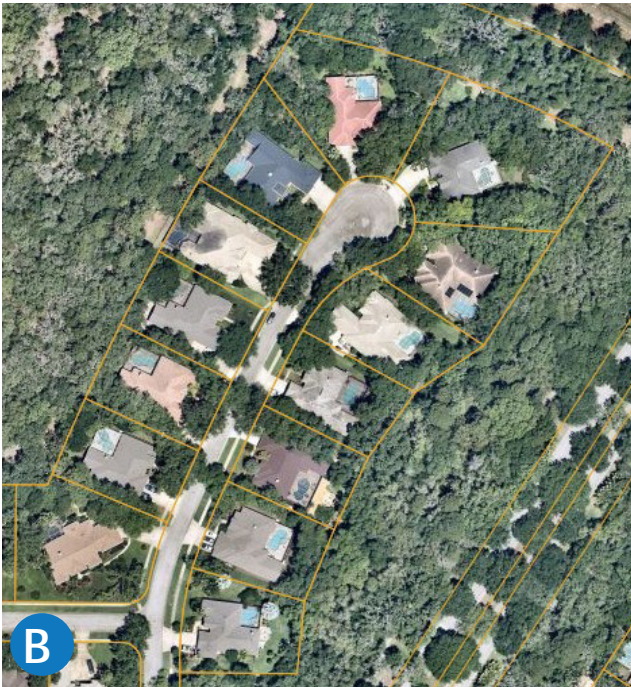


## Supporting Uses

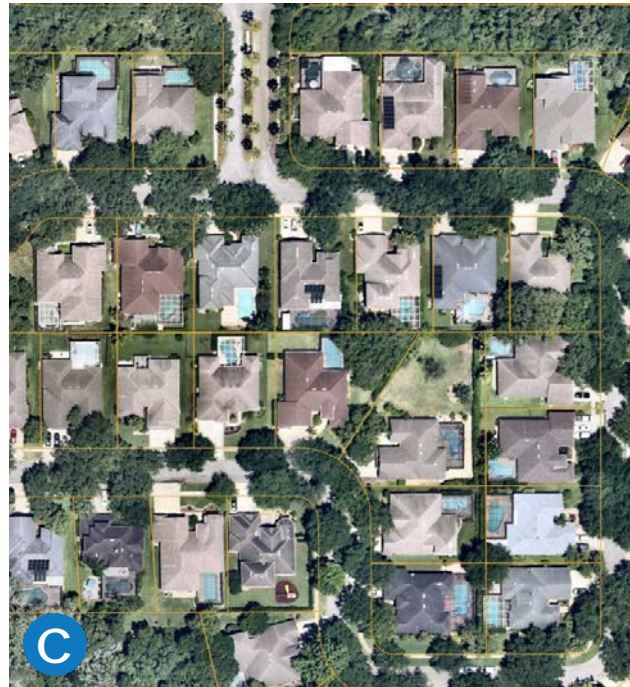


Village Node with Commercial Uses

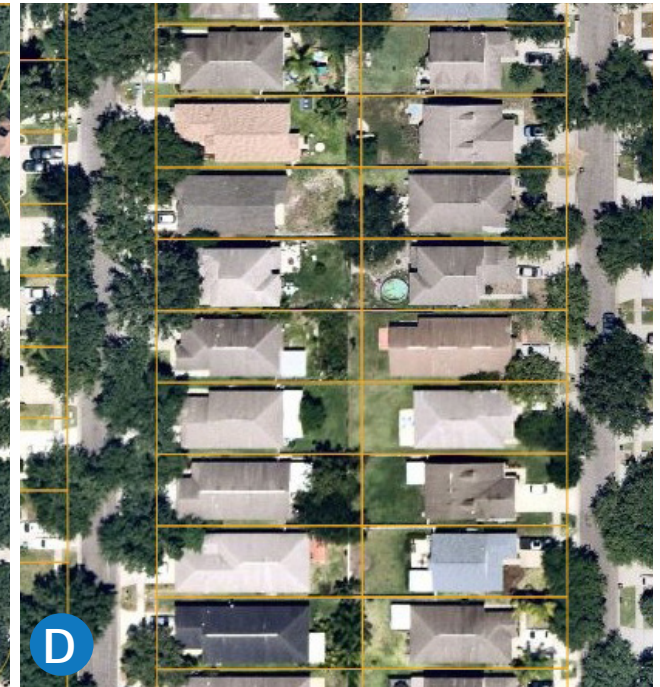
## Lots Types and Development



1/2 Acre Perimeter Lots



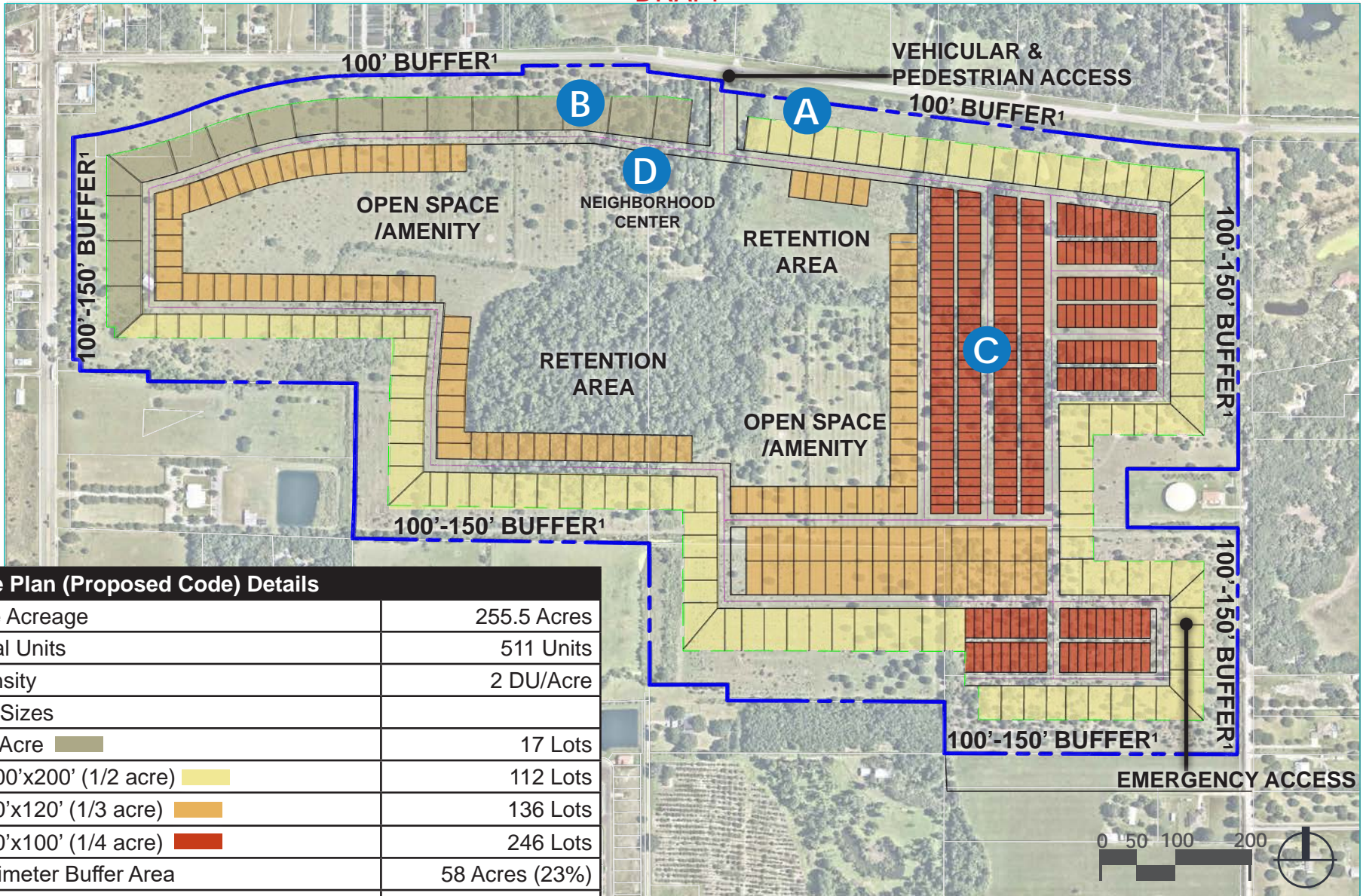
1/3 Acre Interior Lots



1/4 Acre (or less) Interior Lots

# TEST SITE 1: PROPOSED CODE

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Site Plan (Proposed Code) Details	
Site Acreage	255.5 Acres
Total Units	511 Units
Density	2 DU/Acre
Lot Sizes	
1 Acre	17 Lots
100'x200' (1/2 acre)	112 Lots
70'x120' (1/3 acre)	136 Lots
40'x100' (1/4 acre)	246 Lots
Perimeter Buffer Area	58 Acres (23%)
Drives/ROW Area	30 Acres (12%)
Common/Parks/Amenity Area	34 Acres (13%)
Retention (approx.)	38 Acres (15%)
Lots/Parcel Area	95 Acres (37%)
Percentage of Open Space	102 Acres (40%)
Neighborhood Center	6.4 Acres (2.5%)

**<sup>1</sup> INCREASED BUFFERING AND VEGETATION**

Proposed: Required 40% open space, required 3+ lot types, sliding scale for buffering and open space. Commercial uses not required on-site.

### Test Site Components: Open Space and Buffering



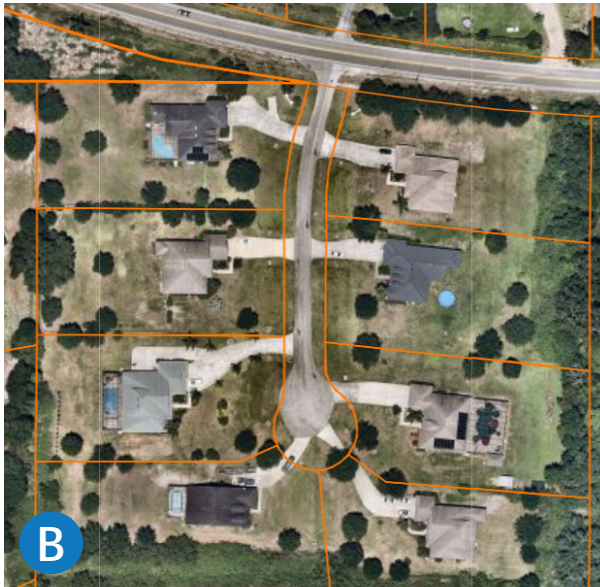
Buffering and Screening sliding scale with greater screening when smaller buffers are present. (Image above depicts mature vegetative buffer that does not necessarily reflect what the plantings would look like upon initial development)

### Supporting Uses: Neighborhood Center



Neighborhood Center may include: parks, government/public services, public or private schools, community gardens, farmers markets, churches, daycares, indoor recreation uses, or neighborhood retail and/or office uses.

### Lots Types and Development



1 Acre Perimeter Lots



1/4 Acre Interior Lots with Alleyway Access



Conservation Subdivisions