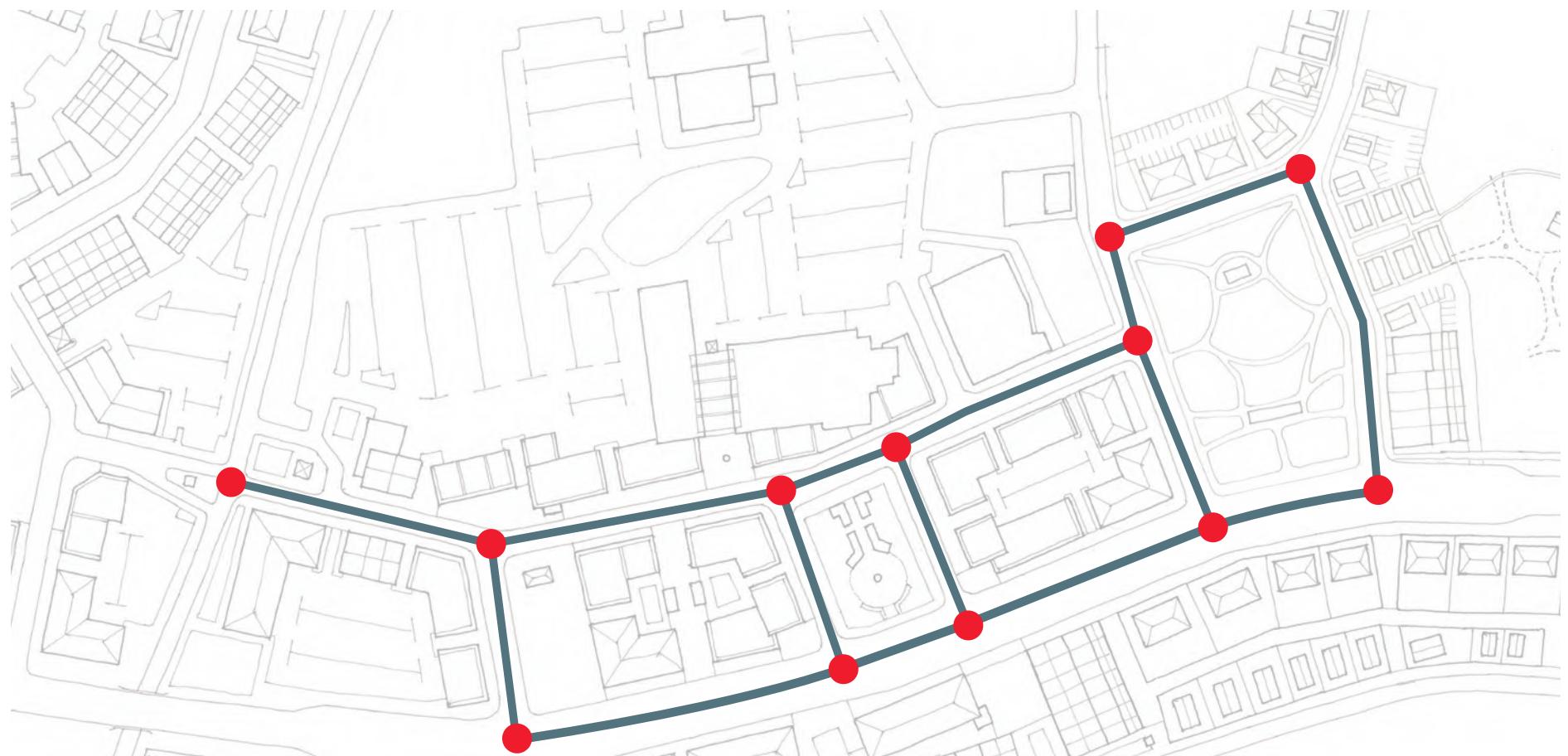


ACTIVITY CENTER RE-PLAT (TOWN CENTER)

LINK TO NODE RATIO



— 16 Links

● 12 Nodes

Ratio: 1.0

Requirement: < 1.5

ACTIVITY CENTER RE-PLAT (TOWN CENTER)

BLOCK SIZE



Requirement: Blocks are limited to 600 feet in any dimension.

ACTIVITY CENTER RE-PLAT (TOWN CENTER)

COMMON PROPERTY



Requirement A: A minimum of 5% of the total replat area must be provided in the form of squares or plazas.

Plan: 14%

Requirement B: Squares and plazas must be a minimum of 60 feet in any direction, measured by an inscribed rectangle.

Requirement C: Squares and plazas must not exceed a 3:1 ratio, measured by an inscribed rectangle.

Requirement D: Plazas must have a minimum of one edge along a street. Squares must have a minimum of three edges along streets.

SQUARES AND PLAZAS

	Length	Width	Ratio
A	100 ft	215 ft	1 : 2.2
B	70 ft	70 ft	1 : 1
C	106 ft	168 ft	1 : 1.6
D	213 ft	324 ft	1 : 1.5

ACTIVITY CENTER RE-PLAT (TOWN CENTER)

ZONE RATIOS



Requirement: Zone assignments are limited by percentage of lot area:

T5: 30 - 90%
T4: 10 - 40%
T3.2: 30% max.

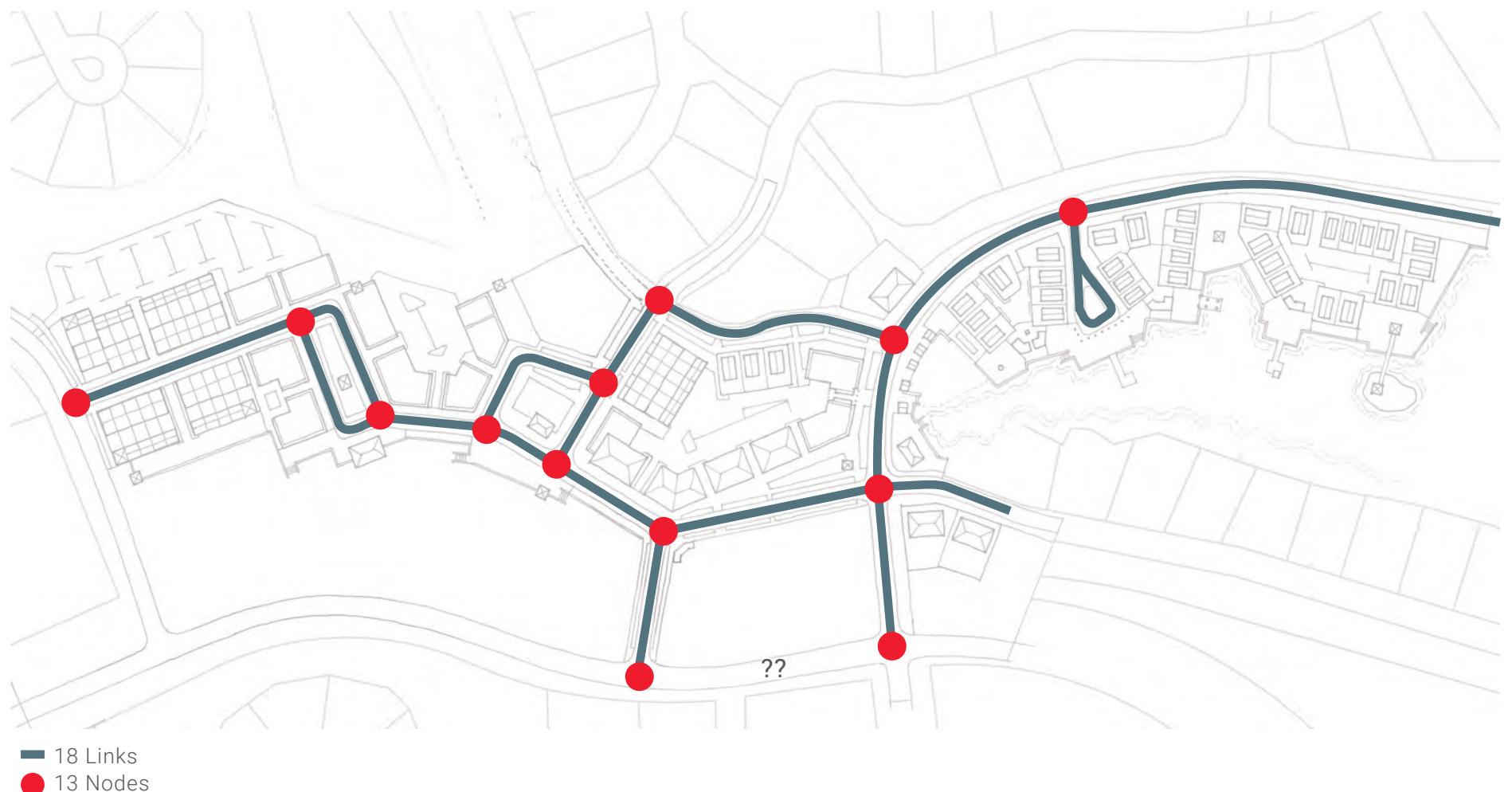
Plan:

T5: 86%
T4: 11%
T3.2: 3%

Note: Standards need to be adjusted.

ACTIVITY CENTER RE-PLAT (CARMONA CENTER)

LINK TO NODE RATIO



Ratio: 1.38

Requirement: < 1.5

ACTIVITY CENTER RE-PLAT (CARMONA CENTER)

BLOCK SIZE



Requirement: Blocks are limited to 600 feet in any dimension.

ACTIVITY CENTER RE-PLAT (CARMONA CENTER)

COMMON PROPERTY



Requirement A: A minimum of 5% of the total replat area must be provided in the form of squares or plazas.

Plan: 7%

Requirement B: Squares and plazas must be a minimum of 60 feet in any direction, measured by an inscribed rectangle.

Requirement C: Squares and plazas must not exceed a 3:1 ratio, measured by an inscribed rectangle.

Requirement D: Plazas must have a minimum of one edge along a street. Squares must have a minimum of three edges along streets.

SQUARES AND PLAZAS

	Length	Width	Ratio
A	60 ft	188 ft	1 : 3.1
B	60 ft	94 ft	1 : 1.6
C	99 ft	127 ft	1 : 1.3
D	60 ft	127 ft	1 : 2.1
E	76 ft	105 ft	1 : 1.4

ACTIVITY CENTER RE-PLAT (CARMONA CENTER)

ZONE RATIOS



Requirement: Zone assignments are limited by percentage of lot area:

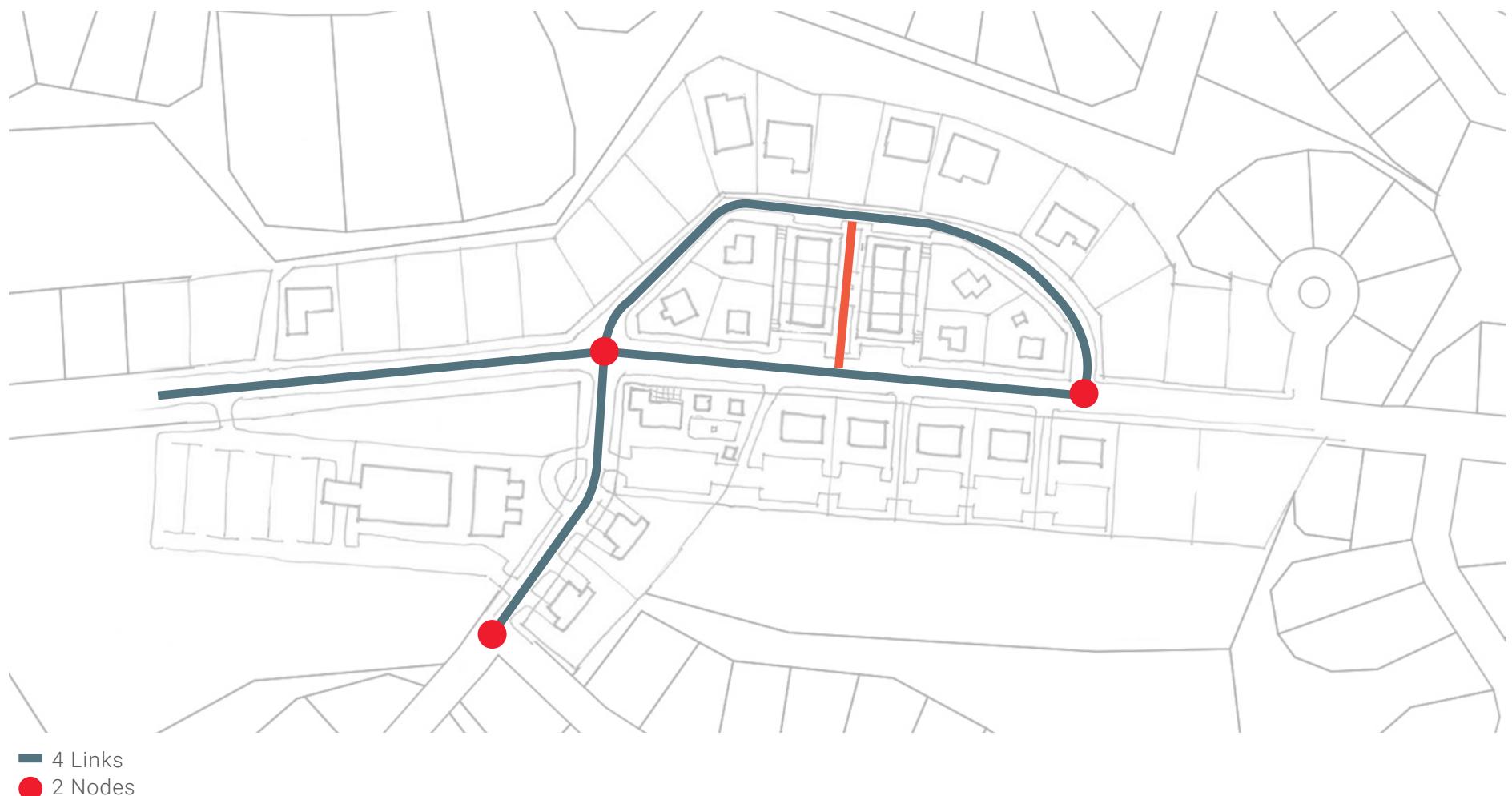
T5: 30 - 90%
T4: 10 - 40%
T3.2: 30% max.

Plan:

T5: 39%
T4: 34%
T3.2: 28%

NEIGHBORHOOD CENTER RE-PLAT

LINK TO NODE RATIO



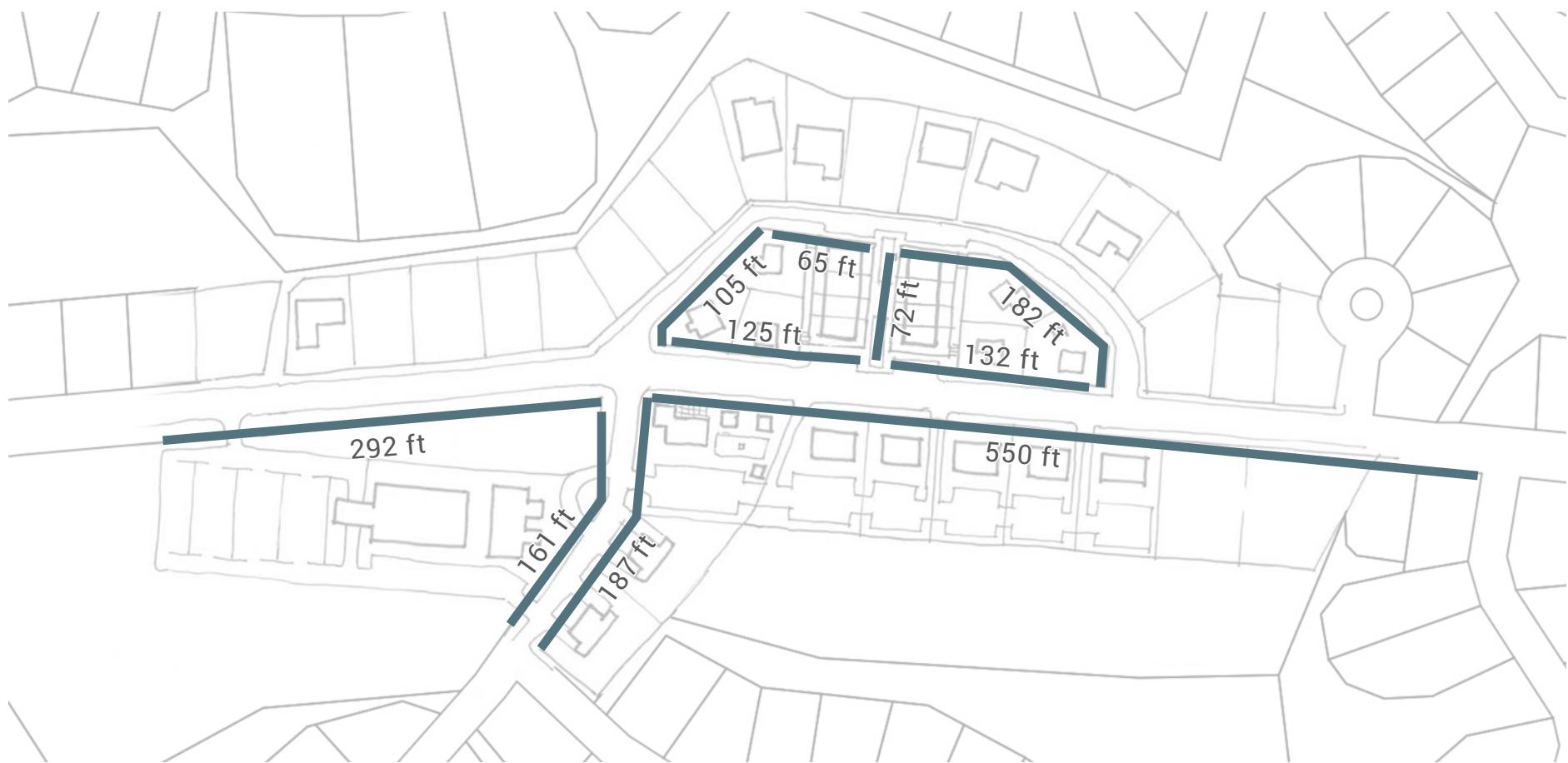
Ratio: 2

Requirement: < 1.8

Note: Doesn't meet requirement.

NEIGHBORHOOD CENTER RE-PLAT

BLOCK SIZE



Requirement: Blocks are limited to 800 feet in any dimension.

Requirement: Where block dimensions exceed 600 feet, a pedestrian path a minimum of 20 feet in width must be provided through the block where blocks are entirely within the site or between the block face and the edge of the site where blocks are not entirely within the site.

NEIGHBORHOOD CENTER RE-PLAT

ZONE RATIOS



Requirement: Zone assignments are limited by percentage of lot area:

T5: 40% min.
T4: 60% max.

Plan:

T5: 46%
T4: 54%

POCKET NEIGHBORHOOD RE-PLAT

LINK TO NODE RATIO

— 37 Links
● 25 Nodes

Ratio: 1.48

Requirement: < 1.8



POCKET NEIGHBORHOOD RE-PLAT STREETS

Requirement: Non-vehicular street centerline length is limited to 30% of total street centerline length.

Plan: 100% Vehicular



POCKET NEIGHBORHOOD RE-PLAT

BLOCK SIZE

Requirement: Blocks are limited to 800 feet in any dimension.

Requirement: Where block dimensions exceed 600 feet, a pedestrian path a minimum of 20 feet in width must be provided through the block where blocks are entirely within the site or between the block face and the edge of the site where blocks are not entirely within the site.



POCKET NEIGHBORHOOD RE-PLAT

LIMITED COMMON PROPERTY

Requirement A: A minimum of 5% of the total replat area must be provided as limited common property.

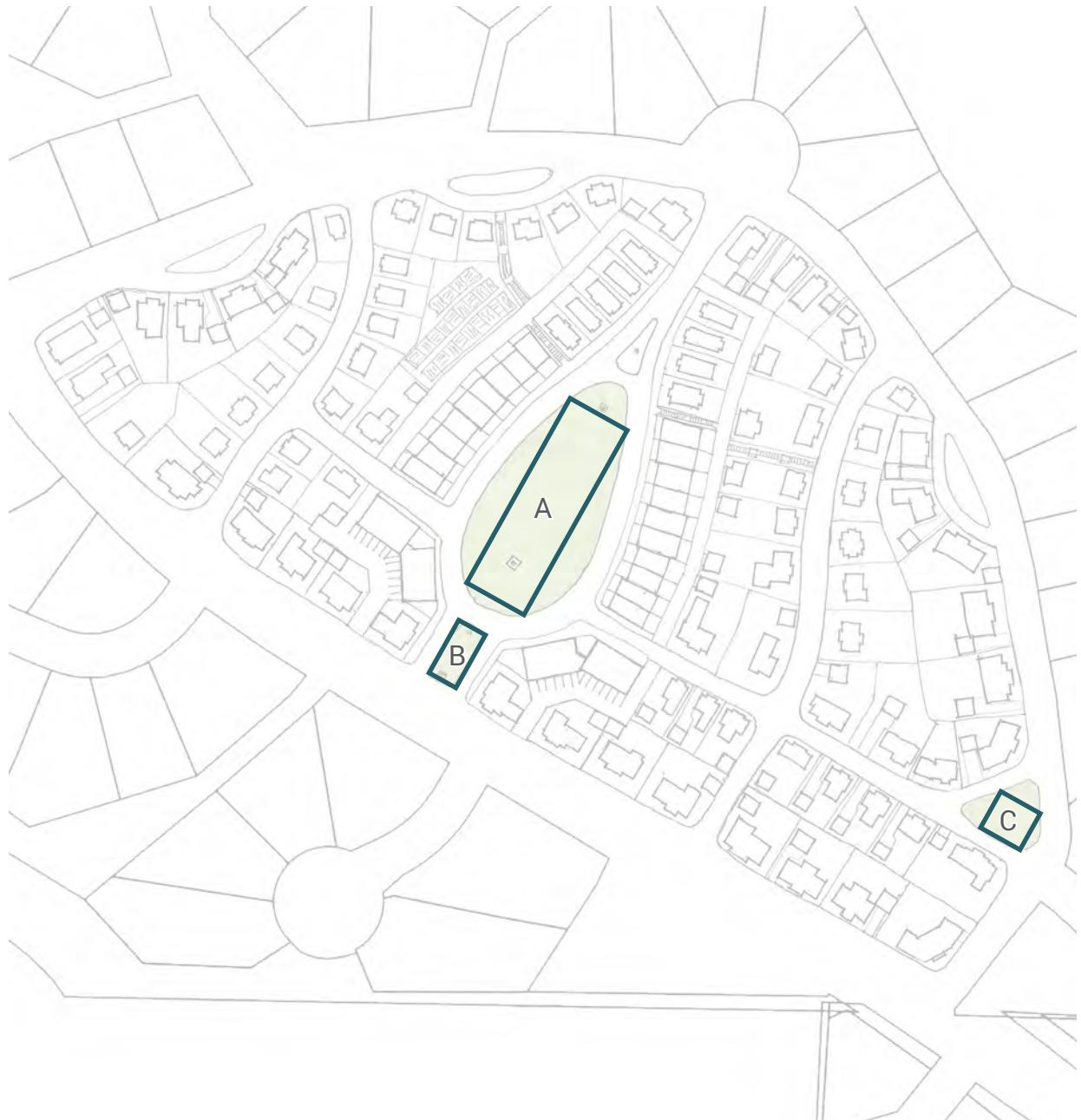
Plan: 7%

Requirement B: Limited common property must be a minimum dimension to 40 feet in any direction, measured by an inscribed rectangle.

Requirement C: Limited common property must not exceed a 5:1 ratio, measured by an inscribed rectangle.

SQUARES AND PLAZAS

	Length	Width	Ratio
A	62 ft	192 ft	1 : 3.1
B	31 ft	58 ft	1 : 1.8
C	41 ft	44 ft	1 : 1.1



POCKET NEIGHBORHOOD RE-PLAT

ZONE RATIOS

Requirement: Zone assignments are limited by percentage of lot area:

T5: 5% max.
T4: 20 - 50%
T3.2: 30 - 80%
T3.1: 30% max.

Plan:

T5: 0%
T4: 24%
T3.2: 76%
T3.1: 0%



HOUSING CLUSTER RE-PLAT

LIMITED COMMON PROPERTY

Requirement A: A minimum of 3% of the total replat area must be provided as limited common property.

Plan: 3.6%

Requirement B: Limited common property must be a minimum dimension to 40 feet in any direction, measured by an inscribed rectangle.

Requirement C: Limited common property must not exceed a 5:1 ratio, measured by an inscribed rectangle.

LIMITED COMMON PROPERTY			
	Length	Width	Ratio
A	46 ft	50 ft	1 : 1.1



HOUSING CLUSTER RE-PLAT

ZONE RATIOS

Requirement A: T3.1, T3.2, and T4 zones may be assigned to lots within housing clusters.

Requirement B: Zones must transition from existing, adjacent lots according to Section 7.1.12 (Newly platted lots may transition by one district every 2 lots: T2 to T3.1, T3.1 to T3.2, T3.2 to T4, and T4 to T5.)

Plan:

T4: No Lots
T3.2: All Lots
T3.1: No Lots



PROPOSED REVISIONS		
REFERENCE	ACTION	PROPOSED REVISION
7.1.5.B	MODIFY	Newly platted areas must provide a maximum link-to-node ratio of 1.8 .
7.1.5.B.I	ADD LINE	Cluster housing replats are exempt from link-to-node ratio requirements.
		Non-vehicular streets may be provided as follows: (i) Non-vehicular streets must be a minimum of 30 feet in width; (ii) Non-vehicular streets must connect two or more streets which have vehicular access;
7.1.6.D	ADD LINE	(iii) Non-vehicular streets must have a pedestrian walkway a minimum of 6 feet in width providing access to lots and between streets; (iv) Non-vehicular streets greater than 120 feet in length must provide fire access along the non-vehicular street or a parallel access way, as determined by the Fire Department.
7.1.10.B	MODIFY	Newly platted lots must have frontage along an existing street, a new street , limited common property, or a common space amenity such as a golf course, lake, plaza, or square .
7.1.10.D	ADD LINE	Sites must be platted with front or side lot lines along existing streets, except along collectors or arterials.
7.1.12.B.I	ADD LINE	Where an existing street separates new lots from existing lots, the required transition is reduced to one lot along the length of the street.
7.4.8.A	MODIFY	A minimum of 3% of the total replat area must be provided as limited common property .
7.4.8.B	MODIFY	Limited common property must be a minimum dimension to 40 feet in any direction, measured by an inscribed rectangle .
TABLE 7.5-1		Change T3.2 percentage to 30-80% .
7.5.8.A	MODIFY	A minimum of 5% of the total replat area must be provided as limited common property .
7.5.8.B	MODIFY	Limited common property must be a minimum dimension to 40 feet in any direction, measured by an inscribed rectangle .
7.5.8.C	MODIFY	Limited common property must not exceed a 4:1 ratio, measured by an inscribed triangle.
TABLE 7.6-1	MODIFY	Change T5 to 40% min. , T4 to 60% max.
7.6.4.D	ADD LINE	Where block dimensions exceed 600 feet, a pedestrian path a minimum of 20 feet in width must be provided through the block where blocks are entirely within the site or between the block face and the edge of the site where blocks are not entirely within the site.
7.6.5.C	ADD LINE	Non-vehicular street centerline length is limited to 30% of total street centerline .
7.6.8.A		A minimum of 5% of the total replat area must be provided, activated with an open space amenity.
7.6.8.B	MODIFY	Common property must be a minimum dimension of 30 feet in any direction, measured by an inscribed rectangle .
TABLE 7.7-2	MODIFY	Change T5 to 30% - 90% .

PROPOSED REVISIONS		
7.7.4.D	ADD LINE	<p>Blocks located along the edge of a site which does not lay along an existing street may exceed 600 feet as follows:</p> <ul style="list-style-type: none"> (i) Where topography within 100 feet of the site edge is 15% grade or less, one or more future street rights-of-way must be reserved, reducing future dimensions to within 600 feet; (ii) Where topography within 100 feet of the site edge exceeds 15% grade, one or more future trail connections providing access to common space must be reserved, reducing future dimensions to within 600 feet; (iii) Future vehicular street rights-of-way must be a minimum of 60 feet in width; (iv) Future trail connections must be a minimum of 30 feet in width.
7.7.4.E	ADD LINE	Where block dimensions exceed 400 feet, a pedestrian path a minimum of 20 feet in width must be provided through the block where blocks are entirely within the site or between the block face and the edge of the site where blocks are not entirely within the site.
7.7.5.B	MODIFY	Activity centers must provide a maximum link-to-node ratio of 1.5 .
7.7.5.D		Non-vehicular street centerline length is limited to 20% of total street centerline.
7.7.8.A	MODIFY	A minimum of 5% of the total replat area must be provided in the form of squares or plazas.
7.7.8.B	MODIFY	Squares and plazas must have a minimum dimension to 60 feet in any direction, measured by an inscribed rectangle .
7.7.8.C	MODIFY	Squares and plazas must not exceed a 3:1 ratio, measured by an inscribed rectangle .
7.7.8.D	ADD LINE	Plazas must have a minimum of one edge along a street.
7.7.8.E	ADD LINE	Squares must have a minimum of three edges along streets.
8.8.2.E.(I)	ADD LINE	Secondary frontage buildout is not required where existing street and site grade results in an elevation differential of 15 feet or more along secondary frontages.