



THE ARDENT COMPANIES

COMMUNITY MEETING

November 21, 2019



**THE ARDENT
COMPANIES**

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®



- Largest luxury builder in the country
- Highest quality
- 1st in homebuilding in Fortune magazines world's most admired companies 5 years in a row

FORTUNE
WORLD'S MOST
ADMIRED
COMPANIES® 2019

Conditional Zoning & Schedule

- Provides commitments greater than Ordinance requirements
- Opportunities to design for context/site
- **Tentative Schedule:**
 - *Community Meeting: November 21st*
 - *Plan Submittal: November 25th*
 - *Park & Rec. Meeting: December 23rd or January 27th*
 - *Planning and Zoning Commission: January 20th or February 17th*
 - *Council Public Hearing: February 10th or March 9th*

25+ years ago....

1985 Development Requirements:

- Flood studies **X**
- Transportation studies **X**
- Stormwater Management / BMP's **X**
- Water Quality Controls **X**
- Sidewalk/Curb/Gutter **X**

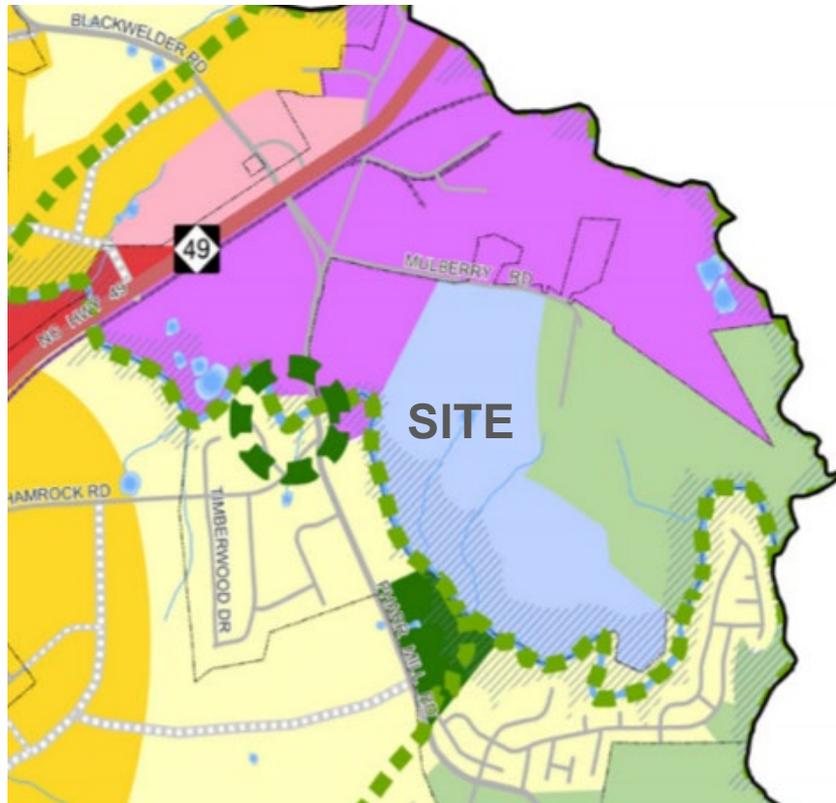
2019 Development Requirements:

- Flood studies ✓
- Transportation studies ✓
- Stormwater Management / BMP's ✓
- Water Quality Controls ✓
- Sidewalk/Curb/Gutter ✓

Site Vicinity & Context



Adopted Land Use Plan & Site History



Inconsistent with the adopted land use policy

Existing Zoning: O-1 and L-1

Office zoning would support the development of over 1.176 million sq. ft. of office uses on the site.

Land Use Plan Goals & Objectives

MAINTAIN OPEN SPACE

- To support recreation
- To support agriculture
- To support natural resource protection
- To maintain existing neighborhoods
- To maintain property values

IMPROVE CIRCULATION & SUPPLY TRANSPORTATION OPTIONS

- To reduce congestion
- To ensure easy access within the community
- To ensure easy access to other places

EXPAND RECREATIONAL OPPORTUNITIES

- To help people lead healthier lives
- To enhance quality of life
- To give all residents more things to do in town
- To support sports for our youth

PROMOTE HIGH QUALITY DEVELOPMENT

- To maintain property values and protect property owner's investments
- To improve the look and image of the town
- To make the area more attractive to potential residents, employers and other investors

ENCOURAGE A MIXTURE OF LAND USES AND HOUSING OPPORTUNITIES

- To expand tax base
- To support local retail

FOSTER ECONOMIC DEVELOPMENT

- To support local businesses
- To create jobs and diversity industries
- To attract investments

SUPPORT EXISTING AGRICULTURE

- To protect wildlife habitats and important plant communities
- To protect the viability of existing agricultural operations
- To maintain scenic views

ATTRACT GROWTH THAT MAINTAINS AND ENHANCES THE SMALL TOWN CHARACTER OF THE AREA

- To promote some of the attributes considered typical of small towns, including building scale and neighborhoods with a mix of uses.
- To foster a sense of community by offering options to walk and bike between neighborhoods, schools, public spaces/park, and nearby shops.

Community Values



- **Low density residential development**
- **Avg 1/3 acre lot sizes**
- **Address stormwater**
- **Address traffic**
- **Maintain commitment to quality materials**
- **Work with community**

Proposed Site Plan



Plan Features



- 233 lots / 0.96 DUA
- 8% open space
- Commitment to quality materials
- Park connections / greenway
- Sidewalks / Street Trees
- Entry monuments
- Commitment to roadway improvements
- Commitment fencing along eastern property edge
- Avg lot size 1/3 acre

Plan Comparison

	By Right Office Zoning O-I	Proposed Rezoning Plan
Permitted Development	1.17M Office Uses	233 homes
DUA	N/A	0.96 DUA
Required Open Space	N/A	8% Common Open Space
Architectural Commitments	Not required	Commitments to Quality Materials
Transportation Impacts	11,589 daily trips	2,300 daily trips
Amenity / Trails	Limited to Required Only	Construction of approximately +/- 1 mile section of Carolina Thread Trail

Precedent Images



Raising the Bar

- **Development levels below the recently adopted land use recommendation.**
- **Open space & amenities above Ordinance requirements**
- **Commitment to quality materials**
- **Average lot size over 1/3 acre**

Q & A