

Revised 5-12-11  
Revised 6-16-11  
Revised 6-30-11  
Revised 7-10-11  
Revised 8-31-11

**Policy 3-15 Mixed Use/Rhythm Urban Village** shall be classified as follows:

**3-15.1 Purpose** - To establish a land use category which ensures that the subject property will be appropriately planned, designed and developed as an age-restricted, mixed use urban village. The Urban Village is recognized as an innovative planning and development strategy which discourages urban sprawl. To further this objective and achieve other significant public benefits, the subject property shall be developed as an age-restricted Development of Regional Impact. The Urban Village concept implemented with the age-restriction achieves substantial public benefit due to the self-contained character and function of the development. This innovative planning strategy minimizes off site impacts due to the reduced transportation demands and elimination of school impacts.

The Urban Village development form shall be achieved by implementing development standards and guidelines based on the following planning principles and land use techniques:

1. Land Use Composition. This refers to the basic land use arrangements or organizational structure of the Urban Village, which include four major land use forms:

- A vibrant, mixed use Village Center which serves the day to day needs of the residents and serves as the activity center and focal point for the entire village.
- Multiple residential neighborhoods providing diverse housing choices.
- Expansive conservation, open space and buffer areas to protect environmentally sensitive lands and achieve compatibility with surrounding areas.
- Special land uses, such as utilities, which are more suitable outside of the Village Center and neighborhoods.

2. Clustering Density in Proximity to the Village Center. Densities transition from relatively high densities within the Village Center to moderate densities adjacent to the Village Center to lower density neighborhoods located at the periphery.

3. Convenient Mobility Options. The transportation network shall consist of four components to achieve mobility throughout the Urban Village and facilitate access to the Village Center:

- An interconnected street network shall form a grid system within the Village Center and provide convenient connections between the Village Center and neighborhoods;
- Neighborhood roads shall be designed as shared roadways to allow access by Neighborhood Electric Vehicles (NEV) and bicycles;
- Interconnected multiuse pathways shall provide access between the Village Center and neighborhoods for NEVs, bicycles and pedestrians;; and
- Nature trails/boardwalks shall be provided for passive recreational use. .

4. Community Place Making. The Village Center and neighborhoods shall be designed to achieve a sense of community, encourage outdoor activity and promote face to face social interaction. This shall be accomplished by establishing design guidelines for the scale, character and function of the Village Center and neighborhoods. The Village Center shall utilize neo-traditional design principles to create a focal point and public gathering place.

**3.15.2. Density/Intensity** - Gross density shall not exceed 1.7 units per acre. FAR shall not exceed .5 outside of the Village Center. A minimum of 50% of the Urban Village shall be utilized for recreation and open space. Average net residential densities shall vary within the Urban Village based on location and residential type as follows:

1. Townhouse/Multifamily (outside of Village Center): 6-12 units per acre
2. Cottages: 5-6 units per acre
- 3.. Single family: 3-4 units per acre

The following base land use allocations may vary pursuant to an equivalency matrix which shall be adopted in the Rhythm DRI Development Order to ensure that peak hour impacts do not exceed the level determined for the base allocation; however, in applying the equivalency matrix, total non-residential land use (retail and office combined) shall not be reduced below 85,000 square feet.

Residential - 3,116 DU.

Retail - 85,000 s.f.

Office - 25,000 s.f.

Institutional – 5,000 sf

Assisted Living Facility - 60 units

Civic / Amenity uses- 80,000 sf.

Hotel - 24 units

**3.15.3 Permitted Uses** - Permitted uses shall include residential, neighborhood commercial (per LDC 2.02.02 (D) ), hotel, office (per LDC 2.02.02 (C)), utilities, institutional, civic and recreation. Residential includes single family, cottages, townhouses, multifamily and live-work units. Accessory uses shall also be permitted. Institutional uses may include independent living facilities, assisted living facilities and skilled nursing facilities. Recreation and civic uses (houses of worship, community centers and the like) are considered ancillary uses and not included the base allocation.

#### **3.15.4 Special Provisions**

1. Single family units shall comprise no more than 50% of the total units within the Urban Village.
2. All wetlands and steephead forests shall be preserved on site, except for limited access crossings for roadways, trails, utilities and storm water outfalls. Upland areas proposed for preservation shall be identified in the DRI Master Plan and shall configured in a manner to protect the functions of the wetlands. Wetlands buffers shall be a minimum of 75' in width and

average 100'. Uplands shall preserved along Buckhorn Creek to provide a wildlife corridor averaging 1000' in width.

3. Provide open space buffer along the perimeter of the property equal to a 100 ft buffer adjacent to all platted lots contained in the Buckhorn Creek Limited Acres ( Plat Book 3 Pages 168-172); A 50 ft Buffer adjacent to the east boundary ( Jackson County), along the entire south property line including County Line Rd and the west property line which includes the NFWMD property.

4. Residential neighborhoods shall incorporate neighborhood parks, green squares and/or plazas which shall be located to achieve approximately ¼ mile walk from residential units.

5. A minimum of four different types of residential uses shall be included within the Urban Village. Architectural design shall vary within neighborhoods to avoid a monotonous appearance.

6. Neighborhood roadways are not required to form a grid, but shall provide relatively direct routes by avoiding circuitous designs. Shared roadways shall utilize appropriate safety design features, such as signage, pavement markings and speed control techniques to encourage NEV and bicycle use.

7. Centralized water and wastewater utilities shall be provided for all development within the community.

8. Access to Rhythm Urban Village shall occur via one major spine road (New Buckhorn Blvd.) which shall provide no more than three points of vehicular access along the perimeter of the property.

### **3.15.5 Village Center**

1. A minimum of 60% of the units within the Urban Village shall be located within the Village Center and neighborhoods extending up to ½ mile from the Village Center. Units shall be allocated to the Village Center as necessary to comply with this minimum requirement, which shall serve as the density standard for the Village Center.

2. The Village Center shall consist of a mix of residential and non-residential uses. Housing types shall be predominantly townhouse and multifamily in order to achieve a compact development form. Non-residential uses, such as retail, services and offices, shall be concentrated to form a core activity area within the Village Center. Complementary uses, such as civic, recreation and community uses shall be located within or adjacent to the Village Center to maximize accessibility.

3. Common parking areas and on-street parking shall be utilized to serve multiple purposes to allow for higher intensity of use. Floor area ratio shall not exceed 3.0 within the Village Center but shall not exceed the square footage allocation in Policy 3.15.2 .

3. The Village Center shall provide designated parking areas at convenient locations for NEV and bicycles to encourage multimodal mobility options. These shall be located to allow access from shared streets and multi-use pathways which connect to the neighborhoods.

4. The Village Center shall be designed to encourage walking by employing typical Traditional Neighborhood Development design guidelines such as small block size, build to lines, vertical mixed use with first floor retail on high activity blocks and requirements for window frontages, on street parking for high activity blocks, parking located to the rear of buildings, techniques to minimize street crossing distances, street plantings, benches, vista termination features and consistent themes for lighting, signage and pavement designs.

**Policy 5-1 (c) – Amended**

c. ~~Natural vegetative buffers of not less than 100 feet shall be provided between all adjacent (internally and externally) land uses to minimize land use conflicts. A natural vegetative buffer of 100 feet shall be left between the PUD and adjacent agriculture land use areas~~ in accordance with the following criteria:

- i. A 100 ft buffer adjacent to all platted subdivisions.
- ii. A 50 ft buffer adjacent to all agricultural, vacant or undeveloped lands
- iii. Newly created Agricultural / silviculture adjacent to existing or planned residential communities shall provide a 50 ft buffer per Policy 3-7.
- iv. All Buffering shall be maintained under Firewise community principals by reducing the fuel load within the buffer understory or specifically permitted control burn activities.
- v. Compatibility between land uses within PUD's, DRI's or mixed use developments shall be addressed in the master planning and shall not require internal buffering unless land uses are not compatible (ie. Industrial to residential)

**Policy 1-9. (Added)**

Policy 1-9. The County shall require all applicants for a land use permit, building permit or occupancy permit for non-agricultural land uses adjacent to land designated on the future land use map as Agriculture/Silviculture to sign an acknowledgement indicating that they understand that the property designated Agriculture/Silviculture may include operations that produce odors, noise, dust and other similar effects.

Objective 18: Upon adoption of the Springs Protection Overlay Zone maps as part of the Comprehensive Plan, all subsequent Plan Amendments within the [Primary/Secondary] Springs Protection Overlay Zone including: proposed amendments to the comprehensive plan, including amendments to the Future Land Use Map and amendments to the [Primary/Secondary] Springs Protection Element shall meet the criteria in the following policies: