

MEMORANDUM

TO: City Planning Commission

FROM: Jeffrey Kahan, Planning and Development Services

SUBJECT: Concept Plan for Nixon/Dhu Varren Sites

DATE: July 3, 2014

Toll Brothers, Inc. would like to present a concept plan for the development of two large, vacant parcels at the corner of Nixon and Dhu Varren Roads. The parcels consist of a 40 parcel at the southwest corner of the intersection and a 69 acre parcel at the northwest corner of the intersection. The sites have extensive natural features and the intersection is currently congested during peak travel periods.

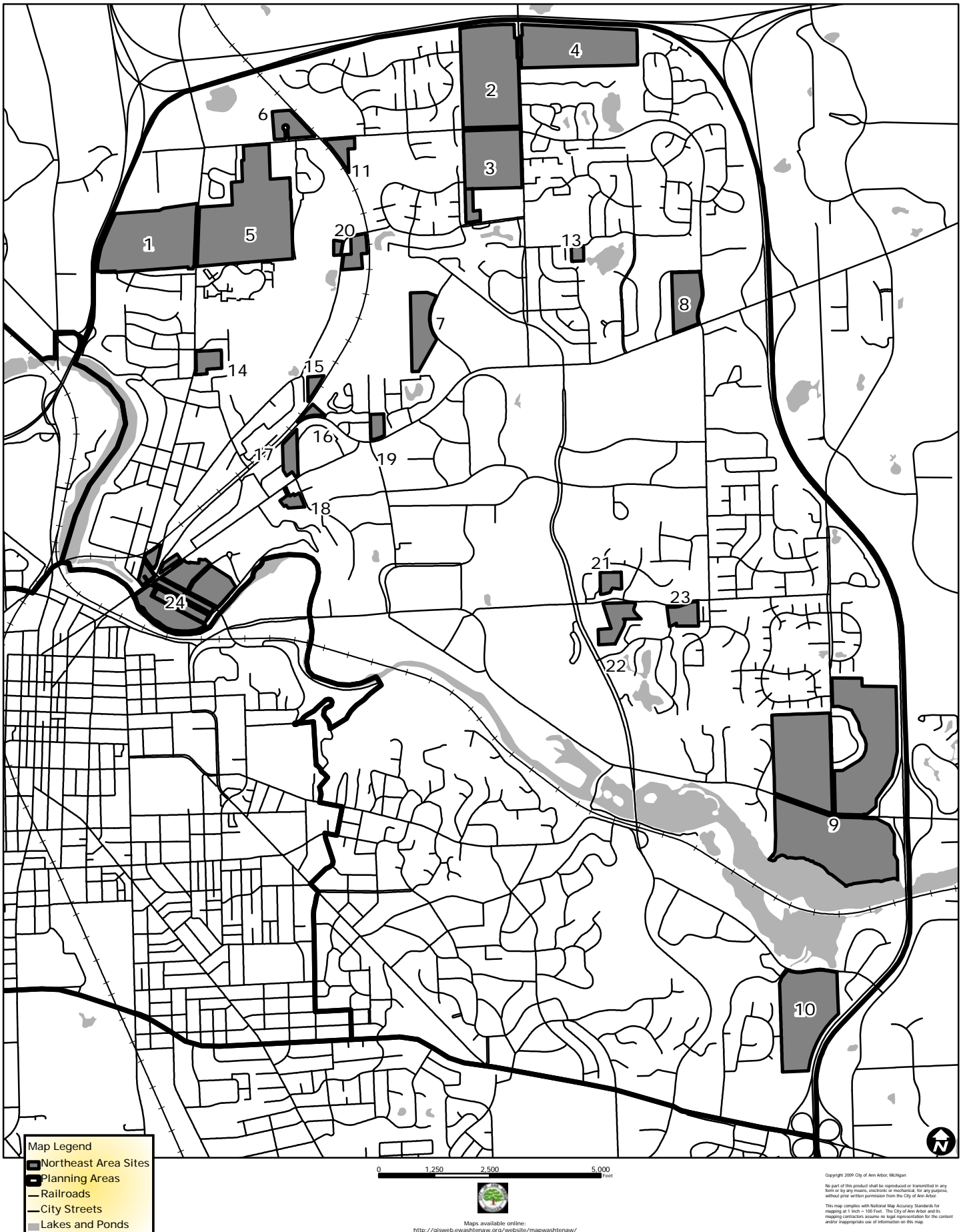
The City's Master Plan: Land Use Element recommends residential uses for the sites at a density of between 7-10 dwelling units per acre (see attached site recommendations). The minimum density was established to ensure that an adequate number of units were constructed to support transit and existing infrastructure investments, as well as provide a diversity of housing choices. The Land Use Element identifies critical natural features that should be preserved with any proposed development project.

The Land Use Element also encourages a mixed-use village center near the southwest corner of the intersection to accommodate neighborhood retail establishments. The intent of this recommendation is to encourage pedestrian access in the community and reduce the number of trips to area retail centers.

The concept development plan includes 491 units of townhomes and carriage homes, which results in a density of approximately 4.5 units per acre. Dhu Varren is shown as realigned to accommodate the anticipated redesign of the Nixon/Dhu Varren intersection. A private club house and pool are included in the concept plan.

Attachment: Land Use Element: Northeast Area Sites 2 & 3 Recommendations

Site Specific Land Use Recommendations (Northeast Area)



Consideration should be made to minimize visual impacts of proposed development. Landscaping should be provided between development on this site and the M-14/US 23 freeway to help soften the visual impacts of the freeway for future residents and to maintain a greenbelt image of this area from the freeway. Additional landscaping also should be provided in front of this site along Pontiac Trail to help preserve the existing natural image along this roadway. Landscaping should also be provided along the side property lines to help soften the visual impact to adjacent sites. Providing a public sidewalk along Pontiac Trail will be required as part of any development proposal. Additional public right-of-way may be requested along Pontiac Trail to accommodate this sidewalk. A maximum of two vehicular access points to this site should be provided from Pontiac Trail. If parcels are developed separately, they should be interconnected with a publicly accessible roadway and sidewalks.

Site 2 - This 67-acre site is bounded by M-14 to the north, Nixon Road to the east, Dhu Varren Road to the south, the Foxfire subdivision to the west. Various types of wetlands exist on the site. An extensive wooded area exists on the west side of the site. A tributary of Traver Creek flows through the site. Portions of the site have been recently farmed.

Residential uses are recommended for the site at a gross density (minus right-of-way) of 7 to 10 dwelling units per acre. A mixture of housing types is encouraged, including single-family detached homes, attached townhouses, multiple-family (stacked units) and assisted living facilities. Future development should incorporate community design techniques (described in Chapter 5) that support the goals and objectives of this Plan. The density calculation should be based on the future realignment of Dhu Varren Road to the south.

Although the previous Northeast Area Plan recommended office and research uses for this site with commercial uses on the corner of Nixon and Dhu Varren Roads, residential uses are now considered appropriate. Without direct freeway access at Nixon Road, office and research uses would result in greater peak period traffic impacts when compared to residential uses. Furthermore, residential uses on this site will improve the jobs/housing balance in the Northeast Area, as a significant amount of office and research uses continue to develop and expand along Plymouth and Green Roads. The community commercial center previously recommended for this site is now being recommended on Site 3, since that site is more central to the surrounding neighborhoods and fewer natural features likely would be impacted.

Development should be sited away from significant natural features on the site, including the high quality woodland on the west side of the site, the creek corridor and all high quality wetlands. The planned roadway connection to the west (Hickory Point Drive) no longer appears feasible due to natural features constraints. A pathway should be provided instead to allow a pedestrian connection to the Foxfire neighborhood to the west. A pedestrian path also should be provided along the creek corridor to provide a link between Foxfire East Park to the west and Nixon Road to the east, as described in the 2006-2011 Parks & Recreation Open Space Plan.

Consideration should be made to minimize visual impacts of proposed development. A landscape buffer should be provided along the M-14 freeway to screen future residents from the freeway and to maintain a greenbelt image from the freeway. Landscaping also should be provided along Nixon and Dhu Varren Roads to preserve the green edge along the roadway. Public pedestrian paths must be provided along both Nixon and Dhu Varren Roads as part of any development proposal. Additional public right-of-way may be requested along both Nixon and Dhu Varren Roads to accommodate these public sidewalk improvements. Access to the site should be provided from a single curb cut along Nixon and at least one but no more than two curb cuts along Dhu Varren Road. The relocation of the Dhu Varren/Nixon intersection should be considered as part of the design and density of this site (see Site 3).

Sites 2,3, and 4 have interconnected natural systems, are adjacent to one another and have land use recommendations that will likely result in neighborhoods being created. The sites should therefore

be planned in a manner that considers the interrelationship of natural systems, transportation systems and land use patterns.

Site 3 - This 40-acre site is bounded by Dhu Varren Road to the north, Nixon Road to the east, Logan Elementary School to the south and single-family homes to the west. The site consists of gently rolling farm fields, a hedgerow of trees, and high quality wetlands in the southwest corner and northeast section of the site. A tributary to Traver Creek begins in the west portion of the site and flows to the southeast.

Residential uses are recommended at a gross density (minus right-of-way) of 7 to 10 dwelling units per acre for the residential portion of this site (areas other than the village center). Single-family detached homes are recommended on the southern and central portions of the site. Such units could provide housing opportunities to families with children seeking closer proximity to schools, recreation and commercial services. A mixture of single-family homes, duplexes, townhouses and multiple-family (stacked units) uses are recommended for the northern portion of the site. The density calculation should be based on the realignment of Dhu Varren Road to the south.

Site 3 provides a unique opportunity to integrate a mixed-use neighborhood retail center into a newly developing neighborhood. A mixed-use neighborhood retail center of no more than 3 acres is recommended as an integral component of any residential development on this site. Neighborhood retail and neighborhood service uses should be located along Dhu Varren Road or Nixon Road and should be limited to those uses allowed in the C1 Zone (a business district designed solely to serve the needs of the surrounding residential neighborhood). The center should consist of a variety of neighborhood retail shops and could include small professional or medical offices. Residential units should be provided above retail or office uses. The number of residential units in the village center will be limited by the three-story height limitation and the parking requirement of at least one space per unit. Residential parking should be provided underneath the units instead of in surface parking lots. The retail uses should include multiple tenants; single tenant retail uses should not be allowed. On-street parking is encouraged within the village center. Off-street parking should be minimized and located in a manner that minimizes impacts to surrounding uses. Large surface lots should be discouraged. A Planned Unit Development (PUD) District is recommended for this site to ensure that the mixed uses center is well integrated with the surrounding neighborhood. The PUD standards would define performance and design criteria for the site. Such standards should incorporate community design techniques described in Chapter 5 of this Plan. Because of the potential for pedestrian access, a mixed-use neighborhood retail center could reduce the number of vehicular trips in the area and provide easily accessible services and job opportunities to area residents.

Development should be sited away from the wetland system in the southwest portion of the site. The land between the wetlands and the south property line would be suitable for recreational uses as described in the 2006-2011 Parks & Recreation Open Space Plan, since development opportunities are limited due to open space and building setback requirements. Paved pedestrian connections to Logan School and to the Placid Way stub street should be provided to allow access to the school and neighborhoods to the west since the planned road connection to Placid Way no longer appears feasible due to wetland constraints. The creek corridor in the west/central portion of the site should be preserved to enhance water quality and expand the open space linkage to Foxfire South Park. Future development of this site should include the realignment of Dhu Varren Road with Green Road, located east of Nixon Road. This will involve shifting Dhu Varren Road to the south to line up with Green Road at the Nixon Road intersection. This realignment will improve the safety of this intersection. Access to the site should be provided from Dhu Varren Road and Nixon Road. The internal street system should be designed to discourage cut-through traffic (vehicles attempting to avoid the Nixon/Dhu Varren intersection). Public sidewalks must be constructed along Dhu Varren and Nixon Roads as part of any development project. Additional public right-of-way may be requested along both Nixon and Dhu Varren Roads to accommodate the sidewalks and future intersection improvements.

Landscaping should be provided along Dhu Varren and Nixon Roads to preserve the green edge along the road. Landscaping should also be provided along the west property line to provide a buffer between the properties west of the site.

Sites 2,3, and 4 have interconnected natural systems, are adjacent to one another and have land use recommendations that will likely result in neighborhoods being created. The sites should therefore be planned in a manner that considers the interrelationship of natural systems, transportation systems and land use patterns.

Site 4 - This 54-acre site is bounded by M-14 to the north, Nixon Road to the west, townhomes to the south and single-family homes to the east. A large wetland system exists on the eastern and central portion of the site. Wooded areas exist east of the wetland area. The western portion of the site consists primarily of farm fields and small wetlands.

Residential uses are recommended at a gross density (minus right-of-way) of 4 to 10 dwelling units per acre. A variety of housing types would be appropriate, including single-family detached homes, duplexes, attached townhouses, multiple-family (stacked units) and assisted living facilities. Future development should incorporate community design techniques (described in Chapter 5) that support the goals and objectives of this Plan.

Although the previous Northeast Area Plan recommended office and research uses for this site, residential uses are now considered appropriate. Without direct freeway access at Nixon Road, office and research uses would result in greater peak period traffic impacts when compared to residential uses. Furthermore, residential uses on this site will improve the jobs/housing balance in the Northeast Area, as a significant amount of office and research uses continue to develop and expand along Plymouth and Green Roads.

Development should generally be concentrated on the west side of the site and away from the large wetland system and the woodland area that contains small, scattered wetlands located east of the wetland system. The wetland and areas east of the wetland are appropriate for recreational uses. The small area south of the large wetland is appropriate for limited residential development, which should be accessed through the Barclay Park site to avoid impacting the wetland. A pedestrian path should be provided around the large wetland and link to Oakwoods Nature Area to the southeast. A public pedestrian connection also should be provided from the large wetland to Nixon Road as described in the 2006-2011 Parks & Recreation Open Space Plan.

A public sidewalk along Nixon Road will be required as part of any development proposal. Additional public right-of-way may be requested along Nixon Road to accommodate this public sidewalk.

Landscaping should be provided along Nixon Road to preserve the green edge along the road. Landscaping also should be provided along M-14 to screen future residents from the freeway and maintain a greenbelt image from the freeway and along the south side where units from Barclay Park front the site.

Sites 2,3, and 4 have interconnected natural systems, are adjacent to one another and have land use recommendations that will likely result in neighborhoods being created. The sites should therefore be planned in a manner that considers the interrelationship of natural systems, transportation systems and land use patterns.

Site 5 - This 93-acre area includes seven parcels along Pontiac Trail and four along Dhu Varren Road. The parcels include single-family homes, small industrial facilities, vacant land and an abandoned landfill. The largest parcel is 59 acres and contains the abandoned landfill. The vacant portions consist primarily of fields, wooded areas and landmark trees. A wetland is located in the southwest portion of the site.