



Whispering Coves General Development Plan Verona, Wisconsin



Developers:

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Midthun Property, LLC

Owners:

Midthun Property Hwy M, LLC (Dennis Midthun, Sole Owner)
Midthun Property North West, LLC (Dennis Midthun, Sole Owner)
North Neighborhood, LLC

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Submitted: September 5, 2019

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Intent

Forward Development Group, LLC (FDG) is requesting approval of this General Development Plan for a residential development known as Whispering Coves. The General Development Plan area encompasses approximately 170 acres and is envisioned to include up to 259 residential units comprised of traditional single-family lots and condominium-style units, just over 45 acres of open space, including a wetland natural conservancy, parklands and trails, and stormwater management facilities. Lands have also been allocated for a roughly 12-acre potential future school site within Whispering Coves.

General Development Plan Location

Location and Surrounding Development

The project site is generally located west of County Highway M (CTH M or North Main Street) and south of County Highway PD (CTH PD or McKee Road) on lands that were recently annexed by the City of Verona. The site is currently an agricultural tract that is generally surrounded by rural land uses, some of which are undergoing development (see attached Zoning Map Exhibit). The project site is within the City of Verona Urban Service Area and within the planning area of the City's adopted North Neighborhood Plan.

Surrounding land uses and jurisdictions include the following:

- The University Ridge Golf Course to the north, across CTH PD (City of Madison)
- The Meriter McKee Clinic to the northeast across CTH M and CTH PD (City of Madison)
- A utility substation, West Madison Bible Church, and rural residential lots to the east across CTH M (Town of Verona)
- Undeveloped agricultural land (Backus property) to the southeast (Town of Verona)
- The Kettle Creek North single-family residential subdivision, under development to the south (City of Verona)
- A former quarry currently used as a City brush collection site and planned for future City park and utility substation to the west (City of Verona)
- Rural residential lots to the southwest and northwest (Town of Verona)
- Epic Systems a half-mile to the southwest (City of Verona)

Overall, the existing land uses are representative of an area transitioning from rural to suburban character.

The East 40

Located along the CTH M frontage on the easternmost side of the Whispering Coves General Development Plan area, there is a roughly 40-acre tract of land that is referred to as the East 40. Since the East 40 will not only serve as a gateway into the Whispering Coves neighborhood, but also provide access to the neighborhood, there is value mentioning and clarifying the development intent for those lands as it relates to the Whispering Coves General Development Plan.

These lands are owned and will be developed separately by Midthun Property Group in the future as development opportunities arise. An individual Zoning Map Amendment has been submitted to the City

for review and approval of conventional zoning, including Urban Residential for Lot 1 and Suburban Commercial for Lot 2 as noted on the Preliminary Plat and Zoning Map Amendment Exhibit. It is anticipated that when development occurs on these lots, it will meet the standards of the proposed conventional zoning districts, or individual Planned Development District zoning will be requested as needed. Consistency with the adopted North Neighborhood Plan will be evaluated at that time.

The East 40 is not a part of the Whispering Coves General Development Plan. While not a part of this General Development Plan, the East 40 is a part of the proposed overall Whispering Coves Preliminary Plat and Final Plat land divisions.

Project Overview: Themes and Images

Design Concept

The residential neighborhood design concept, created by the Rick Harrison Site Design Studio, utilizes an innovative approach to land planning that first focuses on how foot traffic will move through a site and the experiences along the way, both visually and socially. Establishing a pedestrian path network that prioritizes the pedestrian experience ensures ample connections between origins and destinations, and that increases the level of activity of the network. The primary goal of the design is to maximize the sense of community and foster social interaction through thoughtful placement of sidewalks and paths, active and passive useable green spaces, and vistas.

A key component of the neighborhood design is the concept of “coving,” an approach to land planning that uses meandering road patterns and varied home setbacks to provide more openness between structures and create and maintain viewshed and pathway corridors, resulting in a much safer, more pedestrian friendly neighborhood. This in contrast to a more traditional neighborhood development pattern which would utilize a gridded street pattern with homes standing shoulder-to-shoulder, in rows, all facing the street. The curvilinear street pattern adds interest to the streetscape and slows traffic speeds, invites walking, increases safety at intersections, and adds value by creating a unique sense of place and neighborhood identity.



“Coving” creates more interesting streetscapes

The curvilinear street layout minimizes environmental impacts by reducing overall site grading and paving necessary for roadways and development to occur. Curvilinear streets by design are better able to maintain the existing, natural terrain of a site. In addition, to ensure that infrastructure costs are

supported by adjacent improvements, streets are double-loaded with development lots wherever possible.

As part of the design concept, open spaces also play a key role in placemaking. By interspersing open areas and trails throughout the neighborhood and with special consideration given to vistas from the homes and from streets, the overall design will result in the visual appearance of openness and connectedness. Open spaces will be discovered as one travels along pathways instead of them being predetermined places, centrally located within a subdivision. Unique to Whispering Coves' General Development Plan is also a central greenway or linear park that contains a hierarchy of pedestrian pathways and an intermittent stream water feature.

Overall, the Whispering Coves General Development Plan includes an abundance of pedestrian connections and open spaces that will foster a strong sense of community and place while providing a variety in housing products for the local market. This General Development Plan establishes a framework for the general organization and layout of land uses and public infrastructure that are illustrated in the attached exhibits.

General Development Plan Land Uses

Whispering Coves General Development Plan

The General Development Plan area is comprised of roughly 170 acres to be developed by North Neighborhood, LLC as a residential neighborhood providing both traditional single-family detached residential units (209 lots) and condominium units resembling "small lot" residential development (roughly 50 units).

The Whispering Coves General Development Plan area is planned for primarily single-family detached homes, with some variety in product type and lot size to accommodate the market and provide varying price points within the neighborhood. Other land uses proposed within the General Development Plan area include open space/parklands for stormwater management and recreational uses, and a roughly 12-acre site reserved for a potential future school.

While platting for the Whispering Coves General Development Plan area will be completed all at once, it is anticipated that replatting will likely occur in the future, especially with regard to the future potential school site. While platted in its entirety, construction within the Whispering Coves General Development Plan area is anticipated to be completed in phases, consistent with the recommended phasing in the City's North Neighborhood Plan (see Phasing Plan Exhibit). Details of the Phase 1 development are provided in the table below:

Whispering Coves General Development Plan – Phase 1 Land Use Summary Table		
Land Use	Total Unit Count	Approx. Land Area (Acres)
Traditional Single-Family Detached	59	19.32
Condominium “Small Lot” Single-Family Detached	21	4.65
Right-of-way	N/A	11.25 (6,350 LF)
Conservancy Park (including 35-foot buffer)	N/A	9.05
Parkland/Open Space (not including Conservancy Park)	N/A	3.02
Stormwater Management	N/A	16.36
Totals	80	63.65

Parcels located within this General Development Plan may be further subdivided in the future via condo plat, or adjusted via plat or CSM, with City approval, including those intended to be developed as condominium units. Such future subdivisions will be described in detail as part of future Precise Implementation Plans (PIPs) for each phase or site.

Whispering Coves General Development Plan Land Use Summary Table			
Land Use	Total Unit Count	Land Area (Acres)	Density (DU/Acre)
Traditional Single-Family Detached	209	76.6	2.72
Condominium “Small Lot” Single-Family Detached	50	10.5	4.76
Right-of-way	N/A	25.5	N/A
Parkland Dedication/Open Space	N/A	19.3	N/A
Stormwater Management	N/A	26.2	N/A
Potential Future School Site*	N/A	12.4	N/A
Totals	259	170.5	3.97 (Average)

*Although communications are ongoing with Verona Area School District (VASD), a 12-acre site for a potential future school has been set aside within the Whispering Coves General Development Plan area. At the time of drafting the General Development Plan, VASD has not confirmed, nor purchased land, to locate a school within the Whispering Coves General Development Plan area. In the future, should a school not locate within Whispering Coves, this area shall revert to single-family residential development and be platted as such.

Treatment of Natural Features

Topography

The project site consists of rolling terrain with high points in the northwest along CTH PD (elevation 1,100 feet) and a saddle in the southwest (elevation 1,090 feet). Lands generally drop down to the east, where a closed kettle basin (elevation 990 feet) receives drainage from most of the property, including the East 40.

Endangered Species and Archeological Assessment

Investigations have been conducted for endangered species and archeologically significant resources; no significant resources were found that require action.

Wetland Delineation and Concurrence

The project site was evaluated for the presence of wetlands to comply with current WDNR requirements for developments over one acre in size. Wetlands were delineated and concurred within the General Development Plan area, generally located at the southwest quarter of the East 40. To protect the natural wetland resource, this area is noted on the Preliminary Plat land division and within the General Development Plan as a conservancy park.

No additional wetlands were delineated on the project site west of this closed kettle basin.

Stormwater Management Overview

The planned stormwater management facilities will meet City, County, and CARPC requirements. The most stringent policies require all new development in this area to infiltrate the runoff volume required by the CARPC Urban Service Area Amendment (USAA) and require the development to provide adequate storage for back-to-back 100-year, 24-hour storm events. In addition, all runoff must be treated for water quality and rate control, to provide clean water and safe discharge downstream of the development.

Most of the development will be served by a “regional” stormwater system that will collect and route stormwater from the various sub-watersheds through a series of basins. These basins include detention and infiltration basins designed to meet City and CARPC USAA standards for total suspended solids (TSS), rate control, and stay-on volume. The system is designed to manage the levels of water within the natural kettle system to protect property, the natural conservancy park and the regulated wetland resource. Site grading has been designed to route and collect stormwater from impervious surfaces (streets, driveways, sidewalks, pathways, and parking lots) and convey it to detention basins for pretreatment and then to basins for infiltration.

All of the stormwater basins are proposed to be located within outlots that are intended to be dedicated to the public, and will contain the “regional” stormwater facilities owned and maintained by the City.

Stormwater Management System Details

Of particular concern when developing the “regional” stormwater system, several site constraints were identified, including the location of soils suitable for infiltration, off-site contributions to the watershed, and the lack of an emergency outlet of the closed kettle system. The location of soils suitable for infiltration set the stage for where infiltration basins could be located on the site.

Due to the lack of an emergency outlet from the closed system, a stormwater pump station will be located adjacent to the northwest corner of the natural conservancy park and wetland resource. As part of the stormwater management system, in the initial phases of development, the pump station will pump to infiltration basins to control the water surface in the closed kettle system. In future phases, the City will have the ability to operate the pump system to discharge excess stormwater to the dry tributary of the Badger Mill Creek via a force main.

The associated force main will transport the water uphill from the kettle basin to infiltration basins located on the west side of the site. The pump system will control water levels in the kettle and feed the infiltration basins.

In future phases, and following unusually large rain events, the pump system is designed to move excess water to the west end of the property for infiltration and ultimately to a discharge point provided by the City. The pump system will assist in maintaining the kettle's water elevation at or below the regulatory storm events in the predevelopment condition to protect on- and off-site properties.

Accommodation of Off-Site Stormwater Management

The proposed stormwater facilities will also connect to existing and proposed pipe discharges to the site located within CTH M and the Kettle Creek North Development south of the site, improvements which are currently under construction with estimated completion in 2019. The General Development Plan's stormwater design provides outfalls for both the school site and the East 40 to drain into the proposed "regional" facilities located within the General Development Plan area. The school site and East 40 should not be required to perform additional treatment and is fully accounted for within the General Development Plan's "regional" system.

The "regional" stormwater management facilities will provide sediment, infiltration, and volume control for the General Development Plan area and the East 40. As noted on the Preliminary Plat, outlots and easements are being dedicated for stormwater management on the East 40 and are intended to house facilities that will need to be constructed as development of the East 40 occurs. Individual lots on the East 40 and the school site, will be required to provide oil and grease control as required by City of Verona requirements.

Stormwater Management Construction Phasing

It is anticipated that there will be two phases of construction and operation of the "regional" storm water management facilities. The first phase includes the early phase(s) of Whispering Coves and the East 40 as well as the initial phases of Kettle Creek North. During the early phases of development, it is anticipated that the pump station and larger detention and infiltration basins will be used to control the kettle water surface elevation by using the infiltration basins.

As future phases of development occur the capacity of the infiltration system to infiltrate the excess stormwater is anticipated to be exceeded. Therefore, when the capacity is exceeded, the force main will be extended to the dry tributary and operation of the pump station will be modified. The City will then be able to pump excess stormwater to the dry tributary to control the water surface in the controlled basin.

Parkland Dedication

As part of the land subdivision, a parkland dedication is required. A land dedication of approximately 19.3 acres of parkland are proposed to be dedicated to the City.

As discussed during the concept planning stages with the City, the vision for this development relies on a hierarchy of multi-use trails and adjacent open spaces. Much of the proposed parkland dedication is

provided and designed in the form of a linear park. The linear park concept fits current-day trends in year-round recreation, including growing interests in walking, running, cross country skiing, and biking for example, compared to previous focus that largely concentrated on programming for large athletic fields for the general public.

As noted in the General Development Plan Trail System Plan, a trail network has been designed to provide connectivity to the larger, regional trail network, but also as a neighborhood amenity, providing connectivity on a local level. Amenities have been strategically located along the trail network, intended for discovery as one travels along the path, including a natural conservancy park area with boardwalks and natural footpaths, a central gathering space, multiple natural and structured play areas, and seating. Stormwater basins and a wetland conservancy area have also been integrated along the trail, which will provide a water feature and environmental education opportunities.

The specific improvements and equipment that will enhance these areas will be subject to coordination with the City, but are intended to include and are not limited to play equipment for children, pavilions, gazebos, seating, bench seating, little libraries, and fitness stations within the linear parks. Additional information is provided in the General Development Plan Amenities Plan and Representative Imagery.

Overall, the proposed parklands to be dedicated include:

- Roughly 10.25 acres of multi-use path corridors and adjacent open spaces, including two recreation areas, an amenitized central gathering space that is just under 1.5 acres in size (1.49 acres) and an approximately 1.65-acre recreation area that provides both passive and active recreation opportunities.
- An approximately 9.05 acres of natural conservancy park (comprised of the delineated kettle wetland and its 35-foot no-grading buffer).

The final parkland dedication calculations, including confirmation of the areas that will be counted towards satisfying the parkland dedication requirements will be negotiated as part of the Development Agreement.

Relationship to Adopted City Plans

Comprehensive Plan

Verona's 2010 Comprehensive Plan anticipates that the City will grow to nearly 24,000 residents by 2030 – more than double the 2010 population (10,619 according to the Census). The share of population age 65 and up is anticipated to grow as a share of the community. The proposed development will align with the City's long-range planning goals and objectives, including but not limited to the following:

Housing Goal 3: Encourage a variety of new housing options within the City.

- Policy: Diversify the City's housing stock by providing more high-end and "executive" style housing.
- Policy: Diversify the City's housing stock by providing more affordable housing.

- Policy: Provide a variety of housing options that is distinct/different from housing options available in Madison.

Transportation Goal 1: Improve North-South traffic between Verona and Madison.

- Policy: Work with the Town of Verona and the City of Madison to ensure that north-south streets parallel to CTH M are planned and accommodated as the Verona Area grows.

Transportation Goal 2: Provide adequate transportation systems in and around Verona to ensure easy movement of people and goods.

- Policy: Continue to create off-street bicycle paths according to the City’s bike path plan.
- Policy: Continue to require new commercial and residential developments to provide sidewalks.

Transportation Goal 3: Protect residential areas from high volumes of traffic by preventing conflicts between traffic and residential land-uses.

- Objective 3-C: Discourage “cut-through” traffic in residential areas adjacent to arterial streets.
- Policy: Investigate and implement traffic calming measures in residential neighborhoods that are adjacent to high-volume arterial streets.

North Neighborhood Plan

The Whispering Coves General Development Plan is located within the City’s North Neighborhood Plan (“Neighborhood Plan”) planning area. As noted in the Neighborhood Plan, the project site is located within the area that is more specifically identified as the Central Planning Area. Development within the Central Planning Area is anticipated to occur within the first three phases of the overall North Neighborhood build-out. Future land uses within the Central Planning Area are primarily identified as “Suburban Residential,” “School,” and “Open Space/Wooded.”

The General Development Plan is consistent with the Neighborhood Plan, which calls for Suburban Residential land uses (both single-family and duplex lots ranging in size from 6,000 square-feet to 10,000 square-feet, with 15-25-foot setbacks providing for transitions between residential and nonresidential areas, front porches and garages setback from the house). Refer to Page 19 of the Neighborhood Plan for additional details.

Development within the General Development Plan area is comprised of traditional single-family detached housing with varying lot sizes ranging from roughly 8,800 square-feet to 35,000 square-feet. The larger lots are primarily located along major transportation corridors (CTH PD) or along exterior subdivision boundaries. Additional lot area in these locations seems appropriate and would allow for adequate areas of transition or buffers to be incorporated into each individual lot’s development plan, including landscaping or berming.

With regard to building envelope locations, front setbacks are greater than the minimum required for the underlying NR zone district (25 feet) on nearly all of the lots. The intent of the increased setback is to achieve the desired “coving” character for homes that results in the visual appearance of openness.

Also part of the General Development Plan, there are two areas that are intended to be developed as condominium-style residential units. While these areas are being platted as large lots currently, development in these areas is intended to resemble “small lot” single-family detached housing that provides a smaller-scale home and adds a different price point to the overall subdivision. A total of 50 units are anticipated in these two areas.

When these areas develop, consideration will be given to providing transitions between adjacent land uses, including those to the north and east, by incorporating an attached housing product type instead of a detached. The housing type will be primarily determined by market demand at the time of development. The North Neighborhood Plan envisions a future school to be located within the Whispering Coves General Development Plan area. The Verona Area School District has been consulted throughout the planning process and a 12-acre school site is reserved for a potential school to enable VASD to acquire the site for future use, should they decided to do so.

Other Neighborhood Plan goals that inform the GDP include:

- “Development patterns will provide residents a complete neighborhood with the option of walking, biking, or driving to places within the neighborhood.”
- “Streets will be designed for slower speeds.”
- “Walking in the neighborhood will be a pleasant and interesting activity.”
- “A variety of public spaces is critical to the overall identity of the neighborhood and serves as social gathering places.”

As part of the development, Hemlock Drive and Tamarack Way will be extended north to serve the subdivision and provide connections to CTH PD to the north. Two collector streets will be constructed running east-west and north-south through the development and will accommodate vehicle travel, on-street parking, and pedestrian traffic. Local streets will connect individual lots to the collector street network, creating links within and beyond the neighborhood.

The table below provides an overview of the consistency of the General Development Plan with the North Neighborhood Plan.

Neighborhood Plan Consistency			
	North Neighborhood Plan	Whispering Coves General Development Plan	Plan Consistency (Y/N)
Recommended Uses	Single-family and duplex lots	Single-family residential Condominium “small lot”	Y
Use Description	Suburban Residential	Low density residential	Y
General Development Guidelines	Reduced setbacks Front porches Garages setback from the house	Variable setbacks with some modifications Front porches Garages setback from house a minimum of two feet	Y
Development Intensity*	Lot sizes range from 6,000 sq. ft. to 10,000 sq. ft.	Lot sizes range from 8,800 sq. ft. to roughly 35,000 sq. ft.	Y
Setbacks**	15-25-foot front yard to	Front yards range from 25+	Y

	provide smooth transition from residential to nonresidential land uses Smaller setbacks on smaller lots	Side yard setbacks request reduction from 10 feet to 8 feet	
School Site***	Centrally located	12-acre school site incorporated into General Development Plan area; VASD consulted on school location	Y

***Development Intensity:** Large lots are a result of the coving design concept and general lot location within the subdivision. Larger lots are primarily located along exterior subdivision boundaries, including adjacent to major roadways, where additional space for a buffer would be appropriate. In addition, the coving design concept itself plays a role in the overall lot size due to its curvilinear street network. The result is pie shaped, deep lots that are located along curves.

****Setbacks:** As a result of the coving design concept, setback modifications are being requested as part of the General Development Plan, specifically as it relates to side yards. The curvilinear street alignment design produces lots that are not rectangular and parallel to the street. Given the different lot shape, it is merely a corner point that is at the reduced side yard setback dimension (in this case 8-foot minimum). From the minimum point, the side yard setback then increases along the depth of the lot, producing a much greater setback at the opposite end of the building envelope. The net result is an average side yard setback that is considerably greater than the minimum 10 feet.

*****School Site:** Although communications are ongoing with Verona Area School District (VASD), a 12-acre site for a potential future school has been set aside within the Whispering Coves General Development Plan area. At the time of drafting the General Development Plan, VASD has not confirmed, nor purchased land, to locate a school within the Whispering Coves General Development Plan area. In the future, should a school not locate within Whispering Coves, this area shall revert to single-family residential development and be platted as such.

Rationale for Planned Development District Zoning

Planning for the development of this tract began in the late 2000s. Revisions to the plans and preliminary plat have been made and the revised concept plan for the development was presented to the City in the summer of 2017. Coordination with City staff has been ongoing since that time. The development is proposed as a Planned Unit Development, consistent with the City’s preferences and to enable flexibility on certain site design standards in order to ensure high quality design and architecture.

Specifically, the Whispering Coves General Development Plan provides for:

- Creative and flexible design requirements to achieve the desired street and open space character associated with the coving concept;
- A unique sense of place, openness, and connectivity by connecting each resident to an amenity;
- Housing product types not available elsewhere in the Verona area;
- Transportation infrastructure that promotes walkability, provides enhanced connectivity and pedestrian and bicycle safety by providing for narrower streets and a robust path system; and
- Improved transportation system connectivity with north-south and east-west road connections.

The following sections specify in more detail how the General Development Plan complies with City ordinance standards and where flexibility is requested.

Description of Exemptions Requested from Underlying Zoning Districts

This section provides an overview of the exemptions requested from City's zoning ordinances. A summary table is provided below for quick reference.

As part of the zoning analysis **Neighborhood Residential** (NR) zoning was used as a reference point for the traditional single-family development. In reference to the future development of the condominium units, **Community Residential** (CR) zoning should be utilized as the underlying zone district reference point. A more comprehensive zoning analysis of the development of the condominium units will be completed based on specific development proposal(s) for each of these areas.

Land Use

Proposed land uses within the Whispering Coves General Development Plan do not require any exemptions from land use requirements. Single-family residential development is a permitted use in the NR zoning districts.

Density and Intensity

Overall, the intensity and density of the proposed residential development is consistent with underlying zone district standards. All lots within the General Development Plan area meet the minimum lot area standards and maximum gross density.

A total of 259 single-family residences (includes traditional single-family (209) and condominium "small lot" units (50)) are proposed over the course of roughly 90 acres. The resulting average gross density within the General Development Plan area is roughly three dwelling units per acre.

More specifically, the proposed density across the areas noted as traditional single-family development is 2.72 dwelling units per acre where the maximum gross density of 5.0 dwelling units per acre is permitted. Similarly, within the areas designated for condominium development, the proposed density is 4.76 dwelling units per acre where the maximum gross density of 6.0 dwelling units per acre is permitted.

Bulk Standards

The intent of the Planned Development District is to allow for flexibility in the City's design standards to encourage and allow for innovation in land use development. As a result of the site's coving design concept, the General Development Plan seeks to modify the side yard setbacks for the traditional single-family residential development throughout the General Development Plan area. The proposed side yard setback is a minimum of 8 feet where 10 feet is specified by the underlying NR zoning. The curvilinear street alignment design produces lots that are not rectangular and parallel to the street. Given the resulting lot shapes, it is merely a corner point of the houses that is at the reduced side yard setback dimension (in this case 8-foot minimum). From the minimum point, the side yard setback then increases along the depth of the lot, producing a much greater setback at the opposite end of the building envelope. The net result is an average side yard setback that is considerably greater than the minimum 10 feet.

Landscaping

No exemptions are requested to landscaping standards as relates to the development sites in General Development Plan area. Special consideration will be given to the overall landscape treatment along the trail network and within median islands to provide an enhanced design aesthetic throughout the subdivision as well as sense of place. Additional consideration will also be given to protecting and enhancing the wetland habitat located within the General Development Plan area as a key amenity for the surrounding residential development.

Zoning Standards Not Met within the General Development Plan Area		
<i>Traditional Single-family Residential Development – Plat Blocks 2-21 and 23-28</i> <i>(Referencing Neighborhood Residential (NR) Zoning)</i>		
Standard	Code Section	Details
Interior Side Yard Setback: 10 feet (20-foot building separation)	Sec. 13-1-46, 13-1-161	All Lots: 8-foot side setback (16-foot building separation) is proposed to help achieve the intended site design concept, and to provide some flexibility for building placement on lots shaped by curvilinear streets.

In addition to the modification to the side yard setback, certain subdivision ordinance standards also require exemptions in order to achieve the design vision for the Whispering Coves General Development Plan. The exemptions are noted below.

Exemptions to Subdivision Code		
Standard	Code Section	Details
Intersections: Intersections along collector streets shall be spaced no closer than 800 feet	Sec. 14-1-72(t)	Exemptions needed. Along Street A where intersection spacing is <800 feet: Robin Lane and Warbler Way Warbler Way and Hemlock Drive
Cul-de-sacs and Dead Ends: Dead end streets require a turnaround of 120 feet and a roadway turnaround of 100 feet in diameter	Sec. 14-1-70(i)	Hammerhead turnarounds the width of the right-of-way are provided for the temporary dead end terminus for Whispering Coves (west), Osprey Way (east), and Robin Lane (north).
Block Length: 500 feet minimum / 1,200 feet maximum	Sec. 14-1-72(a)	Given the curvilinear roadway network as a result of the design intent, exemptions are needed throughout the subdivision for blocks that are less than the minimum and exceeding the maximum.
Large Lots: Parcels that are 2x the minimum lot area shall be so arranged to permit re-dividing in accordance with zoning	Sec. 14-1-73(j)	A handful of single-family lots are more than twice the minimum area due to site’s design concept. In addition, there are lots within the General Development Plan that are intended for a condominium unit-type product, all of which are intended to be further subdivided or platted at such a time when development occurs.

Generally, the intent of the Planned Development District is to allow for flexibility in the City's design standards to encourage and allow for innovation in land use development. The Planned Development District review criteria are intended to establish the most appropriate use of land and improve the character and quality of new development.

The variations from the standards that have been requested result from the following design objectives:

- Respecting the site's existing topographical features and minimizing overall site grading, creating a more environmentally friendly neighborhood;
- Protecting the site's existing environmental features, including wetland and wooded areas, by introducing a network of curvilinear roads and multi-use paths;
- Establish efficient use of land by double loading streets and minimizing the overall site paving; and
- Create a unique sense of place by providing open space amenities that are accessible and encourage social interaction.

The variations from the standards are needed based on the unique terrain and environmental features of the property. The varied terrain is the basis for the curvilinear street design and block layout, which seeks to minimize site grading and work with the land. The stormwater management needs of the development are also unique in that the closed basin requires a pumping and conveyance system to stabilize water levels within the ponds.

In addition, topographic conditions of the site combined with the City's required connection points impact the street layout, particularly in the west end where adjacent lands contain rural residential lots that preclude the option of connecting through-streets. The proposed design seeks to balance infrastructure costs with developable lots by double-loading all streets where possible.

Except for the specific restrictions and exemptions described in this General Development Plan, the City Zoning and Subdivision Ordinances will regulate land uses and development within the Whispering Coves General Development Plan.