



Chapter Two

COMPLIANCE NARRATIVE

The Villages
Master Planned Development

PROJECT COMPLIANCE WITH CITY CODES AND COMPREHENSIVE PLAN

To the extent possible, the Villages MPD has been designed to be consistent with current and draft City Comprehensive Plans, codes and ordinances. Following City Council adoption of new ordinances and policies, the MPD application will be updated to either clearly identify how the project complies with the adopted standard or will request deviations from the standards. Below is a discussion of how the project complies with the following key regulations:

- City of Black Diamond Comprehensive Plan – June 2009
- Black Diamond Parks, Recreation and Open Space Plan, December 23, 2008
- Master Planned Development Ordinance – BDMC 18.98 – April 16, 2009
- Sensitive Area Ordinance – BDMC – 19.10 – February, 2009
- Black Diamond Engineering Design Standards – Draft
- MPD Design Standards & Guidelines - Draft
- Tree Preservation Ordinance – BDMC 19.30
- Gateway Overlay District Ordinance
- Black Diamond Open Space Agreement (discussed in Chapter 1)

CITY OF BLACK DIAMOND COMPREHENSIVE PLAN

The City's comprehensive plan lays out goals and policies related to the development, location and character of land use, transportation, natural environment, and housing within the City of Black Diamond. In addition, the plan provides for the capital facilities necessary to serve planned growth and development within the City consistent with these goals and policies.

The overall goals of the City's comprehensive land use plan are:

- Retain the natural setting; Define features and landmarks;
- Provide mixture of uses and continuity of form;
- Continue compact form and incremental development;
- Maintain pedestrian scale and orientation, and;
- Provide opportunities for casual meeting and socializing.

The Villages MPD is consistent with these overarching goals. The community has been designed to utilize the natural land forms, wetlands and open space areas to define the compact and clustered development pattern. Large natural areas and significant natural features, including Black Diamond Lake and its associated ecosystem and wildlife corridors, will be preserved as open space. By allowing the natural setting to drive the community design project, grading will be minimized, view corridors are maintained and unique site features are preserved.

Integration of natural features was a key component of the vision for The Villages MPD. During the initial land planning efforts, key features such as significant trees and stands of snags, exceptional views, and unique natural features were identified and integrated into the

site plan as landmarks. The community plan is designed to retain these unique features and accentuate them where possible. For example, a large unique snag tree was located near the center of the project site. The location of the tree was surveyed, and the second elongated round-about on the community connector road is designed around this landmark.

The Villages MPD provides for a mix of uses while maintaining the compact community feel that exists in Black Diamond. The Villages community will continue the existing pattern of distinct residential neighborhoods such as those found in Morganville, Lawson Hills and the historic downtown core. The Villages community will be defined by a series of neighborhoods that are separated by open space and natural features but connected by a system of trails. This continuity of development form allows the The Villages MPD to integrate with existing Black Diamond, as opposed to being a separated different development style. The new housing will include a mix of lots sizes, densities and housing types. Residential design standards adopted by the applicant will facilitate compatibility among the differing housing options.

The Village's Town Center is the vibrant heart of the new community. It includes a pedestrian friendly storefront-oriented main street, a plaza, Town Green park and a wide mix of pedestrian-oriented residential and commercial development. The Town Center includes places for outdoor dining along the main street and casual socializing opportunities in the Town Green or in the plaza. The plaza area is also designed to promote community events and neighbor-to-neighbor interactions. The Town Center will provide convenient day-to-day services such as a neighborhood shopping center, but it is also designed to be a weekend destination accessible by pedestrians and bicyclists. Larger scale commercial services will be available on Parcel B and on the North Triangle of the Lawson Hills MPD located at the north end of town.

The Villages MPD also includes a comprehensive system of parks, open spaces and trails that will further connect and integrate the clusters of development and promote the natural beauty of the site. The MPD proposes over 12 miles of trails and walkways that will connect neighborhoods, parks and developments within the project. All residential developments will be located within ¼ mile of a park or social gathering place.

LAND USE

The land use section of the Comprehensive Plan seeks to establish a development pattern that maintains and enhances the quality of life within the community by creating a diversity of places to live, work, shop and recreate. A second goal of the land use section is to create an open space network that frames and separates distinct areas of development, both within the MPD and between the MPD and the existing City development.

The Villages community design includes a wide variety of housing, shopping and recreational opportunities. Housing options will include higher density condominiums and town homes, mixed-use developments, traditional and small lot single-family style develop-

ments and many others. This wide range of housing options will allow for a diverse set of demographics to call The Villages home. It will also strengthen the sense of community as residents will be able to make housing adjustments without moving out of Black Diamond. The development pattern for the site will seek to integrate the different housing types on a block-by-block level to further integrate housing types on the site and avoid the creation of “cookie cutter” developments.

The clustered development pattern on The Village site creates a patchwork of unique neighborhoods and enclaves that are connected by a grid style street network and extensive pedestrian trail and walkway system. The community has been designed to utilize the natural land forms, wetlands and open space areas to define the various neighborhoods, parks and community centers. The overall density of the site is approximately 4 units per acre. However, clustering development between open spaces and natural areas creates a natural feel to the project.

The open space system is also used to integrate the MPD with adjacent existing developments. The 100-foot wide regional trail located on the western property boundary will act as a natural buffer between the project and the existing neighborhoods of 101 Pines and Horseshoe Lake. Similarly, native vegetative buffers or open spaces have been located along most property boundaries to help soften the borders between existing developments and the MPD.

Efficient and orderly expansion of development is also a key goal of the land use section of the Comprehensive Plan. The Villages MPD proposes to phase the installation of development infrastructure and development grading to allow for financially and environmentally efficient development. Extensive mass grading will be avoided where possible and costly infrastructure will only be installed when necessary for proposed development.

ENVIRONMENT

The Villages MPD and future project actions have been designed to largely comply with the City’s adopted SAO, which is consistent with and implements the Natural Environment goals, objectives and policies of the City of Black Diamond Comprehensive Plan. As discussed in the land use section of this chapter, the guiding principles of the MPD design include the preservation of open spaces and natural areas and the clustering of development areas to minimize impacts to environmentally sensitive areas.

The Villages MPD proposes to utilize low impact development techniques for the treatment of stormwater where feasible. This may include the use of rain gardens, infiltration facilities and biofiltration systems to help remove pollution from stormwater and return the water to the groundwater system to mimic the natural drainage patterns on the site. In addition, the primary roadway network has been designed to utilize existing sensitive area crossings where possible. For example, the Community Connector roadway crosses the City of Black Diamond core wetland and stream complex in only one location, which is

where a current logging road crosses the sensitive area. By allowing the natural features of the site to guide the development and by utilizing the latest in low impact development techniques, the project has minimized impacts to the natural environment on and adjacent to the site.

TRANSPORTATION

The MPD is consistent with the Transportation Element of the City's Comprehensive Plan by proposing improvements at multiple off-site intersections that will maintain the function of the existing system at the City's proposed Level of Service "C" unless otherwise defined by WSDOT on SR-169. In addition, The Villages MPD proposes construction of several of the minor arterials shown on Figure 7.3 on page 7-23 of the Transportation Element of the City's Comprehensive Plan.

The street network within The Villages project is a grid pattern to allow residents multiple options for traveling within the community. This type of street network results in less focused traffic patterns and lower overall volumes at project intersections and on primary roadways. The use of a Community Connector street will allow the efficient movement of traffic in and out of the community.

Many of the off-site improvements proposed by The Villages MPD will result in alternative traffic flows throughout the City. The development of the South connector roadway and the Pipeline road system provide alternative travel routes for existing and future residents of the City of Black Diamond.

UTILITIES

The Villages MPD provides for efficient development of water, sewer and stormwater facilities that are sufficiently sized and located to serve the project. Proposed water and sewer facilities are consistent with the City's water and sewer plans, and all will be constructed consistent with the City's applicable adopted engineering design standards unless specific deviations are requested at the detailed design stage.

The use of low impact development (LID) techniques and regional stormwater facilities further meets the standards identified in the City's Comprehensive Plan. The northern and southern portions of The Villages main property contain soils with high infiltration rates and thus are well suited to LID. In these areas the most appropriate LID techniques and systems are proposed to reduce impacts to the groundwater and surface water systems on and adjacent to the site. In addition, The Villages main property will utilize regional stormwater detention and treatment facilities where possible. The use of regional systems creates a more efficient and aesthetically pleasing development and allows the City and home owners to more easily manage future stormwater issues.

BLACK DIAMOND PARKS, RECREATION AND OPEN SPACE PLAN

The Villages MPD includes a comprehensive system of parks, open spaces and trails that will connect, integrate and define the clusters of development and promote the natural beauty of the site. The MPD proposes over 12 miles of trails and walkways that will connect neighborhoods, parks and developments within the project. In addition, all residential developments will be located within ¼ mile of a park or social gathering place. Parks and open spaces within the community will include plazas, community parks, neighborhood parks, pocket parks, common greens, community gardens and natural open spaces. The combination of these facilities with school play fields and other regional facilities results in the availability of a wide range of recreation opportunities for large or small groups, as well as individuals and families.

The parks program for the project has been designed to provide a wide range of community, economic, artistic and environmental education opportunities throughout the project in all seasons of the year. Particular attention has been given to developing a diverse set of recreational opportunities that helps promote a balance between public use and natural preservation of open space areas.

The parks levels of service proposed in the City's Parks, Recreation and Open Space Plan are as follows: 90% of population within 1.5 miles of a community park, 75% of the population within 0.5 miles of a neighborhood park, 75% of the population within 0.5 mile of a trail and 10% of the City's land area in open space. The Villages MPD provides community and neighborhood parks and trails sufficient to meet or exceed these standards. With the MPD providing approximately 505 acres of its total site area in open space, the project exceeds the City standard of 10% of the total City land area to be in open space.

MASTER PLANNED DEVELOPMENT ORDINANCE – BDMC 18.98

BDMC 18.98.010 contains the purpose of the MPD Permit and BDMC 18.98.020 includes the public benefit objectives of the MPD Ordinance. Compliance with these sections is described below:

Purpose of the MPD Permit (BDMC 18.98.010)

The purpose of the MPD permit process and standards pursuant to BDMC 18.98.010 are as follows:

(A) Establish a public review process for MPD Application

The public review process is established in BDMC 18.98. The MPD will be reviewed pursuant to the established public review process.

(B) Establish a comprehensive review process for development projects occurring on parcels or combined parcels greater than eighty acres in size;

The public review process is established in BDMC 18.98. The MPD will be reviewed pursuant to the established public review process.

(C) Preserve passive open space and wildlife corridors in a coordinated manner while also preserving usable open space lands for the enjoyment of the City's residents;

Approximately 505 acres of open space is proposed to be protected. The open space areas are interconnected and include areas devoted to useable open space, sensitive areas, and wildlife corridors (Rock Creek, Black Diamond Lake and associated wetlands and buffers are significant wildlife corridors protected in open space). Proposed useable open space ranges from small pocket parks to medium size community parks to linear linkages to Lake Sawyer Regional Park.

(D) Allow alternative, innovative forms of development and encourage imaginative site and building design and development layout with the intent of retaining significant features of the natural environment;

The layout of the MPD protects large open space areas and concentrates development on the non-sensitive areas of the site. Innovative design features include mixed use (residential over retail), flexible development standards, a variety of densities and lot sizes, and the placement of higher density clusters located to serve as neighborhood centers in several areas throughout the MPD. These activity centers are focused around formal parks and framed with low density residential and open space.

(E) Allow flexibility in development standards and permitted uses;

The MPD proposes flexible development standards and a wide variety of uses.

(F) Identify significant environmental impacts, and ensure appropriate mitigation;

An Environmental Impact Statement, including impacts and mitigation, is being completed for the project.

(G) Provide greater certainty about the character and timing of residential and commercial development and population growth within the City;

The MPD includes a design concept, land use plan and phasing plans that provide greater certainty about the character and timing of development and population growth within the City. The MPD will comply with the City's MPD Design Guidelines, which provides greater certainty as to the character of development.

(H) Provide environmentally sustainable development;

The MPD includes a variety of low impact and sustainable development techniques, such as rain gardens, stormwater infiltration, measures to conserve water, protection of open space, clustering of development, small lots, and narrower street widths. In addition, the MPD provides a walkable community with a wide variety of non-motorized trails to encourage pedestrian and bicycle use and reduce automobile use. Employment opportunities provided within the MPD will reduce vehicle trips to employment outside of the City, potentially reducing vehicle trip length and promoting alternate means of transportation.

(I) Provide needed services and facilities in an orderly and fiscally responsible manner;

The proposed MPD phasing plan describes the services and facilities needed to serve development in an orderly and fiscally responsible manner.

(J) Promote economic development and job creation in the city;

The MPD will provide employment opportunities and promote economic development by providing sufficient land designated for commercial/office/retail and mixed uses, by creating a unique and desirable community with amenities that will attract employers and by providing a population base to support commercial and retail uses.

(K) Create vibrant mixed-use neighborhoods, with a balance of housing, employment, civic and recreational opportunities;

The MPD includes a mixed-use town center, a variety of housing types and densities, areas for schools and other civic uses, and recreational opportunities in the form of parks and trails.

(L) Promote and achieve the city's vision of incorporating and/or adapting the planning and design principles regarding mix of uses, compact form, coordinated open space, opportunities for casual socializing, accessible civic spaces, and sense of community; as well as such additional design principles as may be appropriate for a particular MPD, all as identified in the book Rural by Design by Randall Arendt and in the City's design standards;

The MPD includes a mix of uses including residential, commercial, retail, office and mixed use designations. Development is proposed in compact clusters surrounded by large, open space tracts. Parks are centrally located as focal points within neighborhoods to create opportunities for casual socializing. The town center and distinct neighborhoods and interconnected open spaces will create a sense of community.

(M) Implement the city's vision statement, comprehensive plan, and other applicable goals, policies and objectives set forth in the municipal code.

The requirements of the MPD Ordinance, BDMC 18.98, implements the City's vision statement, comprehensive plan and municipal code. The Villages MPD will be consistent with the requirements of BDMC 18.98.

MPD PUBLIC BENEFIT OBJECTIVES (BDMC 18.98.020)

A. Preservation and enhancement of the physical characteristics of the site (topography, drainage, vegetation, environmentally sensitive areas, etc...) of the site;

The overall site layout of The Villages MPD is designed to preserve significant site features including streams, wetlands and associated buffers, Black Diamond Lake, natural topography, wildlife corridors and views of Mount Rainier. Development on the site is clustered in neighborhoods that preserve a minimum of 481.4 acres of the site as open space and natural areas. Significant site features, including Black Diamond Lake and Rock Creek, are located within the proposed open space and natural areas. The resulting design creates a mosaic development pattern of compact clustered developments separated by open space.

B. Protection of surface and groundwater quality both on-site and downstream, through the use of innovative, low-impact and regional stormwater management technologies;

The stormwater plan for the site incorporates low impact development techniques including rain gardens, infiltration galleries and bio-swales to protect and maintain surface and groundwater resources and the natural features that depend upon them. These low impact techniques result in fewer disruptions to natural water flow paths across the site, thereby protecting water resources. Surface water facilities will be designed to meet the 2005 DOE Surface Water Management Manual for Western Washington. The conceptual stormwater plan proposes several regional stormwater ponds to collect and treat stormwater for the majority site, rather than individual stormwater ponds for each implementing project. Conventional stormwater control is proposed on Parcel B.

C. Conservation of water and other resources through innovative approaches to resource and energy management including measures such as wastewater reuse;

The project includes a water conservation plan that includes innovative water conservation measures, such as use of rain barrels, rain gardens, drought-tolerant and native landscaping and EPA water sense fixtures.

D. Preservation and enhancement of open space and views of Mt. Rainier;

The Villages MPD will include a minimum of 481.4 acres of open space areas that will be permanently preserved and enhanced through the development of a variety of trails, community parks and neighborhood parks that provide recreational opportunities and opportunities for casual socializing. The Community Connector, and multiple parks are oriented to capture any potential views of Mt. Rainier.

E. Provision of employment uses to help meet the City's economic development objectives;

The proposed site design will create an active, mixed-use development that provides a wide range of housing types at varying price points and up to 775,000 square feet of commercial space. The mix of neighborhood and destination commercial, retail and office space will generate an active and diverse employment base with opportunities for future as well as existing residents of the City. This employment base is intended to help create a long-term revenue stream that will meet the city's economic goals and objectives during project development and beyond and will allow for residents to work and shop where they live.

F. Improvement of the City's fiscal performance;

In addition to creating a commercial and employment base that will generate sales tax revenue, the conceptual utility plans have been designed to reduce costs. The conceptual utility plans provide for efficient and orderly implementation of service facilities. The planning, engineering and construction of the utility network, including stormwater management, utilizes a regional approach that integrates soil types, general topography and city-wide development patterns to guide design. Modern standards and construction materials will be used to help minimize long-term maintenance issues. Simple, cost-effective solutions such as gravity mains are proposed wherever possible, resulting in a fiscally responsible infrastructure plan.

G. Timely provision of all necessary facilities, infrastructure and public services, equal to or exceeding the more stringent of either existing or adopted levels of service, as the MPD develops; and

Conceptual street, utilities and phasing plans describe the on and off-site infrastructure and facilities proposed to serve the development at or above adopted levels of service. The proposal exceeds the City's Park Levels of Service for community, neighborhood and pocket parks. In addition, the conceptual stormwater plan has been designed to meet the 2005 DOE Stormwater Manual for Western Washington.

The phasing chapter of the MPD application provides an order as to the timing of infrastructure, growth and development in the City. The proposed phasing of the site development and the proposed implementation of off-site infrastructure needs, will ensure that services and facilities necessary to meet City levels of service are provided in an orderly, fiscally responsible manner.

H. Development of a coordinated system of pedestrian oriented facilities including, but not limited to, trails and bike paths that provide accessibility throughout the MPD and provide opportunity for connectivity with the city as a whole.

The Villages MPD includes an extensive system of pedestrian and bicycle paths that provide connections throughout the project site and connect the MPD to the City. Eight separate trail loops covering approximately 12 miles are included in the trail plan. The trails include those primarily for recreation as well as those intended to allow residents to get from home to school, transit, work or the Town Center on foot or bicycle, thereby reducing vehicular use.

SENSITIVE AREAS ORDINANCE

The project as submitted and future actions and proposals within the project will be designed in general conformance with the adopted City of Black Diamond Sensitive Areas Ordinance. Future implementing proposals may require deviations from the adopted Sensitive Areas Ordinance, which will be evaluated at the time of application.

WETLANDS

There are a variety of wetlands on the project site. The presence and rating of wetlands on the project site is contained in the Natural Environment section of The Villages EIS. Wetlands and buffers corresponding to this report are shown on the constraint maps found in the Existing Conditions Chapter.

FISH AND WILDLIFE CONSERVATION AREAS

The presence and typing of Fish and Wildlife Conservation Areas is contained in the Natural Environment section of The Villages EIS.

FISHERIES

There are six streams and one lake identified on the project site. Four streams – S4, S5, S7 and Rock Creek – are presumed or known to be fish bearing. Black Diamond Lake is also fish bearing. The only federally listed fish species known to occur within the project site is a winter run of steelhead salmon (WDFW 2008) in Rock Creek.

PLANTS AND ANIMALS

There are no Federal or State listed endangered, threatened, or sensitive plant species known to exist on the Villages project site, according to the Washington Department of Natural Resources' Natural Heritage Program Database, 2007. Wetland Resources conducted field surveys in 2007. No Federal or State listed endangered, threatened, or sensitive plants species were found during field surveys. Development of the site is also not expected to impact any endangered, threatened, or sensitive animal species. None of these species have been documented on the site, and the site lacks potential habitat for those species.

GEOLOGICALLY HAZARDOUS AREAS

The project site has been evaluated for the absence or presence of geologically hazardous areas; the evaluation is contained in the Natural Environment section of The Villages EIS. The following is a summary of the findings from the reports incorporated into the EIS:

LANDSLIDE HAZARD

The majority of the site is free of landslide hazard areas. The only landslide hazard areas identified on the site are some of the steep slopes surrounding Black Diamond Lake. No development is proposed within the identified landslide hazard areas.

EROSION HAZARD

The vast majority of the Main and North Properties does not fall under the BMC definition of an erosion hazard area, having slopes which are less than 15 percent. Moderate to severe erosion risk areas are found on slopes of 15% or greater with moderately erodible soils. Very severe erosion hazard risk areas are primarily limited to slopes greater than 40% which are found generally surrounding Black Diamond Lake. The Slope Analysis contained in the Existing Conditions Chapter highlights slopes greater than 15% and those greater than 40%. No development is proposed within severe erosion hazard areas.

MINE HAZARD

There is only one area considered a mine hazard on the project site and no signs of subsidence or sink holes. Parcel B contains a moderate mine hazard area beginning near the southeast property corner and extending approximately 300 feet onto the site from the southeast corner of the site. Potential mine hazards identified on or near Parcels E and F are of such depth that they warrant declassification, which will be pursued through future development applications as appropriate.

SEISMIC HAZARD AREAS

The only seismic hazard areas identified on the site are the Landslide Hazard Areas on the slopes surrounding Black Diamond Lake, which may be vulnerable to seismically induced landslides.

BLACK DIAMOND ENGINEERING DESIGN STANDARDS

Consistent with the MPD Ordinance, deviations from standard street sections are proposed in order to incorporate “low impact development,” including narrower pavement widths, enhanced pedestrian features, low impact stormwater facilities and increases in pedestrian connectivity. The proposed street sections maintain safety and functionality equivalent to the standard street sections.

MPD DESIGN STANDARDS

The MPD is subject to the City's Master Planned Development Framework Design Standards and Guidelines. These guidelines are intended to be flexible and have two sections. The first addresses General Principles and Site Planning for the overall MPD and applies to the MPD application. The second includes design guidelines for implementing projects that will follow the approved MPD application. Project-specific design guidelines will be prepared for implementing projects and incorporated in the development agreement. The guidelines will be developed to meet or exceed the requirements of the Black Diamond Design Guidelines for MPD's. The following addresses compliance with the General Principles and Site Planning guidelines for MPDs.

Environmentally Sustainable Development

The MPD is organized around large continuous and linked open space areas surrounding Rock Creek and Black Diamond Lake and adjacent wetlands. In addition to natural areas, a wide range of linked open spaces, both formal and informal, are included. Large stands of trees will be preserved within the large connected open space areas.

Integrating Development within Open Space

Development parcels of generally less than 600 units are tucked between and within a network of open space areas. Development areas are located within a quarter mile of trails and paths that link neighborhoods, open space and activity centers.

Ensuring Connectivity

A connected modified grid system of streets is proposed to ensure a high level of pedestrian and automobile connectivity. Trails and sidewalks throughout the MPD provide ease of pedestrian movement; all neighborhoods have access to trails. The use of cul-de-sacs and dead-end streets are limited. Reference Chapters Four and Five for details on connectivity and trails.

Mixing Types of Housing

The MPD proposes a wide variety of housing types and densities within development areas to create housing choice, serve a range of income levels and create diversity between and within neighborhoods. Chapter 3 addresses mix and variety of housing types.

Creating Neighborhood Civic/Commercial Centers

The MPD is organized around a series of activity centers including the mixed-use town center and several small high density residential clusters organized around open space features. This will result in a series of neighborhood centers and gathering places throughout the MPD. Non-residential and mixed-uses are concentrated adjacent to Auburn-Black Diamond Road to serve the MPD residents as well as surrounding neighborhoods outside of the MPD.

Interface with Adjoining Development

Implementing development will comply with the applicable provisions of this section, including minimum lot sizes and required landscape buffers.

Circulation

Chapter 4 (Circulation) and Chapter 5 (Parks and Open Space) provides maps, sections and off-site connections to ensure convenient and efficient motorized and non-motorized circulation and connections. The street sections in Chapter 4 and the plant palette and neighborhood character materials contained in Chapter 5 will ensure a consistent landscape theme, with variations to indicate passage through areas of different uses and densities. Native/drought-tolerant vegetation is included in the plant palette. Street sections include options for on-street parking, sidewalks, and lighting for residential streets, depending on the needs and character of the neighborhood.

TREE PRESERVATION ORDINANCE

The intent of the City's tree preservation ordinance is to reduce tree loss during construction and development and to reduce the indiscriminate removal of trees throughout the City.

The Villages MPD will preserve significant stands of trees and will take measures to reduce the number of trees removed from the site. The project preserves well over 400 acres on-site in a natural state where no trees would be disturbed. An additional approximately 115 acres of active open spaces, parks, streets and common areas will be planted with thousands of trees to develop a diverse and attractive landscape within the project. In addition to these on-site tree preservation measures, as a condition of the West Annexation approval, 4 acres of land was set aside for every 1 acre of land annexed to the City. This permanently preserved forest land is located around and adjacent to the project and the greater City of Black Diamond.

In consideration of these tree preservation efforts, the Applicant is seeking relief from the standards of the tree preservation ordinance.

GATEWAY OVERLAY DISTRICT

The Gateway Overlay District applies to The Villages MPD along Auburn-Black Diamond Road from the west city limits to the first proposed intersection. By providing a 25-foot setback from the edge of right of way, The Villages MPD is consistent with the Gateway Overlay District as defined in BDMC 18.76, Additional elements as required in BDMC 18.76 will be further detailed and refined with future development applications.

The Applicant requests relief from the limitations on neighborhood identification signs and shopping center identification signs imposed within the Gateway Overlay District. The specific standard proposed is as follows: 1) Allow up to two shopping center identification signs each up to 200 square feet in size (100 s.f. per side) and up to 20 feet high within the Gateway Overlay District; and 2) Allow up to four neighborhood identification signs identifying the MPD each up to 100 square feet in size (50 s.f. per side) within the Gateway Overlay District.

Since the MPD will result in the ability to provide more consistent, cohesive design of signs and the consolidated ownership will result in fewer signs, the proposed deviation will provide equivalent standards. The purpose of the existing code standards are to promote a “quality visual environment,” using quality design, and to create an attractive business climate. The proposed functionally equivalent sign standards meet those purposes, by imposing strict aesthetic standards while allowing signage necessary to inform the citizenry and other members of the public that the available businesses, employers and services are located within the MPD.