

**MASTER PLAN AMENDMENT – PROPOSED CHANGES**  
**3rd Submittal**  
**12-15-23**

**TAB 1 - Letter of Introduction:**

- New date
- Change term "Village Towers" to "Village Flats"
- Removed reference to AD Zoning and updated zoning.
- Changed term "Horizon New Town" to "Horizon Uptown"
- Noted that the proposed project complies with the UDO or as approved by the Planning Director (specifically in relation to the duplex use).
- Changed term "Village Towers" to "Village Flats"
- Updated dedication requirements to note community park as that will be paid in lieu.

**TAB 3 – Context Map:**

- Updated proposed neighborhood park and open space area
- Updated proposed trails.
- Updated the colors of the proposed park and open space in the legend to match the colors indicated in the map.
- Added a label to indicate the Eagle Ridge Master Plan.

**TAB 6 - Master Plan Narrative:**

- Removed reference to AD Zoning and updated zoning.
- Updated Planning terms
- No adjustments are needed. PROS land dedications are being met.
- Change term "Village Towers" to "Village Flats"
- Removed reference to AD Zoning (rezoning has been completed)

**TAB 7 – Public Art Plan:**

- Updated art location graphic to reflect base graphic changes (outlining detention ponds)
- Updated budget and fee allocation charts to reflect updated land use acreages
- Changed "Preliminary Plat" to "Site Plan"
- Updated art location graphic to show only primary art location per comments.
- Updated timeline to match current timeline.

**TAB 8 - Land Use Map:**

- Form D: Changed designations and acreages of PA-3, 6, 7, and 12 to PA-7 and PA-6. PA-6 is for "Open Space" and PA-7 is for 'Neighborhood Park'. This was done in coordination with direction from PROS on what areas will be accepted for Park dedication. This also resolves some maintenance responsibility issues between park and open space.
- Form D: Change PA numbers and areas of each PA to reflect updates. Many of these changes were based on the drainage direction/new pond locations.
- Form D: Update DU/ac for PA-10 as there was a typo in the approved master plan. The number of proposed units has been reduced and the DU/ac updated.
- Form D1: Updated to reflect open space dedication that must happen at the time of site plan.
- Land Use Map: Updated the location and acreages of PAs, meet PROS dedication requirements, updated detention pond locations, removed notes about 24-hour drain times

as all ponds now drain within 24-hours. Removed note about AD zoning (rezoning has been completed), added information about rezoning approval.

- Changed "Village Towers" to "Village Flats" to eliminate any confusion on the final product envisioned.
- Changed open space from mustard yellow to dark green on the Land Use Map
- Updated Compliance Map
- Added "Walls over 30" are required to have pedestrian railings." to Form F-1.
- Fixed a typo in Form F-1, 4. Lighting Standards. "standards" was spelled "stands"
- Added "License agreements are required for specialty pavement in ROW." to Form F-1.
- Changed "Preliminary Plat" to "Site Plan"
- Changed all CSP references to "Site Plan" as CSP's do not exist anymore.
- Changed "Unified Development Code" to "Unified Development Ordinance"
- Changed "P&OSD" to "PROS"
- Fixed a typo in the math to change the actual proposed maximum density in Form D1 from 650 to 920.
- Updated both the Land Use Map and Form D to indicate PA-10 as "MF" instead of "MFA."
- Removed Form F-1 from Tab 8 and added it to Tab 10 as it is for the urban design standards.

#### **TAB 9 - Open Space, Circulation and Neighborhood Plan**

- Updated Form J. Required land dedication is met. Shows land dedication that must be met at site plan.
- Updated PA's and detention pond locations.
- Updated to reflect PROS design standards.
- Updated master development illustrative to reflect current proposed condition
- Updated park graphic to reflect park configuration as approved by the Parks & Rec board.
- Updated Park elements to reflect current park configuration as approved by the Parks & Rec board.
- Removed the note "with a 6' wide minimum trail and 25' special landscape buffer" on the Open Space and Circulation Map because it is confusing to interpret.

#### **TAB 10 - Urban Design Standards**

- Updated master development illustrative throughout to reflect current proposed condition
- Corrected typo in Hogan Landings Description
- Updated community park to neighborhood park in Village Gardens description.
- Removed AD zoning notes from Village Hills description.
- Changed "Village Towers" to "Village Flats" to eliminate any confusion on the final product envisioned.
- Removed parking requirements for multi-family to eliminate conflict with UDO
- Removed one mid-block access point. Access point no longer makes a connection to anything that would not be ROW sidewalks.
- Updated community entry location.
- Updated specialty paving locations to match ISP 1- PA-5 as administratively approved.
- Removed reference to AD Zoning (rezoning has been completed)
- Updated sign locations to better reflect the desires of the commercial industry.
- Updated aesthetics of signage and removed references to height.
- Fixed minor typo on page 5

#### **TAB 11 - Landscape Design Standards**

- Updated Form G based on PROS standards and comments.
- Updated Form G Planning terms.
- Updated per PROS standards.
- Added street through PA-10.
- Changed term “Horizon New Town” to “Horizon Uptown”
- Updated master development illustrative throughout to reflect current proposed condition
- Removed street lighting requirements throughout Tab 11, and added a note saying that it will be determined at the civil plan level.
- Updated the street sections diagrams for Section B and D to match the PIP.

#### **TAB 12 - Architectural Standards**

- Updated Form H Planning terms.
- Updated master development illustrative throughout to reflect current condition
- Updated duplex and townhouse descriptions to remove specific size and setback information.
- Removed landscape standards throughout.
- Removed the notes regarding masonry requirements for townhomes and multifamily buildings as they did not meet code.

#### **TAB 13 - PIP**

- Updated list of Regional Public Improvements by the project.
- Updated language in regards to Picadilly Road Section and Rule and Order.
- Updated language in regards to sidewalk improvements along the north half of Stephen D Hogan Pkwy and Rule and Order.
- Updated PA-1 Information
  - Rome Street, Picadilly and SDH information
- Updated PA-2 Information
  - Collector roadway
  - Sidewalk along north side of Stephen D Hogan Pkwy
  - Domestic water routing
  - Sanitary sewer routing
- Updated PA-4 information
  - Collector roadway
  - Domestic water routing
  - Sanitary sewer routing
  - Dedication of Open Space
- Updated PA-5 Information
  - 6<sup>th</sup> Avenue
  - Local road
  - Sanitary sewer routing
  - Dedication of Open Space
- Updated PA-6 Information
  - Sanitary sewer routing
  - Open Space improvements timing
- Updated PA-7 Information
  - Domestic water routing

- Sanitary sewer routing
  - Open Space improvements timing
- Updated PA-8 Information
  - Pedestrian sidewalk
  - Domestic water routing
  - Sanitary sewer routing
  - Storm sewer conveyance
- Updated PA-9 Information
  - Pedestrian sidewalk
  - Intersection Improvements
  - Domestic water routing
- Updated PA-10 Information
  - Domestic water routing
  - Sanitary sewer routing
  - Dedication of Open Space
- Updated PA-11 Information
  - Picadilly Road improvements
  - Sanitary sewer routing
  - Domestic water routing
- Removed PA-12 (consistent with the land use plan)
- Updated PA-13 Information
  - Domestic water routing
  - Dedication of Open Space
  - Pedestrian Sidewalk improvements along SDH
- Updated PA-14 Information
  - Domestic water routing
  - Pedestrian Sidewalk improvements along SDH
- Added PA-15 (consistent with land use plan)
- Updated Planning Area exhibits to match updated narrative.