

Tuscaloosa Neighborhoods Together

notes on TUSCALOOSA PLANNING AND ZONING COMMISSION

March 19, 2007

(***)These are not official minutes. They are notes taken by a private citizen and are not to be used or relied on in any way as an official document. (***)

Present:

Commissioners: Bobby Howard, Joe Romanek, Vince Dooley, Robert Reynolds, Gary Phillips, Aaron Christian & Jimmy Warren

City Staff: David Griffin(TDOT), Jimbo Woodson (Legal), Harold Skelton, Jessica James, Cecil Lancaster, John McConnell and Bill Snowden (Planning & Zoning)

The following item is being presented here out of order but it was the most interesting item of the night:

The Planning and Legal Departments presented the Commission with a proposed change to the fee schedule which is in place for various filings with the Planning Department. You may remember from a previous month's notes a discussion of how much money it is costing the City (you and me, the taxpaying public) every time a notice has to be mailed out and advertised. Other than the filing fees the city is not reimbursed for those expenses. On average it costs from \$400 to \$2,000 for the City to prepare and advertise the items that come before this Commission and, subsequently, the City Council. These items are required to be advertised so this is not discretionary spending. When big projects such as MidTown and the Traditions Condominiums (Veterans' Memorial Parkway) come back before the Commission and City Council repeatedly it really adds up. So far the mailing and advertising for MidTown has been \$7,500. Compare that to the actual fees charged, then compare Tuscaloosa to what other towns charge:

FEE SCHEDULE						
CITY	BOA Residential	BOA Commercial	REZONING	PRELIMINARY PLAT	PUD	STREET VACATION
BIRMINGHAM	\$75.00	\$200.00	\$250.00 + \$100.00 Advertising	\$5.00 per acre \$50.00 Basic fee \$4.65 Adj prop owner \$5.00 per lot	Same as subdivision	\$2500 Advertising fee 1/3 land value
AUBURN	\$75.00		\$125.00	\$50.00 + \$5.00/on 1 st 10 lots; + \$3.00 each additional lot - certified letter charge \$6.00		
MOBILE	\$100.00 + postage	\$200.00 + postage	\$100.00 + postage	\$50.00 \$10.00 per lot + certified postage	\$150.00 + certified postage	
MADISON	\$50.00+ Advertising fee		\$200 (0-5 acres) \$300(5.1-10 acres) \$400(10.1 -40 acres) \$500 (more than 40 acres) \$100 (Adm fee) + Legal Ad	\$25.00 + \$5.00 per lot Final Plat \$50.00 per lot Certified Plat \$25.00 + \$5 per adj prop owner		
TUSCALOOSA	\$25.00	\$25.00	\$35.00 for first acre or fraction of an acre, plus \$4.00 for each additional acre up to max of \$100	\$30.00 + \$2.00 each adj property owner	\$35.00 for first 10 acres or fraction thereof, plus \$4 for each additional acre up to a max fee of \$200 + \$2 per unit + \$1 for each adj owner	

Here is what was proposed:

PROPOSED NEW FEES FOR TUSCALOOSA						
TUSCALOOSA	BOA RESIDENTIAL	BOA COMMERCIAL	REZONING	PRELIMINARY PLAT	PUD	STREET VACATION
	\$50.00	\$200.00	\$200 (0-5 acres) \$300(5.1-10 acres) \$400(10.1 -40 acres) \$500 (more than 40 acres) \$100 (Adm fee) + Legal Ad	\$50.00 \$10.00 per lot + certified postage	\$150.00 + certified postage + Legal Ad	

Commissioner Gary Phillips was not very receptive. While saying that he was in favor of transferring the expense involved, he did not like the proposed fee schedule and said that he thought the planning department should reduce what it spends in newspaper advertising. Planning department employee John McConnell said that they do work hard to reduce the wordage and, in turn, the cost of the advertisements. Attorney Jimbo Woodson said that the legal department will look at it and see what can be reduced, but the Tuscaloosa News is the “only game in town.” Commissioner Phillips said he doesn’t want Tuscaloosa News to make any money. Commissioner Robert Reynolds moved to approve the new fees. Commissioner Joe Romanek seconded. Then Commissioner Phillips proposed that they amend it or send it to the CHAMBER OF COMMERCE and the HOMEBUILDERS ASSOCIATION for their input. (?!?) There was a discussion of the amount of the fees and how or if they should be changed. Ultimately they APPROVED the new fees but Gary Phillips and Jimmy Warren voted “No.”

ZONING

Z-3-07: Earnestine Parrish petitions to rezone property located at 2929 - 20th Street from R-3 to R-4. (Council District 2)

Ms. Parrish was present and she stated that her family actually wants to rezone two lots, but they forgot to file the papers in time for the other one so they are only doing one tonight. They believe that any new construction will improve the conditions of the entire block. The duplex they want to build will be rental property. There was a discussion of which side of the building the driveways and parking would be on. She is not prepared to fully explain the plans and the engineer is not present. As drawn, the plan has four stacked parking spaces - meaning that the rear car would have to move to let the front car exit!!! Aaron Christian moved to approve.

Approved.

Z-5-07: Rice Mine Development, LLC petitions to rezone approximately 7.5 acres located on the west side of McFarland Boulevard Northeast, north and east of Rice Mine Road Loop and south of Rice Mine Road Northeast from R-4 to BH. (Council District 3)

This is the property inside the exit ramp from McFarland getting onto Rice Mine Road. It is currently zoned R-4 because a condominium developer was going to develop this some time ago and that never came to fruition. The surrounding property is zoned BN and MG. In fact, there is a surprising amount of MG in that area and along the riverfront. MG is general industrial. This is how it was originally zoned in 1972.

The current developer Robert Amason, of Rice Mine Development, said they are planning one or more hotels, an office complex and, possibly, retail for this location. Commissioner Reynolds asked if they are planning to go heavy on the landscaping or heavy on the asphalt. The developer answered that they plan quite a bit of landscaping. Commissioner Reynolds asked about having a sidewalk from the hotel up to the convenience store so people staying there wouldn’t have to walk on

the roadway. He was told that the topography doesn't lend itself to sidewalks, plus the hotel patrons won't want to walk to the convenience store because the hotel will provide all they need.

Commissioner Jimmy Warren moved to approve.

Approved.

Z-6-07: Tyler Davis petitions to rezone approximately 10 acres located on the east side of 26th Avenue East between Parkside subdivision and Norwood Lane subdivision from R-1 to RMF-1. (Council District 6)

This is for an extension of Parkwood Apartments. These are located south of Hargrove Road just after you cross the interstate heading east. The property to the north is in the County. The property to the east is zoned R-1 on Norwood Lane. The property to the south is zoned BN and to the west the property is zoned R-4 and R-1. This includes a condominium project that is currently under construction.

Commissioner Reynolds asked how the apartment tenants access Skyland. They exit the complex onto 37th Street East and do a little dog leg left down to 26th Avenue East which is a narrow road with a steep hill that hits Skyland next to the Madden Lincoln/Volvo dealership.

The petitioner is represented by Joe Mullins. He didn't have a site plan. They just wanted to go ahead and have the property rezoned so that when, in the future, they got ready to expand the apartment complex, the rezoning would already be done. He said that he has already met with David Griffin (TDOT) to discuss the traffic burden that would be placed on the already challenged Hargrove-37th Street-26th Avenue-Skyland cut-through. There is a possibility that they will do some reconfiguring or something to help the traffic. He also said they have held 2 meetings with the neighbors three weeks apart.

In response to Commissioner Gary Phillips' question, Mr. Mullins said that it would be ok to place a restriction on the rezoning prohibiting an entrance on 26th Street.

Commissioner Jimmy Warren said that without a site plan he is uncomfortable approving this rezoning because of issues with the neighbors. Commissioner Reynolds agreed and added that if they rezone the property and then the owners sell it - even though they do not expect to do so at this time - the future owner would already have the zoning necessary to build apartments that might not fit in with the neighborhood. They asked Mr. Mullins if he would continue the petition and come back with a site plan.

Adjoining property owners, Tamara and Eric Johnson, live in the cul-de-sac that backs up to the property where the apartments would be built. They do not want apartments built there at all. They said that they bought this home to get away from apartment living and all the problems that go along with apartments, which, they say, are crime, traffic and the deterioration of surrounding neighborhoods. They said that at the meeting with the developer the main discussion was about traffic and the intersection with Hargrove Road. They don't want apartments there at all because it is right in their back yard. The developer did assure them that Section 8 would not be coming in to the apartments. Councilman/Commissioner Howard asked them if they have had any problems with the apartments that are already there and they said they have not.

Sr. Traffic Engineer David Griffin (TDOT) encouraged the Commission to require the developer to have a traffic study done since the traffic in and out of the apartments will be concentrated to one entrance. Commissioner Reynolds said that his concern in the site plan was that the apartments stay as far away as possible from the neighborhood homes. Commissioner Jimmy Warren added that they should include fencing and berms to separate the two. Commissioner Gary Phillips told the developer that the neighbors' main concern is security and they want assurance that it won't go Section 8.

Commissioner Howard moved that the petition be continued and the developer come back next month with a site plan and a traffic study.

CONTINUED.

~~Z-7-07: The Medallion Group petitions to rezone approximately 0.88 acres located on the east side of Prince Avenue, opposite its intersection with 23rd Street (Part of Lot 29 A.P. Lee Subdivision) from R-2 to R-4. (Council District 7)~~

~~Z-8-07: The Medallion Group petitions to rezone approximately 3.87 acres south of Hargrove Road East and west of 2nd Avenue East (north of and adjacent to Camellia Park subdivision and being part of lots 28, 29, and 33 A.P. Lee Subdivision) from R-2 and RMH to R-4. (Council District 7)~~

~~Z-9-07: The Medallion Group petitions to rezone approximately 13 acres located along the south side of Hargrove Road East and along the west side of 2nd Avenue East (Part of lots 7, 8, 29, and 33 A.P. Lee Subdivision) from R-2, R-3, RMH and BN to R-4S. (Council District 7)~~

(The above three petitions were continued.)

Z-10-07: Sentell Engineering, Inc. petitions to rezone lots 12 and 13, Block 62, of Tuscaloosa Coal Iron and Land Co. (located on the west side of Hackberry Lane, between Paul W. Bryant Drive and 11th Street) from BN to RMF-2U. (Council District 4)

S-23-07: THE CHIMES, consisting of one (1) lot located between 6th Avenue and Hackberry Lane and on the north side of 11th Street. (Council District 4)

This rezoning and subdivision were considered together. The petitioner plans to clear everything off of the block across Hackberry from the Aquatic Center and the football practice field where Gertrude's Flowers is located and build 51 condominium units. The whole block is to be redeveloped; all existing buildings will be removed. The rest of the block is already zoned "correctly." RMF-2U allows apartments in the University area such that the density is the same as in the rest of the city, but the building height is restricted to 60'.

Gilbert Sentell speaks for the project. He said the complex is planned to be 6 stories with the first two being parking and the other four being residential. It will have a flat roof. They plan to have it open by fall 2008. The owner, Kenny Short, of Clanton was also present. Commissioner Aaron Christian asked him what the asking prices were going to be for the units. Short told him that the 2,600 sf penthouse was going to go for \$900,000 and the one-bedroom units would go for \$350,000.

(I guess Tennessee will buy the penthouse so they can watch the football team practice. This brings a whole new level to Game Day Condominiums!)

APPROVED

The Planning Commission approved original zonings on the following properties which have been recently annexed into the City, or on which annexation is pending:

- Property located east of McWright's Ferry Road (Lexington Downs Fifth Section) zoned R-1 (Residence District)
- Property located east of McWright's Ferry Road (Brook Highland Phase Two Fourth Section) zoned R-1 (Residence District)

PLANNED UNIT DEVELOPMENT SUBDIVISION PLATS

~~P-1-07: COTTAGE HILL, consisting of 12 cottages, 4 waterfront lots, 3 estate lots and possibly 3 additional homes similar in character to the cottages at a future date. This proposed development is located on the northeast side of Lake Tuscaloosa and south of Sexton Bend Road in the Southeast Quarter of Section 7, Township 20 South, Range 9 West. (Out of City) (CONTINUED FROM LAST MONTH) (Withdrawn)~~

P-11-06(2): TOWNES OF NORTH RIVER, 2ND AMENDMENT TO THE MASTER PLAN, The purpose of this amendment is to change the minimum front setback requirement on lots 66-70 from 25 feet to 20 feet. This subdivision is located west of Rice Mine Road Northeast and West of Lesley Place subdivision. (Council District 3)

For anyone not familiar with this on-going project, I have appended the engineer's narrative describing the development at the end of this report.

Engineer Michael McGuire is present to represent owners of lots 66 through 70. He says there was a mistake in the original plan submitted to and approved by this Commission. These particular lots were supposed to be a different level of housing with different setbacks. They are asking for approval of an amendment to the master plan to correct this mistake.

Expressing great frustration, Commissioner Joe Romanek said that when this project first came to this commission it was a magnificent development. Now this is the second time it has come back to fix this and that. It is getting out of hand. (NOTE: Mr. Romanek is also on the Tuscaloosa City Zoning Board of Adjustment and this project has been before that board too asking for variances.)

McGuire replied that if the amendment is not approved it will cause a major re-doing of house plans because they have different houses planned for these lots.

Commissioner Aaron Christian confirmed that the parking on these lots is in the rear and said that, therefore, the set-back is not as important. Commissioner Gary Phillips questioned having 5 houses with different set-backs from the rest of the street. It was explained that the original plan called for these houses to be of a different sort from the rest on the street, so it will not look odd for them to have smaller set-backs.

Commissioner Robert Reynolds asked McGuire if the developer would be willing to pay back the City for the advertising costs related to this amendment. McGuire confirmed that the developer would. Someone moved to approve the amendment conditional upon the payment of the advertising cost. They checked with Jimbo Woodson, city attorney, to make sure they could do that. He said they could and mentioned that if the developer didn't pay, this commission would remember it next time the developer came before them. He also said that this item would not be placed on the City Council's agenda until the advertising expenses already incurred were reimbursed and the amount that it was going to cost for advertising for the City Council meeting was paid.

APPROVED

PRELIMINARY SUBDIVISION PLATS

~~S-63-06: HARKEY PROPERTY PHASE II, consisting of two (2) lots located on the west side of Rice Mine Road Northeast and north of Ol' Colony Road. (Out of City) (CONTINUED FROM LAST MONTH)~~

WITHDRAWN

~~S-12-07: CAMPUS EDGE APARTMENTS SUBDIVISION, consisting of one (1) lot located on the south side of Hargrove Road East, between Prince Avenue and 2nd Avenue East. (Council District 7)~~

CONTINUED

S-13-07: RESURVEY OF LOTS 1 & 2 HELEN KELLER PROFESSIONAL PARK, consisting of two (2) lots located on the east side of Helen Keller Boulevard opposite its intersection with Julia Tutwiler Drive. (Council District 5)

APPROVED ON CONSENT AGENDA.

S-14-07: WILSON PLACE, consisting of two (2) lots located on the south side of Skyland Boulevard East and west of Interstate 20/59. (Council District 6)

APPROVED ON CONSENT AGENDA.

S-15-07: RESURVEY OF LOTS 1 & 2 MANORA ESTATES, consisting of two (2) lots located on the west side of Old Greensboro Road opposite its intersection with Hillcrest School Road. (Out of City)

There is a driveway encroachment on one of these lots so they are resurveying and basically moving the lot line to solve the encroachment problem. This petition was on the consent agenda, but there were people here who wanted a public hearing on the matter so it was placed on the regular agenda.

Mr. James Fowler who owns neighboring property said he doesn't want a house built on the property that doesn't match the rest of the neighborhood. This was not a concern that could hold up the current petition, so Councilman/Commissioner Howard moved to approve.

APPROVED.

S-16-07: FRANK SPENCER PROPERTY, consisting of two (2) lots located at the northeast corner of 20th Street Northeast and 42nd Avenue Northeast. (Out of City)

APPROVED ON CONSENT AGENDA.

S-17-07: RESURVEY OF LOT 9 AUSTIN SUBDIVISION, consisting of two (2) lots located between 8th Street East and University Boulevard East, west of 34th Avenue East. (Council District 5)

APPROVED ON CONSENT AGENDA.

S-18-07: RESURVEY OF LOTS 26 & 27 OF VIEW POINT, consisting of two (2) lots located on the south side of View Point Circle in the southwest quarter (SW ¼) of Section 32, Township 19 South, Range 10 West. (Out of City)

This property is already two lots owned by applicant, Kenneth L. Holloway. On the property there is a house that is apparently rented out on the property and a separate - and much larger - shop building with out-buildings where a variety of businesses have been located. The current lot line runs right through the middle of the shop building. Mr. Holloway wants to sell the shop building and cannot do so when it is not on its own, separate lot, so he needs to re-draw the lot lines.

Two neighbors were at the meeting to oppose the subdivision. They said that the activities on the property have been disruptive and possibly unhealthy for some time. They discussed loud noises of race cars being tuned late into the night and early hours of the morning. They also discussed an automotive paint operation being conducted there without the proper air filters, etc. The property is operating on a temporary power pole. There are restrooms in the shop building but they are connected to the house's septic system. They have written letters and tried to enforce the subdivision covenants and restrictions, but they haven't gotten much support out of the other neighbors to do so. Commissioner Robert Reynolds pointed out that the last letter in the file regarding violation of covenants was 7 years ago and asked what has been going on since then. He also pointed out that the remedy for covenant violation is in a civil court action, not planning and zoning. The neighbors knew this and said that after the letter in the file that things quieted down to a tolerable level and that they couldn't get enough participation from the neighbors to form a neighborhood association and sue Mr. Holloway. People didn't want to put money up for that.

Commissioner Gary Phillips also explained that the Commission's job is to make sure folks comply with the City's Subdivision Regulations which are not to be confused with a subdivision's own covenants put in place by the original developer.

Commissioner Jimmy Warren said that he is uncomfortable approving this subdivision. Commissioner Reynolds pointed out that a subdivision at this point would create an illegal use of a septic system. Commissioner Gary Phillips said that if they deny this subdivision, it is likely that the owner will simply disconnect the septic system from the house's system and install a septic system for the shop building and come back for the subdivision, so this will only slow down the inevitable. He recommended that they neighbors seek counsel to enforce the covenants.

There was a discussion of whether the shop property, if subdivided, would qualify for a septic system because of its proximity to the lake. Finally, in an effort to bring the matter to a vote, Commissioner Reynolds moved that they approve the subdivision and then they all voted against the motion.

DENIED.

S-19-07: RESURVEY OF LOT 29 RESUBDIVISION NO. 2 M.R. BETTIS SUBDIVISION, consisting of two (2) lots located on the south side of 14th Place East and west of Veterans Memorial Parkway. (Council District 5)

APPROVED ON CONSENT AGENDA.

S-20-07: TIDE QUARTERS CONDOMINIUMS, consisting of eight (8) condominium units located at the southwest corner of 14th Avenue and 6th Street. (Council District 4)

This is property right off of University Blvd. behind the old Krystal. It is owned by Andress & Caruthers Properties, LLC. The property is 1/4 of an acre zoned RMF-2U. They are building 8 condos with 20 parking spaces. That is 1.25 spaces per bedroom. They have been to the Zoning Board of Adjustment and received variances. (See, 8/22/06, 9/26/06 and 1/23/07 reports.) The asking price for these units will be \$450,000 for the penthouses and \$350,000 for the bottom floor. Commissioner Reynolds recused himself from the vote.

APPROVED.

S-21-07: RESURVEY OF LOTS 11, 13, AND 15 IN BLOCK "A" ALBERTA HEIGHTS SUBDIVISION, consisting of one (1) lot located on the east side of 25th Avenue East, between University Boulevard East and 10th Street East. (Council District 5)

This is one lot that is currently Your Way Furniture which is across 25th Avenue East from Leyland Shopping Center. They want the subdivision apparently to correct some lot lines or something so they can move Furniture Depot - a separate business - to the rear portion. Furniture Depot is moving out of Leyland Shopping Center because WalMart is supposedly coming in. This lot was before this Commission in October for rezoning to allow the addition of a storage building on the rear of Your Way Furniture. There were very specific conditions attached to the rezoning¹ and it was passed by the City Council.

Gilbert Sentell is present this time for the petitioner. He explained that this is a completely different plan from what was approved in October. This greatly concerned the Commission, but they realized and emphasized that the subdivision is in no way an approval of the site plan.

APPROVED

S-22-07: A RESURVEY OF LOTS 1, 2 AND 3 BLOCK D ABERNATHY ADDITION TO TOWN OF ALBERTA, consisting of four (4) lots located at the northeast corner of 30th Avenue East and 7th Street East. (Council District 5)

There are four houses on 3 lots. The lot lines cross through the middle of buildings. They are doing this resurvey in order to get one house on each lot. The lots will be much smaller than allowed by the zoning ordinance, but the houses pre-date (by far) the zoning ordinance and so must be allowed to remain.

APPROVED

¹ Excerpt of our October notes: Z-20-06: Robert W. Monfore petitions to rezone property located at 925 - 25th Avenue East (Lots 11, 13 & 15 in Block A of Alberta Heights subdivision) from BGO to BN. (Council District 5)

This property is surrounded by single family homes (even though it is BGO zoning), Your Way Furniture and two day care centers. Mr. Monfore said that he represents the owner of the property and the owner of the furniture store. The furniture store wants to expand to add storage to the rear. There is an alleyway there that he is going to ask to be vacated at a later time. The alley is of no use because it is already blocked off.

Commissioner Warren asks Monfore to confirm that there will be no semi loading or unloading in the area. Monfore confirms this stating that they use a different entrance for that. The owners are willing to erect a fence and do landscaping.

The rezoning is approved with the conditions that the rear of the building be bricked, that directional lighting be used and that a landscaped buffer be installed if there is to be parking in the rear of the building.

OTHER MATTERS

The Planning Commission approved with conditions proposed construction at 1215 14th Avenue which is located within an historic district buffer zone for compatibility with adjacent historic district properties as required in Section 24-220(L) of the Zoning Ordinance.

This is the first review of this kind that the Commission has done. Commissioner Robert Reynolds explained that the intent of the ordinance is for construction in Historic District Buffer Zones to be compatible with the architecture of the Historic District to which it relates. The owner of this property wants to add a second structure and improve the facade of the building. The problem is that the lot is so small that it will not support a new structure that meets the various set-back and minimum building standards, so the existing structure is having to be remodeled. They showed pictures of it and, believe me, almost anything could be done to this place and it would be an improvement. Essentially, the Commission approved the issuance of a foundation permit so that work could get started and required that the engineer come back next month with a more detailed elevation sketch and materials list. The Commission will withhold the certificate of occupancy until it approves the appearance of the house.

AMENDMENT TO THE ZONING ORDINANCE

The Planning Commission will also consider an amendment to ARTICLE VIII. GENERAL REGULATIONS by adding a new section to read as follows:

Sec. 24-114. Developments to be on one lot.

The minimum yards, parking spaces, open spaces, etc., required by this Ordinance shall be located on one lot for every development hereafter erected, converted, enlarged, reconstructed, moved or structurally altered.

This addresses all the resurveys (subdivisions) this commission has to consider due to building over lot lines. I suppose it also places more of a burden on the permit personnel - or someone - because this will have to be checked. Anyway, it passed with no controversy.

AMENDMENT TO THE SUBDIVISION REGULATIONS

The Planning Commission will also consider an amendment to the Subdivision Regulations by changing SECTION 7.3 (13) (a) to read as follows:

(a) All new subdivisions containing ten (10) or more lots shall be required to place monuments as indicated below. All phases of one development shall be added together for purposes of determining the applicability of this section. Each phase of a subdivision containing ten (10) or more lots shall be subject to the placement of monuments as indicated below. All new subdivisions containing less than ten (10) lots shall provide coordinates for a minimum of two (2) lot corners.

This had to do with GPS (global positioning system) and satellite-based surveys. The monuments referred to are things that pick up on GPS systems and they will tie into a larger system. Again, a no-brainer. APPROVED.

Street Vacation

They approved a vacation of 6' of R-O-W on that portion of 8th Street between 22nd and 23rd Avenues where Senator Shelby's Tuscaloosa Title building is. Apparently they are adding on or renovating somehow and needed the space.

McGuire and Associates, Inc.

Consulting Engineers and Land Surveyors
Serving Alabama and Mississippi

THE TOWN OF NORTHRIVER NARRATIVE

The Town of Northriver is envisioned as a mixed-income, mixed-use walkable community, a place that encourages neighbors to bond and enhances their quality of life. A Place where families can go to church, eat lunch at a local restaurant, and enjoy an ice cream cone in the park, all on a Sunday stroll. The tree-lined streets are designed not only to enhance automobile access, but also to create a safe pedestrian and bicycle network that invites residents to enjoy the multiple open spaces and trails to Munny Sokol Park. Existing hardwood stands and old farm tree lines are preserved at key locations, such as Alexander Avenue, Christopher's Cove, and Shady Lane. An "eyes on the street" approach to open space and street design puts parents at ease when their children explore the neighborhood. An extensive set of Design Guidelines will be strictly enforced, guiding the builders to maintain the highest level of design and detail for each home, building, and site element (see Appendix B: Example Design Guideline Pages).

The 494 residences will span a broad market: from more attainable multi-family units in the village center to high-end custom estate lots backing to Munny Sokol Park. Homes may range from 900-2,500 sq. ft. condos or apartments, 1,500-3,000 sq. ft. town homes, and single-family homes from 1,500 to 12,000 sq. ft. For-sale units may range from \$200,000 to \$3,000,000. The Village Center could include lofts, flats, town homes, and a hand full of cottage lots. Single-family lots (414) and town home lots (40) will be sold fee-simple and up to 40 lofts/apartments/condos may be included in the Village Center, totaling 494 units.

The estimated population is 1,500 residents. The homes will be sold to a broad market including families, young adults, and seniors. The diversified range of housing will allow residents to move up as they advance in their careers and grow their families, and to possibly move down as they reach their senior years. This "aging in place" helps build community pride, neighborly relationships, and a sense of security. These home-town values are what the Town of Northriver is all about.

Connected by a network of sidewalks, the multiple parks will offer something for everyone. Playgrounds, park benches, plazas, open lawns and wooded preserves will accommodate the leisurely and recreational needs of all residents. All common spaces, both formal and informal, will be maintained by The Town of Northriver Home Owner's Association.

Courtneyanna Square is at the heart of the community, inviting residents to gather at a custom designed picnic pavilion, a focal point marking arrival in the neighborhood. Formal parks, such as Hassell Preserve, Savannah Square, and Pine Edge Park will provide a wide range of experiences. The most significant amenity, however, is the Village Center, within a 10-minute walk of all residences. With storefront-lined sidewalks surrounding a Town Square, the Village Center is carefully designed to focus on and preserve the large stand of hardwoods near Rice Mine Road. Restaurants, retail, and small professional offices will line the sidewalks leading to a potential religious building, a symbolic icon for the community.