SPRINGTREE RPUD. COMPREHENSIVE PLAN REVIEW

Objective A5. - Residential development.

Ensure land use compatibility by grouping complementary land use activities, including mixed-use land use developments in appropriate areas of the City. Work with the developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building location, and architectural design into a cohesive development.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.

The proposed project is compact in form and counteracts the existing urban sprawl development within the locality by proposing a medium density development of approximately 22 dwelling units per acre.

Policy A5.2. Development on all vacant, un-platted areas designated as residential should be compatible with any surrounding existing homes.

In order to consider the compatibility of a proposal we need to assess whether the existing residential and commercial development adjacent to the proposed development are able to exist together without problems or conflict. The proposed development proposes an entirely residential development as opposed to the previous Martin County Land use designations of Commercial and Multi-Family Residential, this factor providing a greater compatibility in relation to the existing homes. The proposal is separated from existing commercial uses to the north-east by a proposed preserve area. The existing buffers and preserve areas surrounding the site together with the proposed buffers and preserve areas within the site, provide sufficient distance and visual shielding to project the surrounding existing residential development. The 4-storey height of the proposed development is adequately shielded from view. In respect of traffic impacts and safety the applicants' traffic study and additional work to the Springtree Place access road and sidewalk provision address volume and safety impacts in that respect. Overall, this proposal is considered to be compatible with the adjacent uses.

Policy A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.

The proposed project is of higher density than adjacent residential uses. The existing and proposed open space and preserve areas provide substantial area to provide transition zones.

Policy A5.5. The City shall market itself as a community for families.

The development forms part of an inventory that widens housing options for existing and new residents of the City.

Policy A5.6. The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses.

The proposal complies with the height limitation and incorporates substantial landscaping fronting the streetscape. The proposed development (although not single-family) incorporates landscape buffers to the adjacent commercial uses to the north.

Objective B1. - Compact urban form. Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

The proposal is considered to be a good example of a compact urban form of residential infill.

Objective B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

The proposal is considered to be a good use of vacant land and within the community characteristics of the City

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities

The proposed development, by reason of proposed use, density and buffers is considered to be compatible and complementary to surrounding activities (both commercial and residential) and would act as a buffer from US-1 Federal Highway to the existing residential development to the west.

Policy B3.6. The City shall protect traditional single-family residential areas by limiting commercial encroachment through zoning, comprehensive planning, traffic calming, and other land use techniques.

The existing residential areas are protected from commercial activity which would otherwise have been permissible under Martin County land development regulations.