

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

SOUTHWEST EXETER SPECIFIC PLAN APPLICATION form

APPLICANT: _____

ARCHITECT: _____

ENGINEER: _____

LANDSCAPE ARCHITECT: _____

PROJECT LOCATION: _____

PROJECT SIZE: _____

SPECIFIC PLAN DESIGNATION: _____

SPECIFIC PLAN CHECK LIST

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

1. SECURE COPY OF SOUTHWEST EXETER SPECIFIC PLAN
2. READ SPECIFIC PLAN
3. READ SPECIFIC PLAN AGAIN
4. FORM DESIGN TEAM COMPOSED OF APPLICANT-ARCHITECT-CIVIL ENGINEER-LANDSCAPE ARCHITECT
5. MEET WITH CITY STAFF TO DISCUSS PROJECT DETAILS, INCLUDING DESIGN CONCEPTS, INFRASTRUCTURE, CIRCULATION, ARCHITECTURAL STYLES, DEVELOPMENT STANDARDS AND PROCESSING PROCEDURES.
6. PREPARE PRELIMINARY PLANS FOR SUBMITTAL TO CITY DESIGN REVIEW COMMITTEE.
7. CHECK PRELIMINARY PLAN FOR CONSISTENCY WITH THE FOLLOWING POLICIES AND ACTION PROGRAMS.

Policy 1. New development shall be designed in a manner that creates neighborhoods that are safe, create a "sense of place" and are connected to the larger community.

Actions

- a. The Specific Plan's land use and circulation maps will be designed so

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

that all land uses will be interconnected with streets, sidewalks and pathways.

b. Design guidelines and development standards will be prepared for buildings and improvements that will be constructed in the planning area.

Policy 2. New development in the planning area shall be designed to be "pedestrian-friendly" - promoting walking, bicycling and social interaction with neighbors.

Actions

a. The Specific Plan's land use and circulation maps will be designed so that all land uses will be interconnected with streets, sidewalks and pathways.

b. Design guidelines and development standards will be prepared for pedestrian improvements that will be constructed in the planning area.

Policy 3. Development shall be designed and executed in a manner that efficiently utilizes land within the planning area to reduce urban sprawl and minimize its impact on surrounding agriculture.

Actions

a. The land use plan will provide for an overall residential density of five dwelling units per acre. The land use plan will provide for a variety of residential densities, ranging from two units to 29 units per acre.

b. The land use plan shall phase residential development in the planning area, using Exeter's 10-year annexation line as the demarcation between short- and long-term residential development.

c. The land use plan will provide locations for high density residential development within the planning area.

Policy 4. Development shall be designed in a manner that minimizes its impact on air quality.

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

Actions

- a. The circulation plan will be designed so that vehicular and pedestrian connectivity is maximized.
- b. The circulation plan will delineate a bikepath that will follow the Locust-Grove Ditch alignment.
- c. Transit shelters will be located throughout the planning area.
- d. The land use plan will locate high destination uses, like parks and schools, in central locations. It will also locate high density residential development near commercial uses.
- e. The circulation plan will employ a grid street pattern. Existing city streets east of Belmont Avenue, including Maple, Chestnut, Firebaugh, Powell, and Glaze Avenues, will be extended west to the Elberta alignment. The two proposed north/south boulevards and Elberta Street will be extended south from Visalia Road to connect with Glaze Avenue.
- f. The land use plan will delineate four park sites in the planning area, equally spaced from each other.
- g. The land use plan will provide for a school site that is centrally located in the planning area.

Policy 5. Development shall be designed to promote energy conservation.

Actions

- a. The circulation plan will be dominated by east/west roadway alignments, which provides for passive solar strategies. Eighty percent of the roadways in the planning area will be oriented east and west.
- b. Design guidelines and development standards will be prepared that

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

will promote energy conservation, including narrow tree-lined streets, east/west aligned streets, and reduced glazing on west-facing walls.

c. All streets in the planning area will be tree-lined with deciduous tree species. Paved street widths will be reduced from 40 feet to 36 feet; cul-de-sac streets from 38 feet to 32 feet.

d. Eighty percent of garages will be situated on the west side of a residential dwelling that is located on an east/west street and on the south side of the residential dwelling on a north/south street.

e. Ground-mounted heating/cooling units will be situated on the east side of a residential dwelling that is located on an east/west street and on the north side of the residential dwelling on a north/south street.

f. Minimal glazing will be permitted on west-facing residential walls.

Policy 6. Public open space shall be an integral feature in the planning area. Open space should be accessible, visually-pleasing and safe.

Actions

a. The land use plan should delineate park sites within the planning area that are accessible to all residents of the planning area.

b. Design guidelines and development standards will be prepared for parks and open space uses.

Policy 7. Development shall be designed to promote water conservation.

Actions

a. Residential development shall be required to incorporate rain barrels into the design of residential developments.

b. Landscaping throughout the planning area shall incorporate water conservation design measures.

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

c. The use of turf in the planning area shall be limited, especially in residential front yards, parkways and medians.

d. The incorporation of xerophytic plant material shall be encouraged throughout the planning area.

Policy 8. Development in the planning area shall connect to and support the greater Exeter community.

Actions

a. The Specific Plan's land use and circulation maps will be designed so that all land uses will be interconnected with streets, sidewalks and pathways. In addition, connection to the downtown and the greater Exeter area will be maximized by extending streets from adjacent neighborhoods through the planning area.

Policy 9. Development in the planning area should reflect an architectural theme or style, using common building materials or design elements that relate to Exeter's historical past, thereby creating a "sense of place."

Actions

a. Design guidelines and development standards will be prepared for residential and commercial development that will be constructed in the planning area.

b. The construction of production housing will be encouraged to use an architectural theme.

Policy 10. The planning area should provide for a mixture of housing by type, size, affordability and accessibility.

Actions

a. The land use plan will provide for a range of housing types, including

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

apartments, cottage homes, and traditional neighborhood homes.

b. The land use plan will provide for residential densities that support housing that is affordable.

c. Unique residential design strategies (e.g. zero-lot line and alley-loaded homes) will be employed throughout the planning area to promote affordable housing.

Policy 11. Recycling, reuse and composting should be promote in order to reduce the volume of solid waste generated by the planning area.

Actions

a. Developers may encourage composting by incorporating compost bins in development.

b. Green waste generated by the planning area will be reduced by discouraging the use of turf as a landscaping treatment.

Policy 12. The City of Exeter shall employ a "low-impact development" (LID) approach to the management of storm water runoff generated by the planning area.

Actions

a. All parks in the planning area will serve a dual purpose - park and storm water detention basin.

b. Parkways, medians and trails will be depressed to serve as catch basins for storm water runoff.

c. Streets will have reduced widths. This design feature will reduce storm water runoff generated by street surfaces.

d. Rain barrels will be incorporated into all residential projects.

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

e. Development should be designed to create depression basins within landscaped areas.

Policy 13. The development of the planning area should not pose a long-term fiscal burden for the City of Exeter.

Actions

a. All development in the planning area shall pay development impact fees.

b. All residential development shall form a landscaping and lighting district to pay for the maintenance of common areas and lights.

Policy 14. Schools in the planning area should be centrally located and designed so that they are easily assessable by vehicles, school buses and school-aged children walking or riding their bikes to school.

Actions

a. Access to schools should be provided by two or more roadways, a network of adjacent sidewalks and the Locust-Grove Trail.

b. Drop-off zones should be incorporated into the design of the school.

c. Roadways adjacent to schools should be provided with school signage, crosswalk signage, and proper lighting to insure safe passage of students traveling to and from school.

Policy 15. The planning area should be well-lighted, colorful, interesting and cool during the summer, and it should be built with local building materials (granite, brick, native rock) and where possible, incorporate water features.

Actions

a. Design guidelines and development standards will be prepared for

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

residential and commercial development.

b. All development design shall be prepared by a licensed architect, landscape architect or engineer.

c. To determine compliance with the design strategies of the Specific Plan, the Planning Commission will evaluate each development using the Specific Plan Evaluation Form.

Policy 16. Streets in the planning area should effectively connect one neighborhood to another and to the community at-large. They should also be visually-pleasing; they should provide for bike and pedestrian traffic; and they should be designed so that they are safe and form a grid pattern to improve connectivity.

Actions

a. All streets shall be planted with street trees of different species.

b. Through streets shall be encouraged in all developments.

c. Cul-de-sac streets shall be designed to "kiss" adjacent streets or the Locust-Grove Trail.

d. Development shall be linked to adjacent development by streets, sidewalks, trails and pedestrian pathways.

Policy 17. Infrastructure that serves the planning area should be master planned to insure that the entire area can be effectively served and that the development impact fees charged to developers are adequate to finance the installation of the improvements detailed in the master plans.

Actions

a. An amendment to Exeter's sewer master plan shall be prepared by the city engineer for the planning area.

b. An amendment to Exeter's water master plan shall be prepared by

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

the city engineer for the planning area.

c. An amendment to Exeter's storm drainage master plan shall be prepared by the city engineer for the planning area.

Policy 18. Commercial development within the planning area should be phased, and provide for uses that are not commonly found in Downtown Exeter.

Action

a. The land use plan shall show the westerly half of Visalia Road frontage as "commercial reserve". This 17 acres will remain in reserve until such time as the easterly half of the commercial property along Visalia Road has been built out.

Policy 19. Commercial development along Visalia Road should be linked to the larger planning area, it should have distinguishing design features and it should enhance Exeter's sales tax revenue.

Actions

a. Each commercial development shall present a cohesive architectural design.

b. Commercial development shall be linked to adjacent development by roadways, trails, sidewalks and/or pedestrian pathways.

c. Commercial development shall incorporate a unique design feature that brings attention to the project.

Policy 20. The planning area should be designed so that public services, like police, fire and solid waste, can be properly and efficiently delivered to clients within the area.

Actions

a. The circulation map will be configured so that all land uses will be interconnected with streets, sidewalks and pathways.

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

b. The circulation design for residential subdivisions should minimize the use of cul-de-sacs, provide for two or more access points and connect to adjacent subdivisions.

c. Glaze Avenue and Elberta Street shall be designed as truck routes thereby permitting truck traffic to be removed from Visalia Road and Firebaugh Avenue. This rerouting of truck traffic will cause trucks to drive around the planning area rather than through it.

Policy 21. Building and non-building improvements designed for and constructed within the planning area should incorporate the design principles that form the foundation of the Southwest Exeter Specific Plan, including connectivity, conservation, context and good urban design.

Actions

a. Design guidelines and development standards will be prepared for residential and commercial development that will be constructed in the planning area.

b. All development design shall be prepared by a licensed architect, landscape architect or engineer.

c. To determine compliance with the design strategies of the Specific Plan, the Planning Commission will evaluate each development using the Specific Plan Evaluation Form.

8. submit project design PLAN to city of exeter for processing through the planning commission and city council. Said plan shall contain information on 11 x 17-inch sheets detailing the following: location of land use types; circulation patterns; infrastructure layout; project phasing; plot plan for each type of residential lot; elevation drawing for each type of residential lot and other types of land uses contained on the project site;

APPENDIX A: SPECIFIC PLAN EVALUATION FORM

and landscaping details for streets and yard areas.