

Mountainside Village Phase 4 Concept Plan

Project Narrative in Support of Mountainside Village Phase 4 Concept Plan Application

We are happy to submit Phase 4 of the Mountainside Village to the City of Victor. Mountainside Village is a multi-phase mixed use development that was approved by the City pursuant to an Annexation Agreement, recorded as Instrument No. 165316, and a Master Development Agreement, recorded as Instrument No. 171687 (collectively, the “Development Agreements”). The Development Agreement approved a multi-phase rural urban transect development. Pursuant to the Development Agreements, Phases 1 and 2 have been approved and constructed and Phase 3 has been approved and will be constructed shortly.

Before the City now is Phase 4. Phase 4 of the Mountainside Village project is east of Phase 3 and west of Kimball Canal, as shown on Exhibit A. Phase 4 includes 49 residential lots, and 1 civic lot on approximately 21.5 acres for a net density of approximately 2.3 lots/acre or about 19,100 sf/residential lot. The zoning for this property is RS-7 with a 7000 sf. minimum lot size. Accessory units are an allowed use on the residential lots. There will be a variety of lot types allowing for housing similar to those in the first three phases of the community. There are also 2 large common open space lots, South Commons and East Commons totaling about 4.6 acres. These open spaces boarder the Kimball Canal and there will be open space and trails along the Kimball Canal.

As on the original Master Plan, larger lot types are introduced in Phase 4 to transition to the lower density and larger lots on the hillside. From the outset, Mountainside Village was planned to follow an urban to rural transect. The Village Center area, is the highest density area in the community. Whereas, the natural open spaces of the Mountainside Village hillside is the lowest density transect area of The Village. Following the transect planning, Phase 4 is more rural as the community expands to the east. For instance, the open spaces will be more natural as opposed to improved. Walks are narrower and transition from paved to a natural trail network.

As on the Master Plan and earlier phases of the Village, the primary vehicular access to most residences for overnight parking is via rear lanes. This keeps less attractive garage doors, vehicles, campers and garbage cans hidden from the street. It also provides convenient access to potential accessory units and redundant circulation routes for safety. Wire utilities are generally to be located in the rear lanes. Water and sewer lines are generally located in street rights of ways.

Phase 4 includes a variety of lots sizes and configurations following the pattern of the original Mountainside Village Master Plan and in compliance with City of Victor Code. We have given careful thought to layout and building placement to establish a comfortable human scale streetscape, residential privacy, and to protect solar envelopes.

There are 5 residential lot types in the phase 4 Concept Plan, which follow the pattern of the original Mountainside Village Lot Standards, and the City of Victor Code. They are:

- **Side-Yard Lots**, 65' minimum width. These properties like the Side-Yard Lots of our earlier phases front north south streets. These lots have narrower frontage and are longer on the east west axis. The setbacks for these lot types are asymmetrical and work in concert with protected solar envelopes. This also creates pleasant, protected and highly functional sunny south side yards. Overnight parking for these lots are accessed by rear lanes. There are 9 Side-Yard Lots in Phase 4.

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- **Bungalow lots**, 65' minimum width. These lots front streets that run generally east to west. That creates lots that are longer on north south axis. There are no properties to the north that houses on these lots would be shading. Front porch elements are required to enhance streetscape and walkability. Overnight parking is accessed by rear lanes for all but one of these lots. There are 17 Bungalow Lots in Phase 4.
- **Boulevard lot**, 80' minimum width. This unique single large lot is to be coded similar to the Boulevard Lots of earlier phases. It is intended for a larger building volume on an east west axis. There are no properties to the north that structures on this lots would be shading. Side setbacks are symmetrical. Front porch elements are required to enhance streetscape. Overnight parking for this lot is accessed by rear/side lanes.
- **Side-Yard Edge/ Pond Lots**, 75' minimum width. These properties front on streets or a court that run generally north to south. The setbacks for these lot types is asymmetrical. The north setback is less than the south side setback, in concert with the protected solar envelope, this creates sunny side-yard areas. Overnight parking for these lots are accessed by front drives along the southern side of property lines or rear lanes. Front porch elements are required and the garages would be set back behind house fronts to ensure attractive streetscapes. There are 14 of these lots in Phase 4.
- **Bungalow Meadow lots**, 75' minimum width. Lots front on east to west street. Side setbacks are symmetrical. Front porch elements are required to enhance streetscape. Overnight parking for these lots are accessed by rear lanes. There are 8 Bungalow Meadow Lots in Phase 4.
- **The Civic lot** is anticipated to be similar in function to the existing Mountainside Village Green. This lot would allow a park pavilion, community or religious structures. A full four season weather conditioned structure would be allowed on this property. The "Terminated Vista" (TV) designation of this property recognizes its key visual importance at the east end of the Boulevard at the top of a rise. This lot is a key link between the more naturalistic open spaces of the east and the more contained parklike common open spaces of the Boulevard and Village Green.

The two open space commons of Phase 4 are adjacent to the Mountainside Village Farm (Currently Sweet Hollow Farm) and the planned common areas at the base of the hillside. This will create a large cohesive network of open spaces connected by pathway networks. Almost all the lots in Phase 4 are adjacent to dedicated common areas. There is a walk and pathway network that links these areas. There are existing water features in the form of the Mountainside Village Pond and Kimball Canal.

In summary, Phase 4 of Mountainside Village will provide attractive, diverse and sustainable housing options in a neighborhood where people will be proud to call home and will contribute to the success and overall transect design of the Mountainside Village project.

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EXHIBIT A
Concept Plan Map

