

Meeting Mount Airy's Goals for Responsible Development

How Our Project Aligns with Mount Airy's Mixed-Use Development Zoning Ordinances

§ 98-61. *Mixed-use development within CC District (MXU-CC) and Mixed Use District (MXD) developments.*

D. The preconcept sketch layout plan and pattern book shall be evaluated based on the purpose and objectives of the mixed-use development as outlined in § 112-39.1A and B or, as applicable, the Mixed Use District as outlined in § 112-37.2.

§ 112-37.2. *Mixed Use District (MXD).*

Purpose. The purpose of the Mixed Use District (MXD) is to facilitate the integrated and orderly development of residential uses and nonresidential uses where high-quality mixed-use developments can occur in harmony with surrounding land uses.

The Beck Property Pre-Concept Sketch Plan ("The Plan") proposes a diverse mix of housing types in a Traditional Neighborhood development pattern, along with a commercial district that emulates the development pattern of Main Street Mt. Airy. This design meets the purpose of the *MXD Use District* due to its higher quality of development which seeks to blend with the surrounding pattern of development in the existing Town of Mt. Airy.

A. Objectives. One or more of the following objectives are sought in an MXD project, as applicable:

(1) Provide a more attractive residential and nonresidential environment than would be possible through the strict application of conventional zoning district requirements.

The Plan is based on the many design principles of Traditional Neighborhood planning, which includes walkable streets, bringing buildings up to the street rather than setting them back, placing garages at the rear of the property where possible, and the inclusion of parks and opens spaces within a 5-minute walk of all residents. The commercial area is also designed to line streets with buildings that have the parking in the rear, which emulates Main Street in downtown Mt. Airy. This design provides a *"more attractive residential and nonresidential environment than would be possible through the strict application of conventional zoning district requirements."*

(2) Encourage harmonious and coordinated development of sites that is consistent with the existing natural features, bicycle, pedestrian and vehicular circulation and compatibility with surrounding uses.

The Plan includes a high degree of pedestrian walkability, safe streets for cycling, pedestrian/vehicular connections to existing streets such as Beck Street, Center Street and Century Drive. The completion of Center Street and a proposed traffic signal at Route 27, allows for pedestrian/vehicular/bicycle connectivity between the east and west sides of the town, which are now divided by Route 27. The new signal will allow for safe crossing of Route 27 and will allow a continuation of the Rail Trail across Route 27 to the west side of town. The plan is also compatible with surrounding uses by placing single family homes adjacent to existing single family homes and matching the lot configuration and sizes to those that exist in the older neighborhoods of Mt. Airy.

(3) Encourage development that is of excellent design and architecture with a mix of uses that will create synergy, efficiency of design, and an increase in walkability.

The Plan includes a very diverse mix of housing types that are also mixed within the various residential blocks of the plan. The use of Traditional Neighborhood planning is consistent with “*excellent design*” in both the layout of the plan, but also through the use of architectural standards that will be contained within the Pattern Book for the community. The Pattern Book will include a diversity of architectural styles and elevations so that the streetscape is both pleasing to the eye, but also consistent with the variety of architecture found in Mt. Airy. The placement of homes and commercial buildings on the street, with on-street parking and in close proximity to parks, open spaces, and the existing downtown area, allows for the greatest degree of walkability possible.

(4) Create a mixture of office, retail, cultural, art, recreational, and residential uses, along with restaurants, eateries and cafes, where all related structures, parking, and open spaces are designed to establish and maintain a cohesive community while protecting the character of surrounding neighborhoods and the overall natural environment.

The Plan includes a “*mixture of office, retail, cultural, art, recreational, and residential uses, along with restaurants, eateries and cafes*” within the eastern portion of the property. The western portion of the property includes a diverse mix of housing types and open spaces with a central tree preserve. The eastern portion of The Plan includes connections to the existing downtown area of Mt. Airy and to Route 27 via the completion of Center Street. These aspects of The Plan “*maintain a cohesive community while protecting the character of surrounding neighborhoods and the overall natural environment.*”

(5) Expand the opportunity to support diversified housing options within an integrated site design of varying land uses.

The Plan includes a mix of different sized multifamily units, small townhouses, large townhouses, and single family detached homes of various sizes. A portion of these homes will be designed as “age-targeted” in that they will appeal to seniors or “empty nester” buyers. Therefore, The Plan does “*Expand the opportunity to support diversified housing options within an integrated site design of varying land uses.*”

(6) Encourage development of sites that promote and support a diverse artistic and if possible cultural entertainment area and that creates a community with livework space for artists.