	Intent	Mixed Use Area (A)	Mixed Use Area (B)	Single Family (C)	School/Institutional	Recreation/Open Space (E)	Freestanding Retail, Office and Civic (F)
Land Use and Development	*Provide an integrated, pedestrian-friendly mixture of retail, office, residential, open space, recreation and civic uses.*	• **Future land use should be a horizontal and vertical mix of uses** - Office, civic, retail and residential uses located around a large central urban open space. • **Retail uses should** provide a mix of ground floor shops and restaurants centered around a large urban open space. Freestanding retail uses shall not exceed 20,000 square feet. • **Parking** for this area should be provided primarily in structured decks with limited surface parking.	• **Future land use should be a mix of uses** - Retail, residential and/or civic. No single retail use shall exceed 60,000 square feet. • **The intensity of both Mixed Use Area's A & B shall not exceed** - 650,000 square feet of office, 250,000 square feet of retail (not inclusive of ground-floor retail in Area A), 150 single-family attached (townhome) units and 250 multi-family units.	• **Future land use should be residential** at an intensity no greater than 4 dwelling units per acre and no more than 200 homes. • **The intensity of** residential development should transition to existing single-family areas. Lots located adjacent to Stone Creek Ranch shall be developed at a size consistent with abutting lots.	• **Future land use should be** insitutional, to include a school, daycare, or senior living.	• **Future land use should be recreation** and/or a combination of public and private open space.	• **Future land use should be** a combination of retail, office or civic uses. • **Up to three freestanding buildings** can be developed with a maximum of two drive-through service windows. • No service stations, gas sales, convenience stores or drive-through service windows for restaurants shall be permitted.
Open Space	*Create a system of both public and private parks and open space of at least 10 acres throughout the site, incorporating passive and active recreational amenities.*	• **Parks and open space should be included** as part of all development to accommodate a range of community activities. • **Provide at least 5 acres of consolidated, publicly accessible open space** to serve as a community gathering place. • **Open space should be located in areas of high accessibility** to a range of users to foster community gathering and contribute to the overall character of the community. • **Parks and open space should be oriented toward building entries** and located near pedestrian walkways to create desirable gathering destinations. • **Provide plazas, gazebos, courtyards, fountains and play areas** as part of retail/office development.	• **Parks and open space should be included** as part of all development to accommodate a range of community activities. • **Parks and open space should be oriented toward building entries** and strategically located near pedestrian walkways to create desirable gathering destinations and increase safety. • **Provide plazas, gazebos, courtyards, fountains and play areas** as part of development.	• **Parks and open space should be included** as part of all development to accommodate a range of community activities. • **Parks and open spaces should incorporate public amenities** and should be designed and located to create desirable spaces. • **Natural areas should be preserved** as part of the overall open space system.	• **Parks and open spaces should be included** to accommodate a range of community activities. • **Parks and open space should incorporate amenities** such as plazas, courtyards, fountains, outdoor seating, and recreation areas; and be designed and located to create desirable spaces. • **Natural areas should be preserved** as part of the overall open space system.	• **Parks and open space should be included** to accommodate a range of community activities. • **Parks and open space should incorporate amenities** such as plazas, courtyards, fountains, outdoor seating, and recreation areas; and should be designed and located to create desirable spaces. • **Natural areas should be preserved** as part of the overall open space system.	• **Parks and open space should be included** to accommodate a range of community activities. • **Parks and open space should incorporate amenities** such as plazas, courtyards, fountains, outdoor seating, and recreation areas; and should be designed and located to create desirable spaces.
Community Design	*All uses should be designed to be well connected, pedestrian oriented and architecturally integrated. Landscaping, architectural features, materials and other techniques should be used to tie the development together to establish a unique identity and sense of place.*	• **Building heights** should be no greater than five stories. Buildings should transition from Area C at a height of 3 stories to a maximum of 5 stories surrounding the central common open space. Buildings greater than three stories should distinguish the ground floor from upper stories. • **Ground floor uses should be designed to activate streets** and front on a central open space with prominent entrances that open directly to the adjoining sidewalk. • **Design service areas** to minimize visual impacts. • **Ground floor residential units** should have individual, direct connections to the public sidewalk. • **Retain and enhance buffers** along Ardrey Kelly Road. • **Parking decks on all streets** (both public and private), **should be lined** with ground floor uses along the street and surrounding open spaces (except Ardrey Kell Road, Golf Links Drive Ext., and the new North/South Avenue). • **Surface parking should be located to the rear** of buildings and should not be visible from the street or open space.	• **Building heights** should be no greater than three stories. • **Ground floor uses should be designed to activate streets** and front on a central open space with prominent entrances that open directly to the adjoining sidewalk. • **Ground floor residential units** should have individual, direct connections to the public sidewalk. • **Surface parking should be located to the side and rear** of buildings and should not be visible from the street or open space. • **Provide on-street parking** to reduce the size of surface lots. • **Design service areas to minimize visual impacts** using a combination of screening and architectural features. • **Align service areas** with existing service space at adjacent Rea Village center.	• **Building heights** should be no greater than three stories. • **Retain and enhance buffers** abutting existing single-family neighborhoods and along Ardrey Kell Road. • **Parking should be located** to the rear or side of buildings. • **Single family may be oriented** with rear yards facing the new North/South Avenue.	• **Building heights** should be no greater than three stories. • **Surface parking should be located to the side and rear** of buildings. • **Utilize shared parking** where feasible to minimize surface lots. • **Provide clear and direct connections** to open space and natural areas and to other residential uses.	• **Building heights** should be no greater than three stories. • **Surface parking should be located to the side and rear** of buildings.	• **Building heights** should be no greater than three stories. • **Retain and enhance buffers** along Ardrey Kelly Road. • **Surface parking should be located to the side and rear** of buildings. • **Design drive-through** facilities with safe pedestrian crossings. • **Site design** should encourage (and facilitate) pedestrians to walk to the freestanding buildings from other areas within the center. • **Minimize drive-through circulation** internal to site. • **Design buildings** so that they relate to the overall scale, height and configuration of the center. • **Design service areas to minimize visual impacts** using a combination of screening and architectural features.
Transportation and Mobility	*Develop an interconnected network of streets, pedestrian and cycling routes which encourage multiple routes of travel.*	— • **An internal street network should be provided**, with typical block lengths of 500 to 600 feet. • **Golf Links Drive should be extended** through the site to connect the westernmost adjacent property and designed as an avenue with bike lanes, planting strips and wide sidewalks. • **A new north-south avenue should be provided** through the site connecting Ardrey Kell Road to existing Red Rust Lane, including bike lanes, planting strips, wide sidewalks and a landscaped median. This avenue should transition to a local residential street at or near the property boundary. • **Required street connections along the western property boundary should be provided**, with careful consideration to the existing single family neighborhood. Connections to both Raffia Road and Wheat Road should be offset from additional street network to discourage through traffic. • **Traffic calming measures, including but not limited to choker roads, speed humps, traffic circles, etc., should be installed** connecting the site to Wheat Ridge and Raffia Road to slow traffic through the adjacent Stone Creek Ranch neighborhood. • **Provide an interconnected network of pedestrian routes**, consisting of sidewalks and trails throughout the site. This should include direct connections to open space and amenity areas. • **Build a wide multi-use path along Ardrey Kell Road** in lieu of a sidewalk to provide an opportunity for both pedestrians and cyclists. • Additional measures to mitigate off-site traffic may be required by NCDOT during any rezoning process. • Design street system to calm traffic and enhance pedestrian and bicycle activity.					