

# *Westhampton*



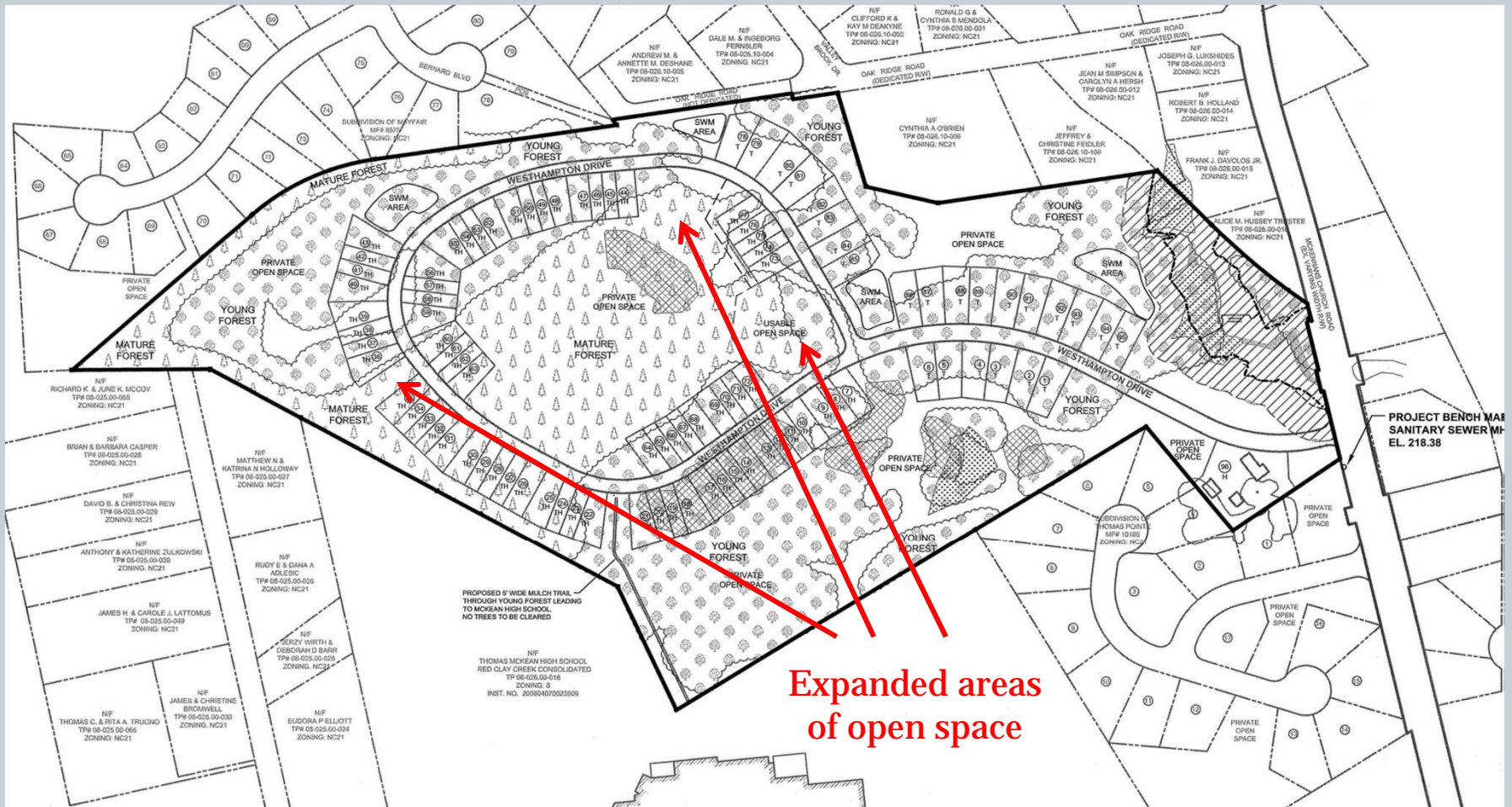
***REZONING / MAJOR  
SUBDIVISION PLAN  
APPLICATION NO. 2013-0105-S***

# *Westhampton*



# Westhampton - revised exploratory plan

*\*9 units eliminated from initial submission\**



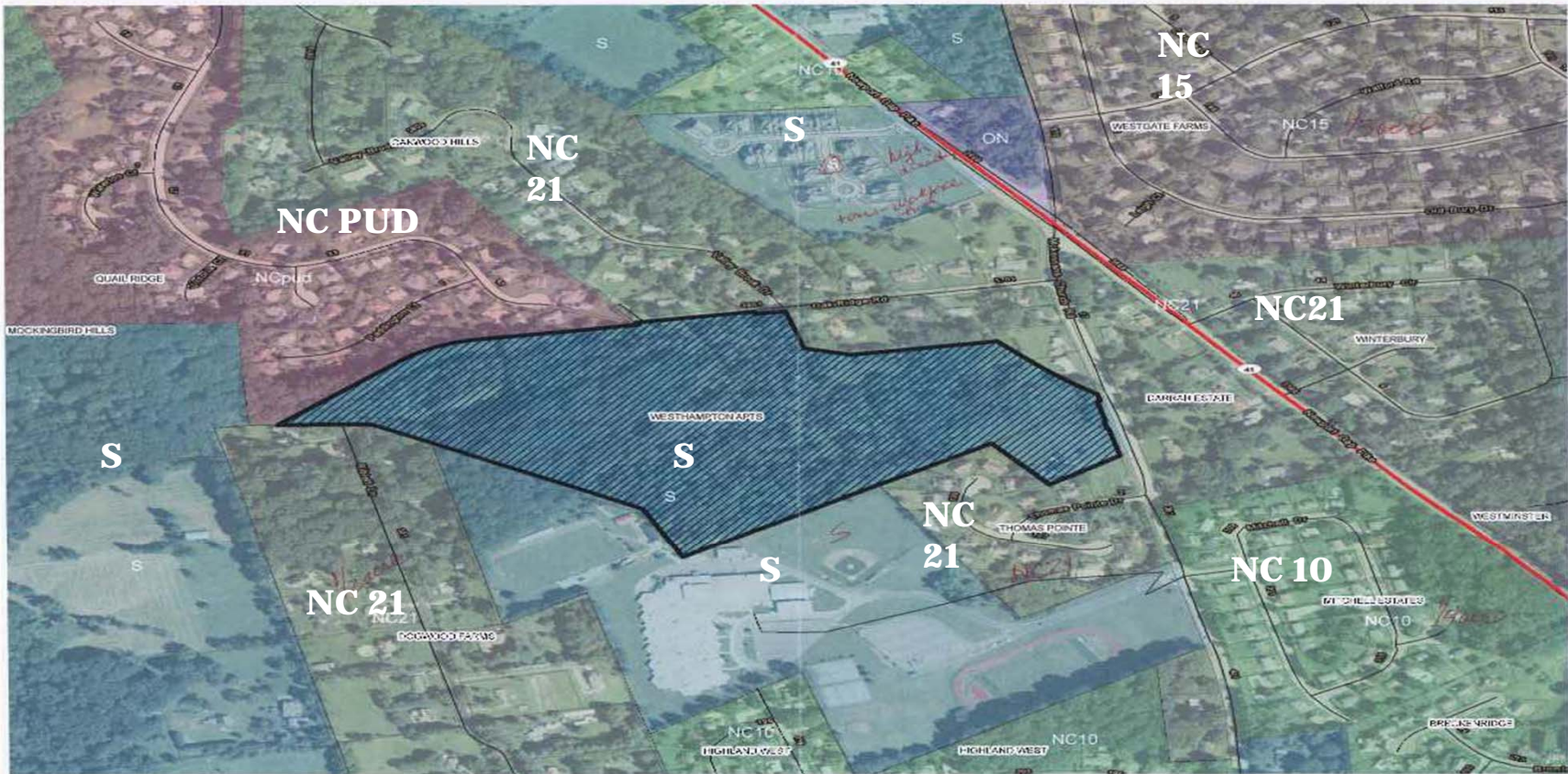
# *Rezoning / Subdivision Proposal*

## *Exploratory Sketch Plan:*

- *Proposed Zoning:*      *Suburban Transition (ST) - rezoning from Suburban (S)*
- *Dwelling Units:*      *96 Total Proposed Residential Lots*
  - 71 Townhouses*
  - 24 Semi-Detached (Twins)*
  - 1 Existing Single Family Detached*
- *Density:*              *2.35 dwelling units per acre (40.72 acres / 96 Lots)*  
*Initial proposed density: 105 Lots (2.58 d.u. per acre)*
- *Open Space:*              *66.2% of 40.72 acres = 26.96 acres open space*



# Existing Zoning Map



# *Traffic Issues*

## *Traffic Impact Study (T.I.S.):*

- *TIS completed by Karins & Associates, Inc. and approved by DelDOT*
- *TIS evaluated nine different intersections in Westhampton's "area of influence"*
- *All intersections were found to function at acceptable levels of service with and without the proposed rezoning/ major subdivision.*

## *Considerations for Rezoning*

- *Project is within the State Investment Level 2*
- *Consistent with the Comprehensive Plan recommended density of 1-3 d.u. per acre*
- *Preservation of vegetation and buffers will provide a transition from the surrounding single family developments.*
- *Design standards will assure that the buildings compliment surrounding neighborhoods*
- *Proposed zoning is consistent with that which would be permitted on nearby properties*
- *Revised density, buffers, forest preservation and design guidelines will mitigate impacts to nearby properties*

## *Department/Planning Board Recommendation*

### *Conditional approval with conditions:*

- *Positive recommendation from the Historic Review Board*
  - *Existing farmhouse will be preserved and relocated*
- *Preservation of mature forest*
- *Design to reflect applicant's renderings*
- *Agreement regarding off-site affordable housing - to be completed prior to recordation*



# *Applicant's Architectural Rendering*



Westhampton - Two Story architectural rendering



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# *Council Consideration*

- *Varied setbacks and rooflines*
- *Varied exterior façade and material between units*
- *Provision of front porches, bay windows and other protrusions from the façades*
- *Distinctive details – porches, porticos, dormers and prominent window trim*