

[Revised]

- Policy C.2.b: Sites for new townhouse developments should be selected with care. When possible, townhouses should be located between single-family housing and commercial/ office areas, to help provide a transition between the residential and commercial component of the mixed use area. Densities should gradually decrease in proximity to single-family housing areas. To ensure consistency with recently approved projects, a baseline density for townhouses should be established at 4.5 units per acre. Higher density developments may be supported but such development should incorporate certain features advocated by this Plan and in no case should density exceed eight units per acre. The level of support for higher density development should be contingent upon how well the development adheres to the following:
 - 20% of the property is permanently preserved as open space, consisting of tree preservation (see Policy A.2.b) and/or landscaped areas.
 - Lighting conforms to International Dark Sky Association standards (see Policy A.4.b).
 - Pedestrian amenities (sidewalks, walking paths) are included (see Policy B.3.a) and connect to adjacent development.
 - At least 5% of all units are designed to promote "aging in place" policies, including handicapped accessibility and other design elements that accommodate elderly residents (see Policy C.2.b).
 - Recreational amenities, such as clubhouses, swimming pools, park areas, are planned for the development's residents.
 - Advancement of other policies recommended by the Liberty Road/ Woody Mill Road Vicinity Small Area Plan.

[New]

Objective C.4: Manage land use on the fringes of the planning area to assure that any development is supportive of and reinforces the plan's Vision.

- Policy 4.a: Monitor and carefully evaluate rezoning requests for property bordering the planning area to ensure that such requests strengthen the notion of the area as a center of housing, commerce, and recreation.

- Policy 4.b: Direct non-residential and higher-density residential development from fringe areas to the planning area unless such development is supported by the recommendations of the ACAP or the location is already zoned for the proposed use.