



Village on the Green

Vision



Tierra Verde will be a financially and environmentally *sustainable* community memorable for its *rural character*, village like atmosphere, mix of *high quality housing* options and complementary *commercial* activity. The public Audubon Signature *golf* club and first tier sports complex are at the heart of a network of *trails* and roads linking *neighborhoods*, schools, businesses, and *open space*. 

Village on the Green



rural character



commercial



sustainable



golf



Village West



Village Centre

Village East



housing options



trails



Village on the Green

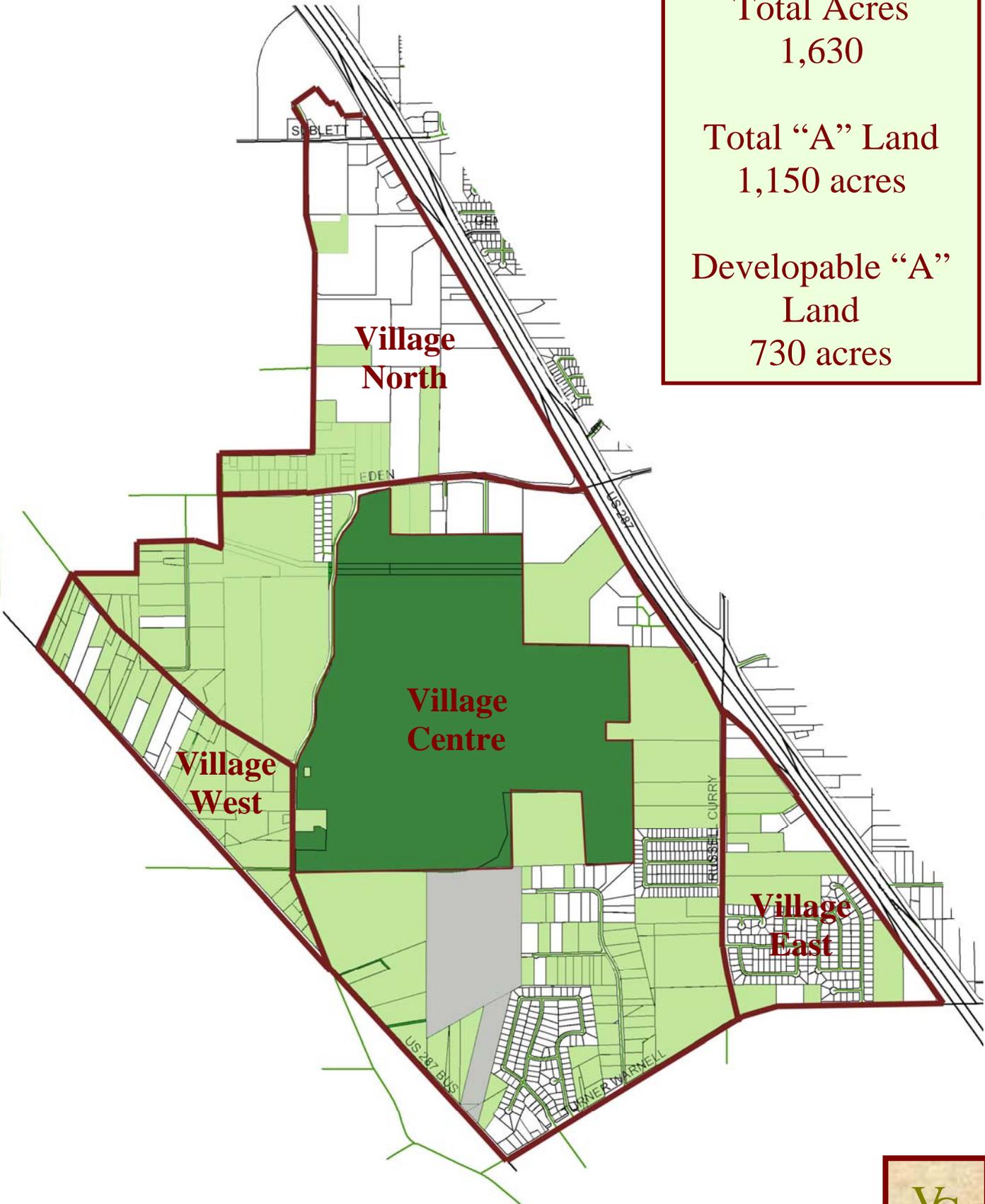
Reaching the Vision

- Creating *Areas* based on common characteristics
- Identifying development potential
- Expanding uses on “A” zoned land
- Controlling uses permitted in each area
- Requiring quality design with “*Design Standards*” 

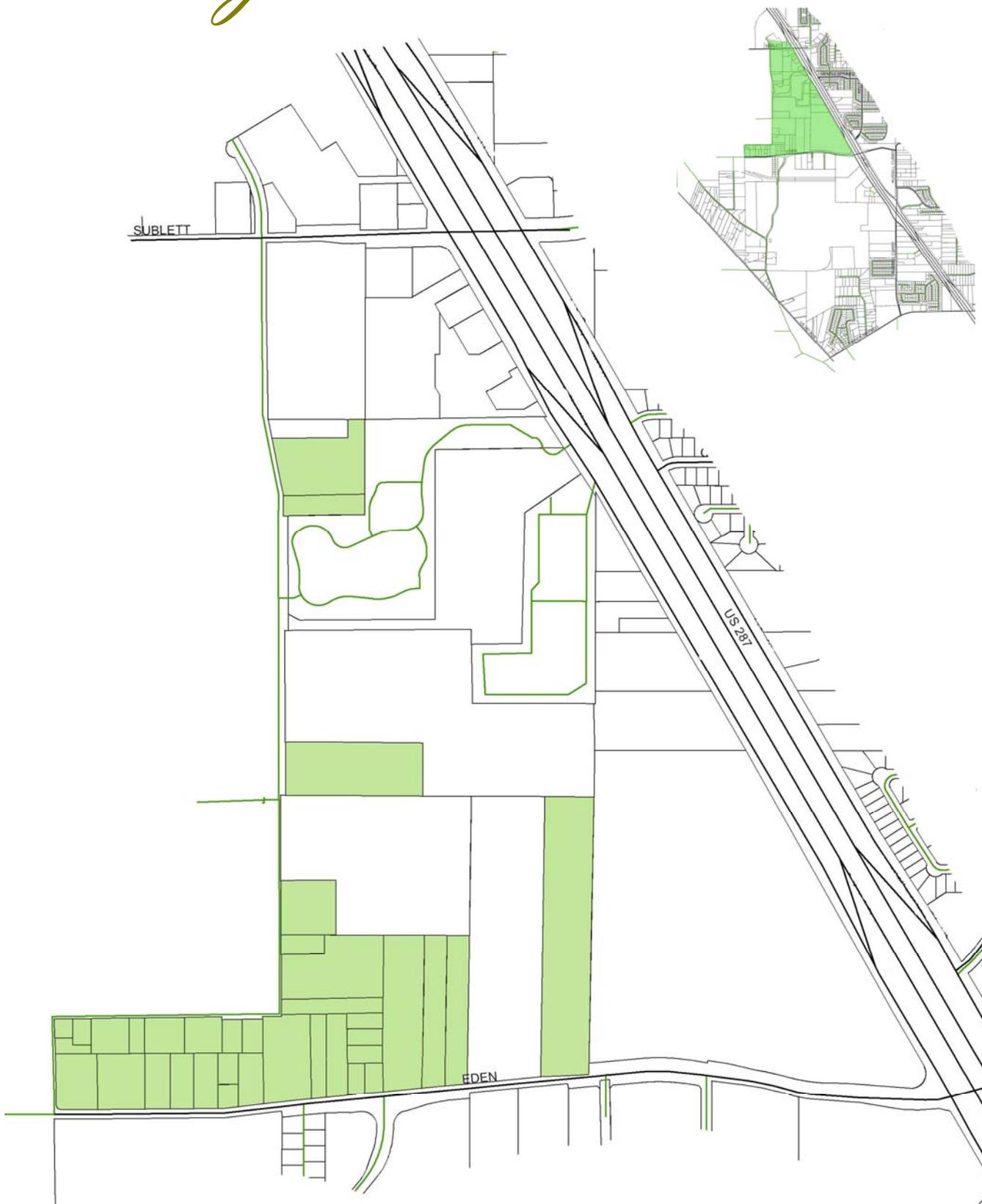
Total Acres
1,630

Total "A" Land
1,150 acres

Developable "A"
Land
730 acres



Village North



Existing Character

Total Acres
279

“A” Zoning
69 Acres

Future Character



Permitted Uses

Residential Low Density
(Max 4.5/acre)

Design Standards

Common Open Space
Façade Treatment
Garage Location
Home Size

Max Build Out = 300
Units



.....mix of *high quality housing* options and
complementary *commercial* activity.....

Village North



Village West



Existing Character

Total Acres
120

“A” Zoning
100 Acres

Future Character



Permitted Uses

Neighborhood Service

Local Service
(Frontage on Business 287)

Residential Attached
(Max 7.5/acre)

Low Density
(Max 4.5/acre)

Design Standards

Common Open Space
Street Treatment
Façade Treatment

Max Build Out = 750 Units

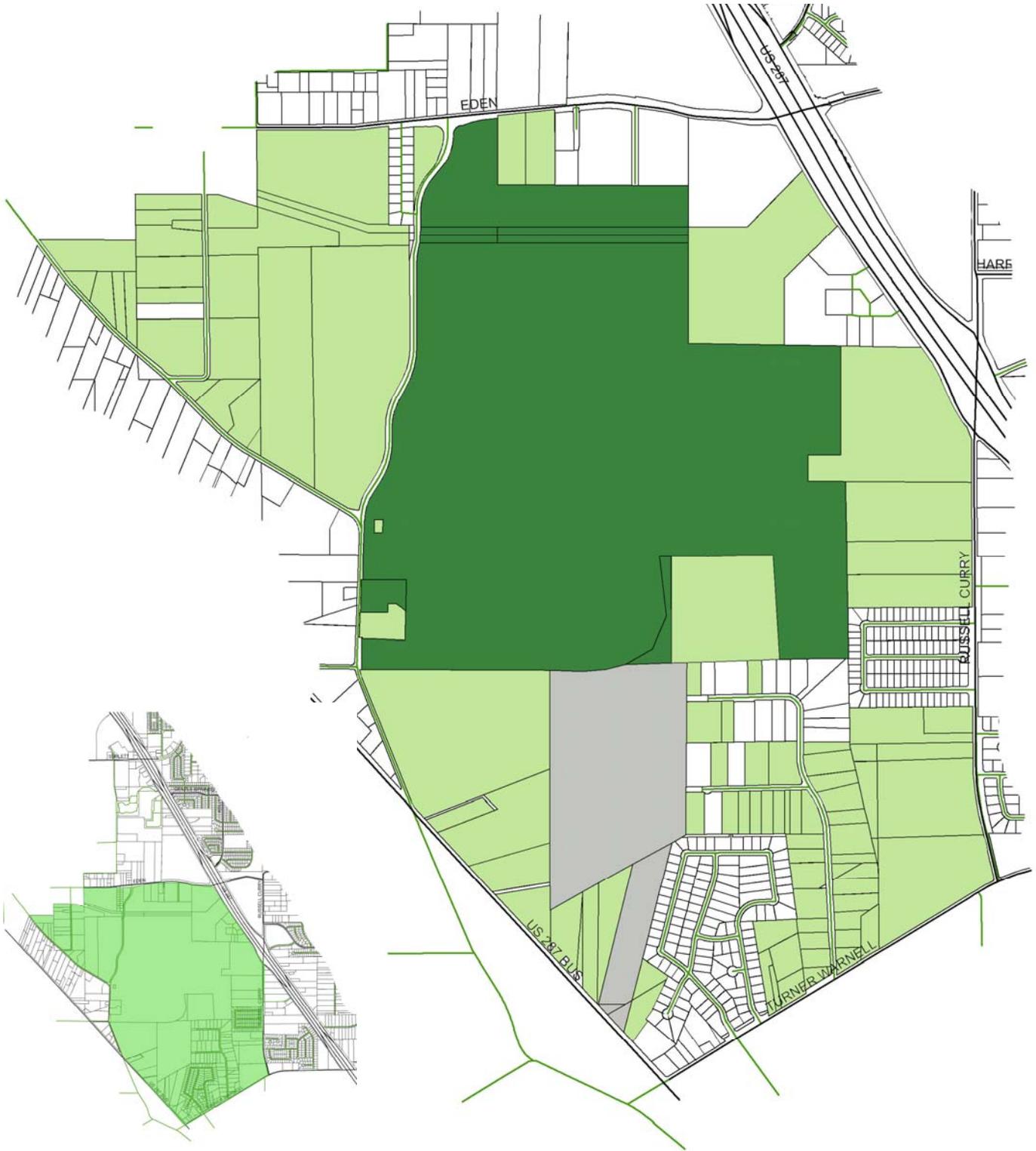


..... financially and environmentally *sustainable*.....

Village West



Village Centre



Existing Character

Total Acres
1,092

Developable "A" Zoning
500 Acres

Future Character



Permitted Uses

Residential Low Density
(Max 3.5/acre)

Neighborhood
Commercial (Phase II)

Design Standards

Common Open Space
Trail Connections
Street Treatment
Façade Treatment
Minimum Home Size

Max Build Out = 1,700
Units

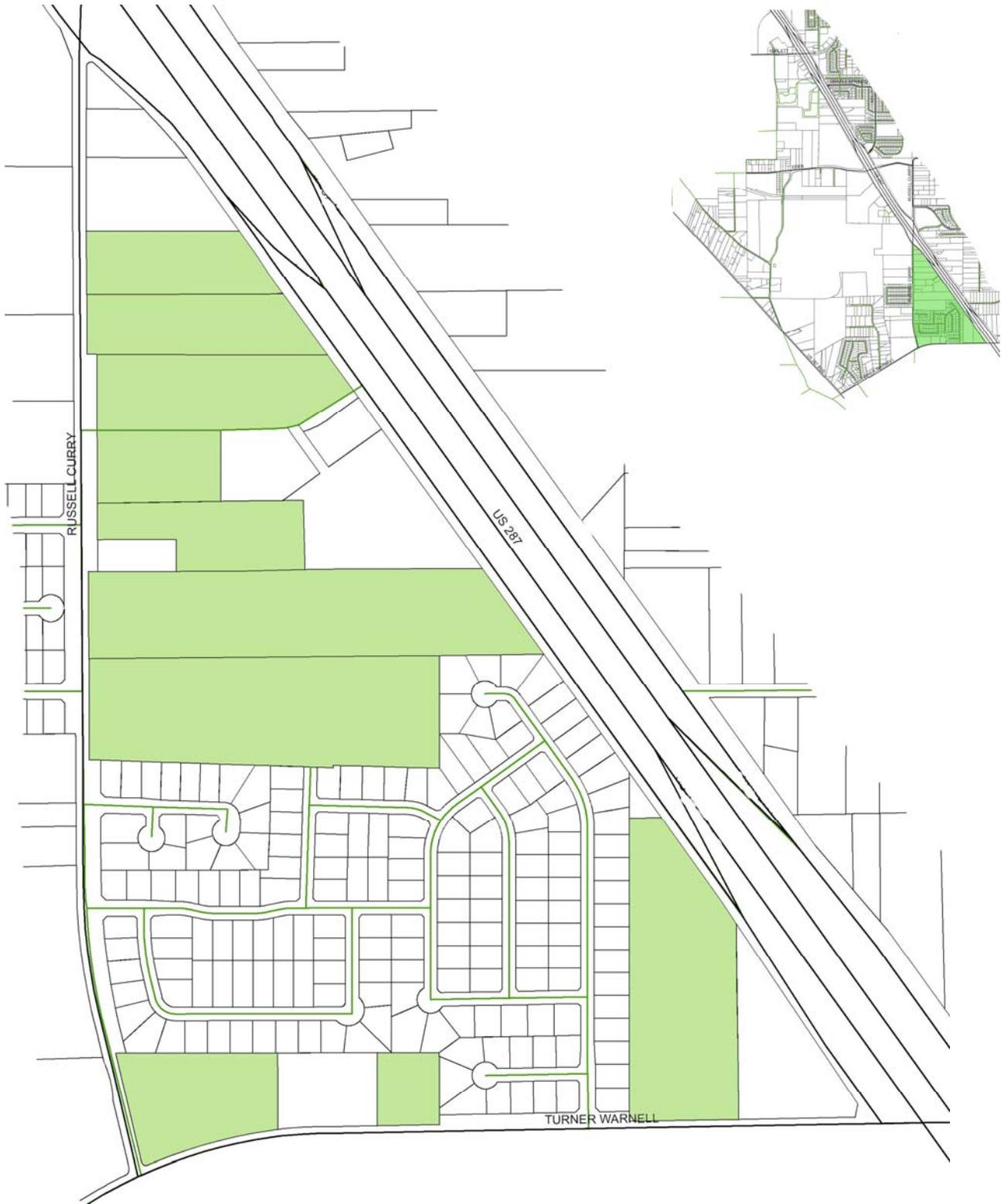


.....signature *golf* club and first tier sports complex are at the heart of
....*trails*linking *neighborhoods*.....

Village Centre



Village East



Existing Character

Total Acres
141

“A” Zoning
61 Acres

Future Character



Permitted Uses

Neighborhood Service
Local Service
(287 Frontage)

Residential Low Density
(Max 2.5/acre)

Design Standards

Common Open Space
Trail Connections
Street Treatment
Façade Treatment
Minimum Home Size

Max Build Out = 150
Units



.....memorable for its *rural character*, village like atmosphere.....

Village East

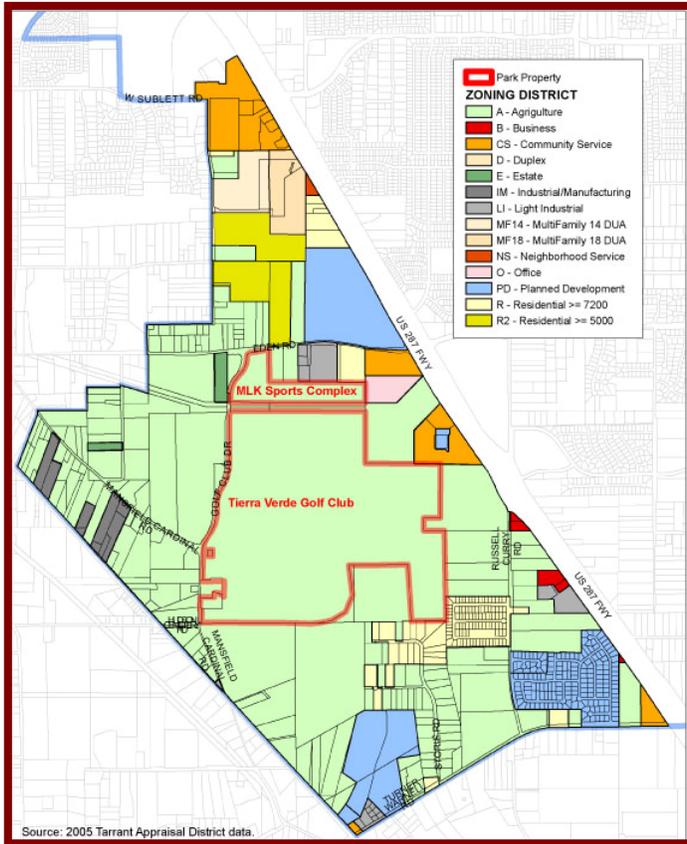


Commercial Design Standards



Zones	Neighborhood Service Type	Local Service Type
Village North	Not Permitted	Not Permitted
Village West	Design Standards Apply	Design Standards Apply (Only permitted on Business 287 frontage, maximum 500' deep)
Village Centre	Design Standards Apply; Phased (Permitted at 50% Residential Build Out)	Not Permitted
Village East	Design Standards Apply	Design Standards Apply (Only permitted on US 287 frontage, maximum 500' deep)
Base Standards Applicable to All		
Minimum Facade Treatment	4 sides (materials)	4 sides (materials)
Articulation	Required	Required
Entry/Ground Floor Features	Required	Required
Design Features	Choose 4 from: (over 20,000 sq ft need 6) Arcades, covered walks, awnings, or canopies; Recesses/projections, columns or pilasters; Varied roof heights; Articulated cornice line; Arches; Integrated water features; Display windows, faux windows or decorative windows; Architectural details (tile and molding); Integrated planters or wing walls with seating; Offsets, reveals or projecting ribs; Other architectural features	Choose 4 from: (over 20,000 sq ft need 6) Arcades, covered walks, awnings, or canopies; Recesses/projections, columns or pilasters; Varied roof heights; Articulated cornice line; Arches; Integrated water features; Display windows, faux windows or decorative windows; Architectural details (tile and molding); Integrated planters or wing walls with seating; Offsets, reveals or projecting ribs; Other architectural features
Façade Material (street facing)	Face brick or tile	Face brick or tile
	Natural or cultured stone	Natural or cultured stone
	Architectural Glass (less than 25% reflectance)	Architectural Glass (less than 25% reflectance)
	Split face block, burnished block	Split face block, burnished block
	Stucco	Stucco
	EIFS permitted 4' above ground	EIFS permitted 4' above ground

Additional Considerations



Existing Zoning

- Development Potential of Vacant Land
- Design Standards
- Incentives

	Village North	Village West	Village Centre	Village East
Location	North of Eden	Business 287	Surrounding Tierra Verde Golf Club	Southeast of Russell Curry
Existing General Character	Dense/Commercial	Industrial	Rural	Mixture
Acres	279	120	1092	141
Zoning	Acres	Acres	Acres	Acres
Industrial (B, LI, IM)		20.2	16.1	12.7
Commercial (NS, O, and CS)	41.7		37.7	4.6
Institutional PD	56.56			
High Density (MF and R-2)	99			
Medium Density (R)	13.2		62	3.7
Low Density (E) and PD			57	59
Parks and Cemetery				
Agriculture			420	
Remaining Agriculture	68.9	100	500	61.12
Total existing	279.36	120.2	1092.8	141.12

