

## **§300-20.2 Planned Rural Development District (PRDD)**

### **A. Purpose**

The Town of Ashford has identified that the Town's rural nature and pattern of development has led to the presence of multiple large parcels, all of which possess unique development potential. Given the increased complexity of developing large parcels in a manner that is consistent with both the Town's development and conservation goals, the Commission hereby establishes the Planned Rural Development District (PRDD). Each PRDD district shall be a special development district, applied in accordance with the provisions below.

### **B. Vision**

The overall vision for the PRDD is one that balances the need for flexibility in exchange for a higher-quality design and a diversity of buildings and uses. Developments within the PRDD should demonstrate a strong focus on a site layout that makes the best use of the physical characteristics of the property in a manner that is both supportive of economic development and is in harmony with the site's environmental characteristics.

### **C. Site Eligibility**

- 1) The PRDD may be applied to a parcel or parcels of land provided the following criteria have been met:
  - a. The parcel(s) of land subject to the application shall be at least 25AC,
  - b. The parcel(s) shall have frontage on, be contiguous with, or be accessible by a State Highway,
  - c. The parcel is designated on the official zoning map as "General Commercial" (GC), "Technology Development" (TD), or "Interstate Interchange Development" (IID)
- 2) The boundaries of each proposed PRDD shall be delineated on the proposed Master Plan, which shall be subject to final approval by the Commission. Following approval, the official zoning map shall be amended to reflect the placement of the PRDD.

### **D. Application Process**

All PRDD applications shall follow the following process in the order described below:

#### **1) Zoning Verification**

The applicant shall submit a zoning verification request to the Commission, which shall be reviewed by the Commission administratively. Such request shall include:

- a. Suitable information or maps to demonstrate compliance with all site eligibility requirements.
- b. A narrative statement which includes the proposed primary and accessory use(s) for the site and the anticipated total size of development.

#### **2) Zone Map Amendment and Master Plan Approval**

Approval of a Zone Map Amendment and Master Plan is required to apply the PRDD.

- a. A Zone Map Amendment shall be submitted and reviewed by the Commission in accordance with §300-25B.

- b. In conjunction with the Zone Map amendment, a Master Plan, reviewed in accordance with the Special Permit standards of §300-23C, shall be submitted. Such Master Plan shall also include the following:
  - i. A narrative statement of use, which includes:
    - i. The intent of the proposed PRDD
    - ii. The proposed use(s) including the applicable trip generation code(s) defined by the most recently adopted Institute of Transportation Engineers Trip Generation Manual (ITE)
    - iii. Approximate building sizes
    - iv. How such proposal is consistent with the Ashford Plan of Conservation and Development
  - ii. A conceptual site plan depicting the proposed schematic design of the site, including:
    - i. Proposed building footprints, parking areas, and landscape buffers.
    - ii. Information regarding the provision of water, sewer, fire suppression, drainage, and other utilities.
    - iii. The location of any identified wetlands, watercourses, Natural Diversity Database Areas, flood zones and proposed open space(s).
    - iv. Locations for the provision of low-impact development techniques, to the extent practicable, to provide for the catchment, treatment and improvement of stormwater generated from the proposed development.
  - iii. Preliminary architectural drawings which include:
    - i. Preliminary floor plans
    - ii. Example architectural elevations similar to the proposed building(s) or photographs of buildings similar to those proposed.
  - iv. Zoning Information Table
    - i. Total lot area and frontage
    - ii. Proposed building setbacks, yards and building separations
    - iii. Building and site coverage
    - iv. Proposed floor area by proposed use
    - v. Expected number of proposed parking spaces
  - v. Additional Information: Depending on the nature and/or intensity of the proposed development, the following documentation may also be required by the Commission:
    - i. A viewshed analysis
    - ii. A Municipal Fiscal Impact Assessment
    - iii. A Traffic Impact Assessment
    - iv. Any other information the Commission deems necessary to perform a complete and thorough review of the submitted application.

### **3) Site Plan Approval**

- a. Following approval of the Zone Map Amendment and Master Plan application, development activity may only occur following approval of a Site Plan application by the Commission. Such application shall be reviewed in accordance with the following:
  - i. The valid and approved Master Plan
  - ii. §300-22A of these Regulations
  - iii. Any Special Standards as defined by Article 6 (§300-28 to §300-38.1) as may be applicable.

## **E. Permitted Uses**

The Commission recognizes the significance of matching any proposed development with not only the spirit and intent of the Zoning Regulations and POCD but also the context of development surrounding the proposed project. While there must be certain flexibility with respect to the individual uses proposed within a PRDD, generally, such uses are expected to include:

### **1) Residential Uses:**

- a. Single-family attached dwellings
- b. Multi-dwelling unit complexes

### **2) Retail Uses:**

- a. Lawn/Garden Supply or Nursery
- b. Grocery
- c. Hardware
- d. Apparel
- e. General

### **3) Service Uses:**

- a. Medical
- b. Fitness
- c. Personal
- d. Business

### **4) Employment Uses:**

- a. Office
- b. Research
- c. Skilled trade services

### **5) Industrial Uses:**

- a. Warehousing (primarily within a building)
- b. Wholesale and Distribution
- c. Manufacturing
- d. Assembly of Components
- e. Vehicle Staging & Storage (primarily within a building)

## **F. Approval Considerations**

In consideration of any application made under the provisions of this Section, the Commission shall act in its legislative capacity and, in doing so, may exercise legislative discretion by approving, approving with amendments, or denying an application to amend the official Zoning Map.

## **G. District Expiration**

Approval of the Master Plan (only) shall automatically expire twelve (12) months from the effective date of its approval unless a site plan application submitted in accordance with this section has been filed with the Commission. The Commission may grant a twelve (12) month

extension. Following the expiration of an approved Master Plan, a new Master Plan shall be submitted to the Commission for review.

#### **H. Modifications**

- 1) Any modification to a proposed Master Plan shall require the review and approval of the Commission.
- 2) Any modifications to a previously approved and valid site plan for which a Master Plan approval has been issued shall be reviewed and approved by the Commission. Any modification which is found to meet the criteria below may be reviewed administratively by the Zoning Enforcement Officer in consultation with the Chair.
  - i. Such modification does not propose to increase building size, building coverage or impervious coverage by more than 5% or, building height by more than 10%.
  - ii. Any changes from a previously approved use to another permitted use do not exceed 25% of the building square footage and will not result in increased traffic.
  - iii. Such modification will not reduce on-site greenspace by more than 5%.