

RST Residences

Recreational Areas – Substitution Request

The Planned Residential Development (PRD) zoning district regulations require RST Residences to reserve a minimum area of 25% of the site for Open Space and Recreational Uses. Section 19.6. This area must include a certain amount of space designated as Recreational Areas. Section 4.16.1. Within the Recreational Areas, certain types of Recreational Facilities are required unless the County approves a substitution request to allow an alternative to the otherwise required types of Recreational Facilities.

Based on the size of the site, RST Residences is required to provide 4.88 acres of Open Space and Recreational Uses under Section 19.6. The Application Plan for RST Residences shows 6.29 acres for Open Space and Recreational Uses, in excess of the minimum requirement. RST Residences is also required to provide 0.98 acres, or 42,493 square feet, of Recreational Areas under Section 4.16.1. The Application Plan for RST Residences shows 2.05 acres, or 89,100 square feet, of Recreational Areas, in excess of the minimum requirement. The table below shows how the Application Plan exceeds the requirements of Sections 19.6 and 4.16.1.

	Required	Shown on Application Plan
Open Space and Recreational Uses (Sec. 19.6)	4.88 ACRES 25% of Project Area	6.29 ACRES 32% of Project Area
Recreational Area (Sec. 4.16.1)	0.98 ACRES (42,493 sq. ft.) 5% of Project Area	2.05 ACRES (89,100 sq. ft.) 10.5% of Project Area

Section 4.16.2 specifies the type of Recreational Facilities that must be provided within the Recreational Areas in the absence of a substitution request. Without a substitution request, RST Residences would be required to provide eight (8) 2,000 square foot tot lots, or a total of 16,000 square feet of tot lots, and four (4) 30' x 30' one-half basketball courts, or a total of 3,600 square feet of basketball courts. The total area of the required Recreation Facilities without a substitution request is 19,600 square feet.

The Applicant would like to offer residents a more diverse variety of Recreational Facilities than the minimum requirement of Section 4.16.2. In addition, the Applicant plans to provide a significantly higher total area of Recreational Facilities than Section 4.16.2 requires. The Concept Plan shows a total of 56,300 square feet of Recreational Facilities. This is more than double the requirement found in Section 4.16.2.

As an alternative to the minimum requirements of Section 4.16.2, the Applicant submits this substitution request to permit a tot lot area of 7,600 square feet, plus 48,700 square feet of other Recreational Facilities. The following table shows the resulting significant increase in Recreational Facilities.

	No Substitution Request	With Substitution Request
Recreational Facilities (Section 4.16.2)	8 Tot Lots (16,000 sq. ft.) 4 Half-Basketball Courts (3,600 sq. ft.)	1 Tot Lot (7,600 sq. ft.) Other Recreational Facilities (48,700 sq. ft.)
Total Recreational Facilities	19,600 sq. ft.	56,300 sq. ft.
Other Recreational Areas (not Recreational Facilities)	22,893 sq. ft.	32,800 sq. ft.
Total Recreational Areas	42,493 sq. ft.	89,100 sq. ft.

The specific locations and types of the other Recreational Facilities would be determined at the site plan stage. However, the Applicant offers the following conceptual description of the Recreational Facilities it anticipates including with its site plan submission.

Conceptual Recreational Facilities

- Swimming Pool with Outdoor Gathering Space (18,400 sq. ft.)

A swimming pool and gathering space between the two wings of Building 1 is envisioned as the central amenity of RST Residences. The approximately 2,000 sq. ft. swimming pool would be surrounded by a pool deck with lounge space, seating, and a shade structure. Other amenities anticipated in this area include a firepit and a grilling area.

- Dog Park (13,900 sq. ft.)

This area is envisioned to include a pet exercise area for use by residents. To provide a comfortable location for residents to socialize while pets play, this area is also envisioned to include a picnic area for small gatherings.

- Plazas (12,800 sq. ft.)

Two plaza areas are proposed adjacent to the roundabout at the center of the community. The larger plaza at the entrance of the 5-story apartment building is 10,000 square feet. This area would encourage outdoor gatherings and facilitate social interactions as residents visit the central amenities to be offered in and around the 5-story building. A second 2,800 square foot plaza is proposed opposite Travelway B from the larger plaza. These plazas will create open-air gathering spaces of human scale appropriate for an Urban Density Residential development.

- Asphalt Multi-purpose Sports/Outdoor Fitness Area (3,600 sq. ft.)

This area is proposed as a multi-purpose paved sports surface or outdoor fitness area. This Recreational Facility would have the same footprint as the four half-basketball courts that would be required without a substitution request.

Justification for Substitution Request

The Applicant is committing to more than double the footprint of the required Recreational Facilities. This increase in the overall Recreational Facilities justifies the requested substitution. The Applicant is committing to providing two tot lots that together have a footprint of more than half of the required tot lots in the Zoning Ordinance. The Applicant also envisions a paved sports/outdoor fitness area that has the same footprint as the otherwise required basketball courts. The Applicant merely requests a substitution to allow a Recreational Facility that may be used for multiple sports and fitness activities rather than basketball courts, which are single-use Recreational Facilities.

In addition, the Applicant envisions that some of the Other Recreational Areas (30,600 sq. ft.) may have ultimately have the features of a Recreational Facility. For example, the 17,000 sq. ft. Recreational Area at the center of the Townhomes (opposite the conceptual Swimming Pool Recreation Area) is envisioned to have a park-like appearance, with the possibility of a pavilion or gazebo in this area. However, since this area could be more of a passive Recreation Area, it is not counted as a Recreational Facility for purposes of this substitution request.

Because the site plan would not be approved unless the Recreational Facilities satisfy the County Staff, some flexibility on the specific types of Recreational Facilities is appropriate at the rezoning stage. The Applicant respectfully requests that its commitment to offer an amount of Recreational Facilities well above the minimum requirements supports this substitution request.