

Everbe Phase 4 Specific Parcel Master Plan (MPL2022-10040) 6/18/2022

Project Description

The enclosed application seeks Municipal Planning Board approval of the proposed Specific Parcel Master Plan for the Everbe Phase 4 development. This application presents a detailed site plan of the proposed residential areas within Phase 3 of the approved Vista Park Framework Masterplan (MPL2020-10061), which is within the Vista Park PD. The project includes 102 residential lots across approximately 123.22 acres.

With the approval of Vista Park / Riverwalk Phases 2 & 3 SPMP under (MPL2022-10040) in 2022, this application represents the fourth phase of development within the Vista Park PD, and as such the applicant has opted to refer to this development as Phase 4, in lieu of the former Phase 3 designation as shown on the approved Framework plan.

The proposed application is consistent with the development standards within the Vista Park PD and Land Development Code, the layout approved with the Vista Park Framework Masterplan, and generally complies with all previous conditions of approval adopted during review of the Vista Park Phase 1 SPMP and the Phase 2 & 3 SPMP. As presented in the previous masterplan applications for this development, the future land use designations were revised in 2017, and Subarea Policy S.39.3 was subsequently amended to reflect a changed development program. The maximum development program may not exceed 3,300 single-family residential units and up to 1,345 units may be age-restricted; 500 townhouse units; 1,000 multifamily units; 20,000 square feet of office space; and 80,000 square feet of retail/commercial space. To date, with the approval of the Vista Park Phase 1 SPMP, the Phase 2 & 3 SPMP, along with this proposed application, we are proposing 1,199 single family residential units, consistent with the maximum units allowed within the adopted Subarea Policy. The maximum density proposed is 4.98 DU/ac which is less than the 12 DU/ac required within the GMP.