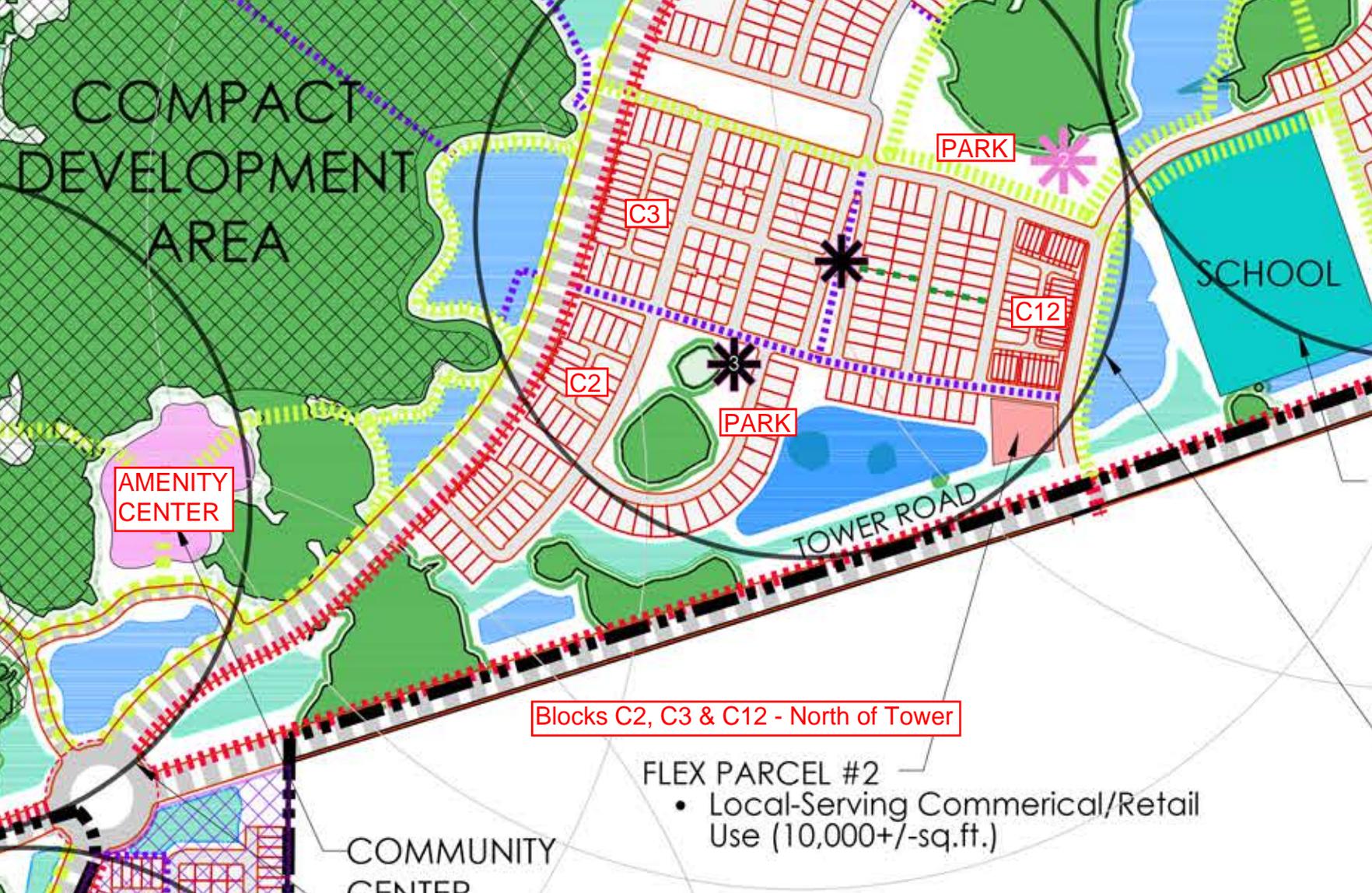


BEXLEY SOUTH ALTERNATIVE STANDARD
MUTRM BLOCK LENGTH [LDC Section 901.13.E.1.a(1)(a)]

~~Jan 13, 2015; Jan 28, 2015; Feb 20, 2015~~

- **Intent of MUTRM LDC Section 901.13.E.1.a(1)(a):** Minimize block perimeter length to maximize pedestrian walkability.
- **LDC Section From Which This Alternative Standard is Requested:** This Alternative Standard is requested from LDC Section 901.13.E.1.a(1)(a) for specific project locations as described below.
- **Specific Project Locations:** This Alternative Standard is requested for three specific project locations as depicted on the attached Exhibits and as follows:
 - **Location 1:** Blocks A2 & A3 south of Tower Road
 - **Location 2:** Blocks C2 & C3 abutting Bexley Village Drive north of Tower Road
 - **Location 3:** Block C12 abutting Ballantrae Boulevard north of Tower Road
- **Why The Request:** These specific locations each have project specific site constraints which result in block perimeters greater than 1,500 LF.
- **How Each Location Deviates From The LDC:**
 - **Location 1 (A2 & A3):** This location in the project is bound by Bexley Village Drive on the west and the large wetland system on the east. More specifically, these blocks have alley-loaded townhomes on the west edge such that front-building architecture faces Bexley Village Drive. As a result these specific blocks exceed the maximum 1,500 LF block perimeter.
 - **Location 2 (C2 & C3):** These blocks are abutting Bexley Village Drive. These block dimensions are determined by the spacing between the roads on the north and south side which are spaced to meet Pasco County criteria for safe functional access on Bexley Village Drive. As a result these specific blocks exceed the maximum 1,500 LF block perimeter.
 - **Location 3 (C12):** This block is abutting Ballantrae Boulevard. This block length and perimeter are determined by the spacing distance between the roads on the north and south side of this block which are spaced to meet Pasco County criteria for safe functional access on Ballantrae Boulevard. As a result this specific block exceeds the maximum 1,500 LF block perimeter.
- **How Each Location Still Meets or Exceeds Intent of The LDC:**
 - **Location 1 (A2 & A3):** These blocks are designed with neighborhood parks and/or activity centers directly adjacent to each block and within close walking proximity to each resident. Pedestrians from the furthest home will have a $\pm 650'$ walk to either park site (see attached graphic). Pedestrian crosswalks into these park sites will be located at the intersections for safety and therefore a mid-block crossing through blocks A2 & A3 will not reduce the pedestrian commute. In addition each of these blocks will have a direct pedestrian connection to the linear trails in Bexley Village Drive. Despite specific site constraints, these blocks have been designed to maximize pedestrian walkability.
 - **Location 2 (C2 & C3):** The Bexley Village Drive pedestrian crosswalks will be located at the intersections on the north and south sides of each block, therefore a mid-block crossing through blocks C2 & C3 will not reduce the pedestrian commute. In addition these blocks are designed with parks, trails and/or activity centers within close walking proximity to each resident. Also, a pedestrian mid-block crossing will be provided on the south edge of Block C2. Despite specific site constraints, these blocks have been designed to maximize pedestrian walkability.
 - **Location 3 (C12):** The Ballantrae Boulevard pedestrian crosswalks will be located at the intersections on the north and south side of each block, therefore a mid-block crossing through block C12 will not reduce the pedestrian commute. In addition this block is designed with parks, trails, activity centers, and the flex parcel within very close walking proximity to each resident. Despite specific site constraints, this block has been designed to maximize pedestrian walkability.



COMPACT
DEVELOPMENT
AREA

AMENITY
CENTER

C3

C2

PARK

PARK

C12

SCHOOL

TOWER ROAD

Blocks C2, C3 & C12 - North of Tower

FLEX PARCEL #2

- Local-Serving Commerical/Retail Use (10,000+/-sq.ft.)

COMMUNITY
CENTER