



Baldwin County Planning & Zoning Department

Baldwin County County Commission Staff Report

Case No. Z25-62 / PRD25-09
Morgan Property / Bridle Creek Subdivision
From RA to RSF-2 and a 344-site Planned Residential Development (PRD)
June 16, 2026

Subject Property Information

Planning District: 15
General Location: Located north of County Road 54 and west of River Road North in the Daphne area
Physical Address: No address provided
Parcel Numbers: 05-42-09-31-0-000-001.000
PIN#: 68264
Existing Zoning: RA, Rural Agricultural District
Proposed Zoning: RSF-2, Residential Single-Family District
Existing Land Uses: Agricultural
Proposed Land Use: Residential
Acreage: 153.51 ± acres
Applicant/Engineer: Larry Smith – S.E. Civil Engineering & Surveying, LLC
9949 Windmill Road
Fairhope, AL 36532
Owner: Millard Morgan
PO Box 20342
Bradenton, FL 34204
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RA, Rural Agricultural
South	Airfield	RA, Rural Agricultural
East	Residential	RSF-E, Residential Single Family Estate
West	Agricultural	RA, Rural Agricultural

Summary

The subject property consists of approximately ±153.51 acres and is currently zoned RA (Rural Agricultural District). The RA zoning classification permits a density of 0.33 dwelling units per acre, while Residential Single-Family (RSF-2) zoning allows up to 2.9 dwelling units per acre. The applicant has submitted a request for a

Planned Residential Development (PRD) for the subject parcel, proposing a density of 2.24 units per acre. Under the RSF-2 zoning designation, the property could accommodate up to 445 lots; however, the proposed development includes 344 lots. A PRD provides flexibility in lot size, width, and setback requirements while maintaining compliance with the underlying zoning density. Surrounding parcels are designated for agricultural and residential uses. The applicant asserts that residential development represents the highest and best use of the property and that the proposed RSF-2 zoning complies with the applicable density standards.

Current Zoning Reuirements

Section 3.2 RA, Rural Agricultural District

3.2.1 Generally. This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes. Low-density residential development that maintains the rural character of the district is permitted in accordance with the permitted uses and area and dimensional requirements of this section.

3.2.2 Permitted uses. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

3.2.3 *Permit Exemptions for Agricultural Uses and Agriculture Buildings.* Agricultural uses and Agriculture Buildings, as defined in this ordinance, within the RA zoning district, shall be exempt from the Zoning Site Plan and Zoning Land Disturbance permitting requirements of this ordinance.

3.2.4 *Special exceptions.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

3.2.5 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Institutional uses not permitted by right.
- (c) The following general commercial uses: low density recreational vehicle park (see *Section 13.8: Recreational Vehicle Parks*).
- (d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

3.2.6 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.5: Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet

3.2.7 *Area and dimensional modifications.* Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet

Section 4.3 RSF-2, Single Family District

4.3.1 Generally. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 Permitted uses. Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.6 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

4.3.2 Conditional Use Commission Site Plan Approval. Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

4.3.3 *Special exception.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.5: Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

USACE, James Buckelew: Staff reached out 12/23/2025 but received no comments.

ADEM, Scott Brown: Staff reached out 12/23/2025 but received no comments.

Subdivisions, Fabia Waters: A subdivision preliminary plat application will be required following rezoning and PRD approval, for the proposed development of the subject property.

Natural Resource Planner, Ashley Campbell: Site was inspected 12/17/2025 and notes to the applicant regarding protection of steep slopes have been sent.

Permit Engineer, Tyler Austin: No development currently proposed. Any future development will require drainage/construction plan review. Any required access improvements along CR 54 will require approved driveway permit from Baldwin County Planning & Zoning Department that meets requirements in the Baldwin County Access Management Guide.

Staff Analysis and Findings

The requirements and standards for review and approval of Planned Developments are found within Article 9 of the Baldwin County Zoning Ordinance. According to Section 9.1, "It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and

thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.” Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and building height, may be approved by the County Commission and shall be shown on the approved Final Site Plan.

The proposed 344-unit development, to be known as *Bridle Creek*, will consist of a mix of lot sizes constructed over four phases, with a variety of lots included in each phase. Of the 344 proposed lots, 192 will be 53-foot lots, 84 will be 81-foot lots, 50 will be 90-foot lots, and 3 will be 120-foot lots. A 3.82-acre parcel will be donated to the Belforest Fire Department to accommodate a future fire station and training facility.

A detailed list of requested deviations from RSF-2 zoning standards has been provided. These deviations include proposed lot sizes ranging from 7,155 to 20,000 square feet, reduced lot widths of 53 feet for 192 lots, and reduced side setbacks of 6 feet for the 53-foot-wide lots. The development will preserve approximately 44.79 acres of open space, which includes 26.04 acres of usable open space dedicated to proposed amenities such as a clubhouse, pool, dock and pier overlooking an 8–9-acre lake, an outdoor pavilion, playground, and multi-use courts.

According to the Master Plan, the area is designated primarily for Moderate Development Density, which accommodates a range of single-family residences on large to medium-sized lots within amenity-oriented communities. Staff has reviewed the submitted materials and determined that the request complies with the requirements for rezoning to Residential Single Family (RSF-2) in conjunction with a Planned Residential Development (PRD).

Staff Comments and Recommendation

1. If the Conceptual Plan and required submittals are approved by the County, the applicant(s) must then and in that event, submit Final Site Plans in accordance with the approved phasing schedule and in accordance with Section 9.4.3, for each phase of the project prior to any commencement of development activity.
2. The final site plan can be approved concurrently with the preliminary plat for each phase.
3. A final site plan shall be submitted and heard in accordance with Article 19.
4. Approval of the rezoning request from RA to RSF-2.

Property Images





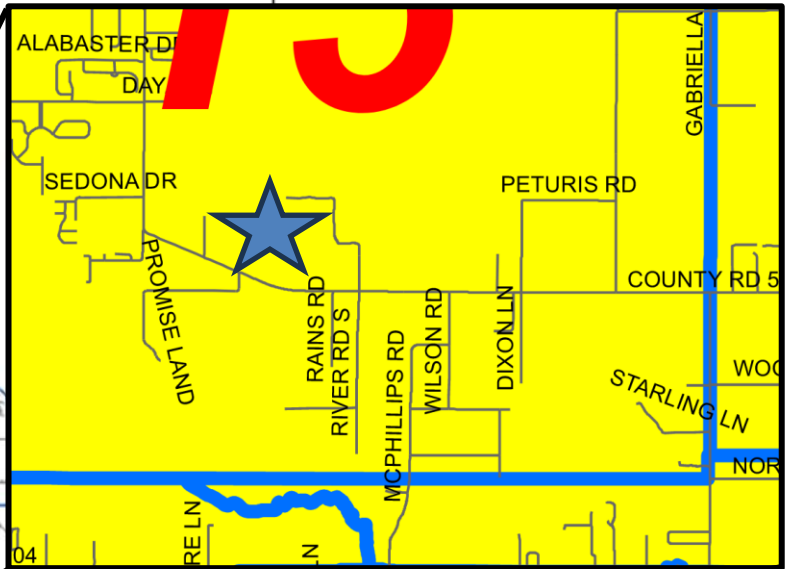
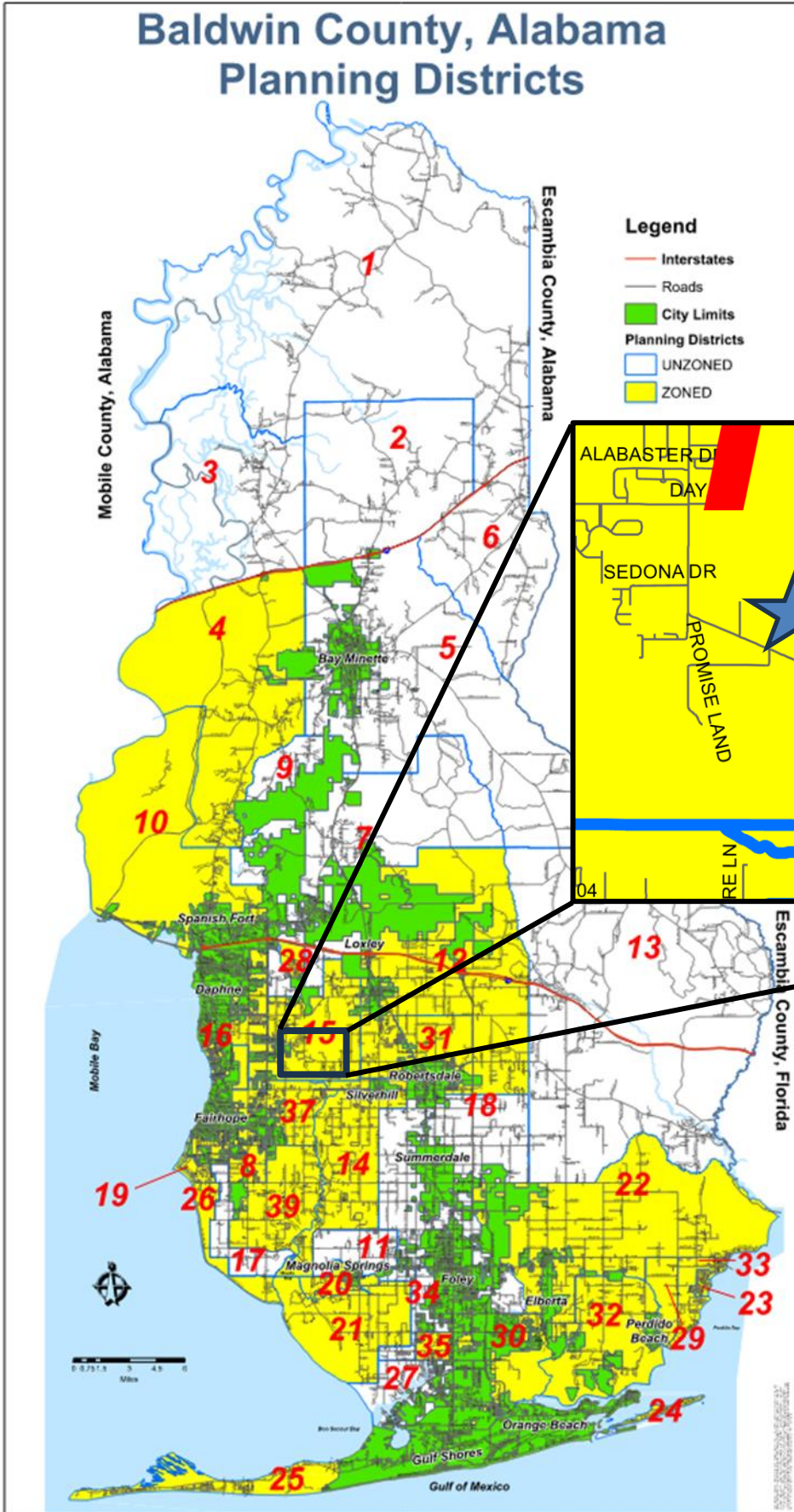
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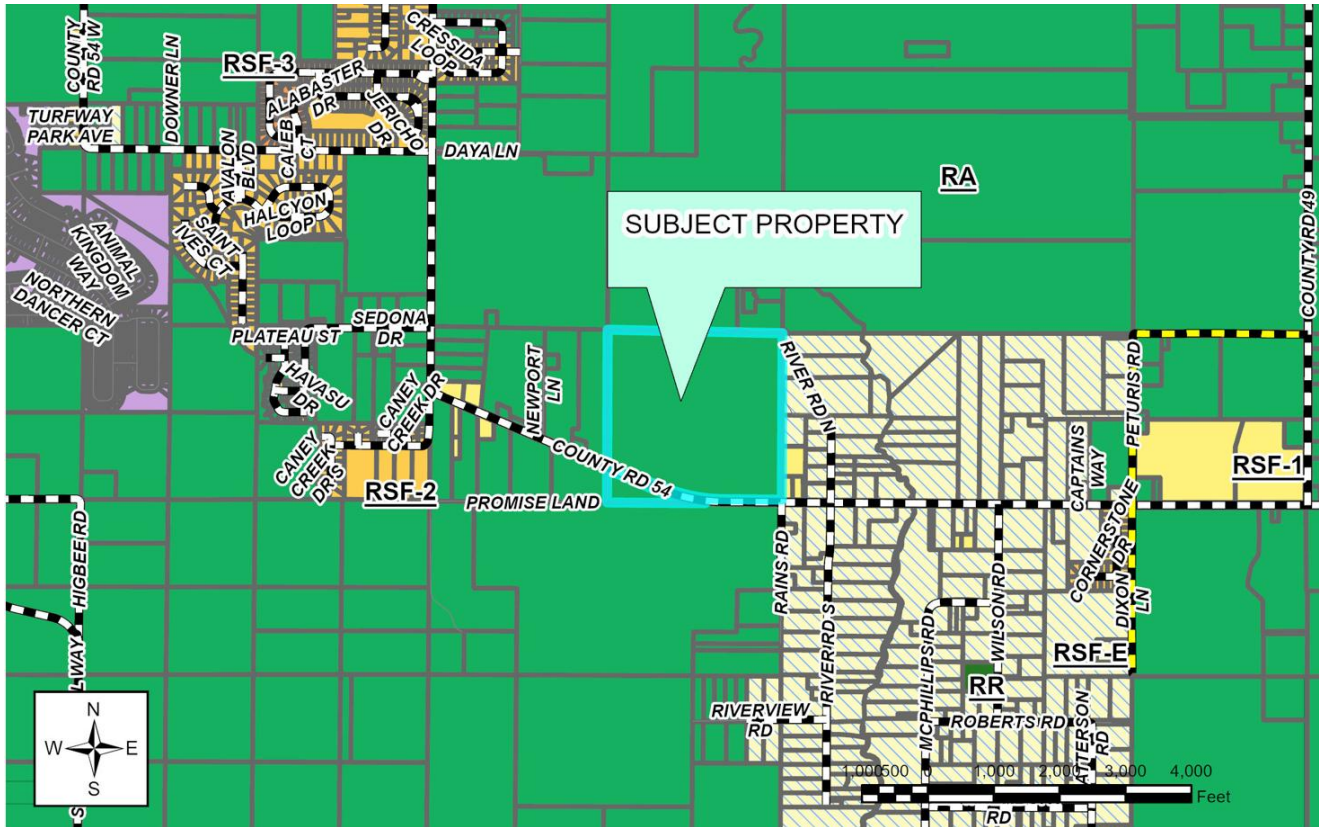
Baldwin County, Alabama Planning Districts

Legend

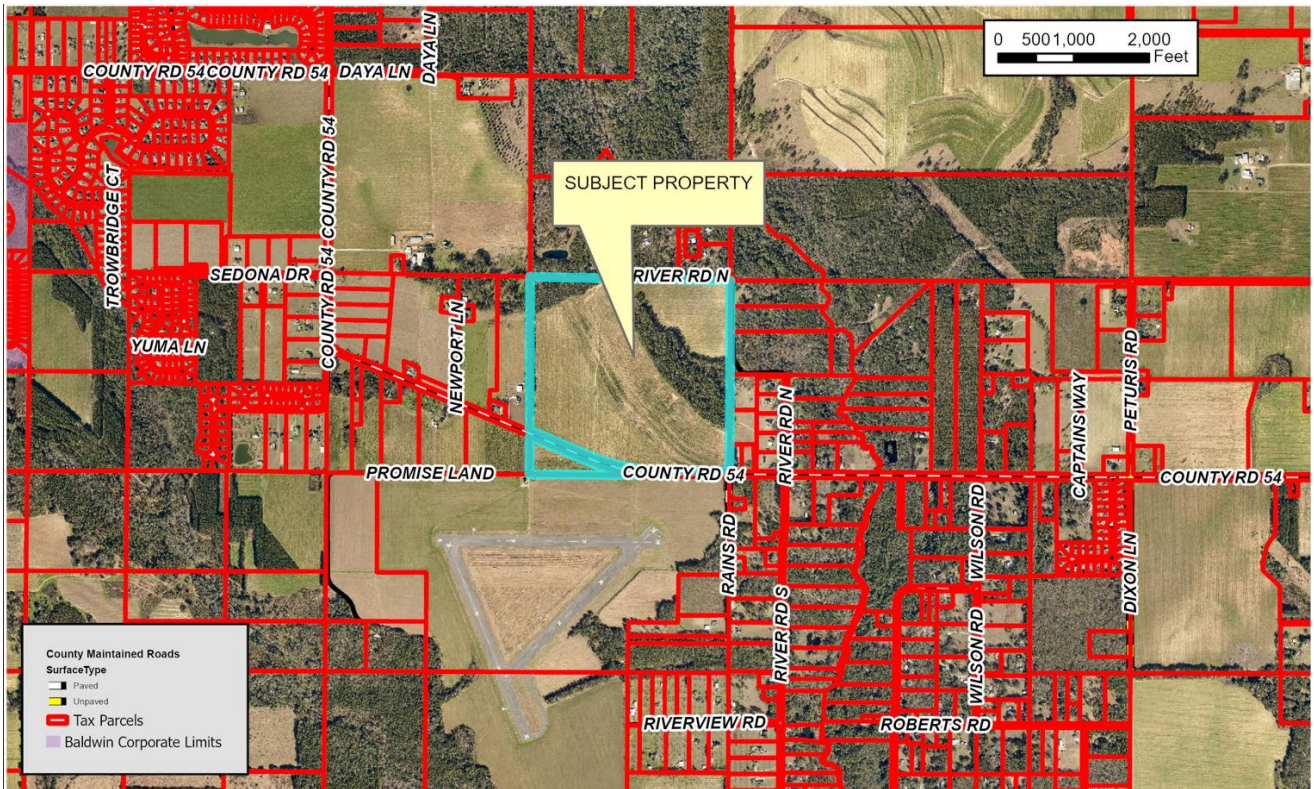
- Interstates
- Roads
- City Limits
- Planning Districts
 - UNZONED
 - ZONED



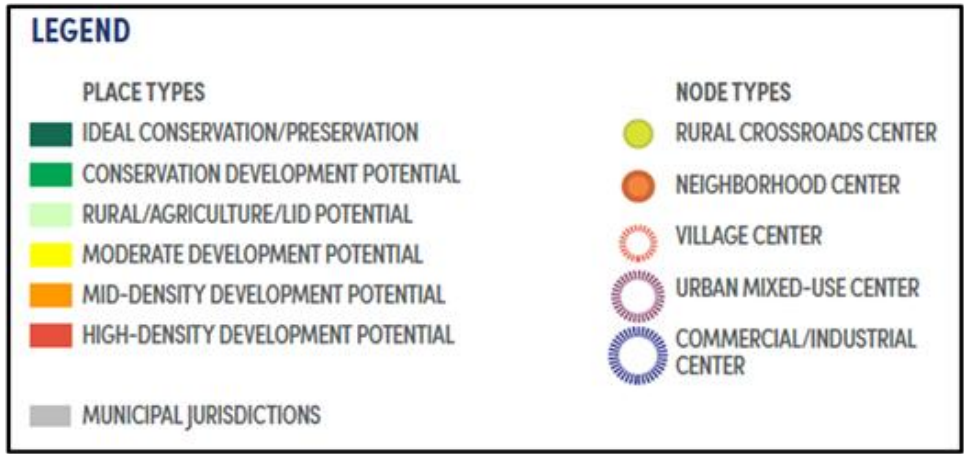
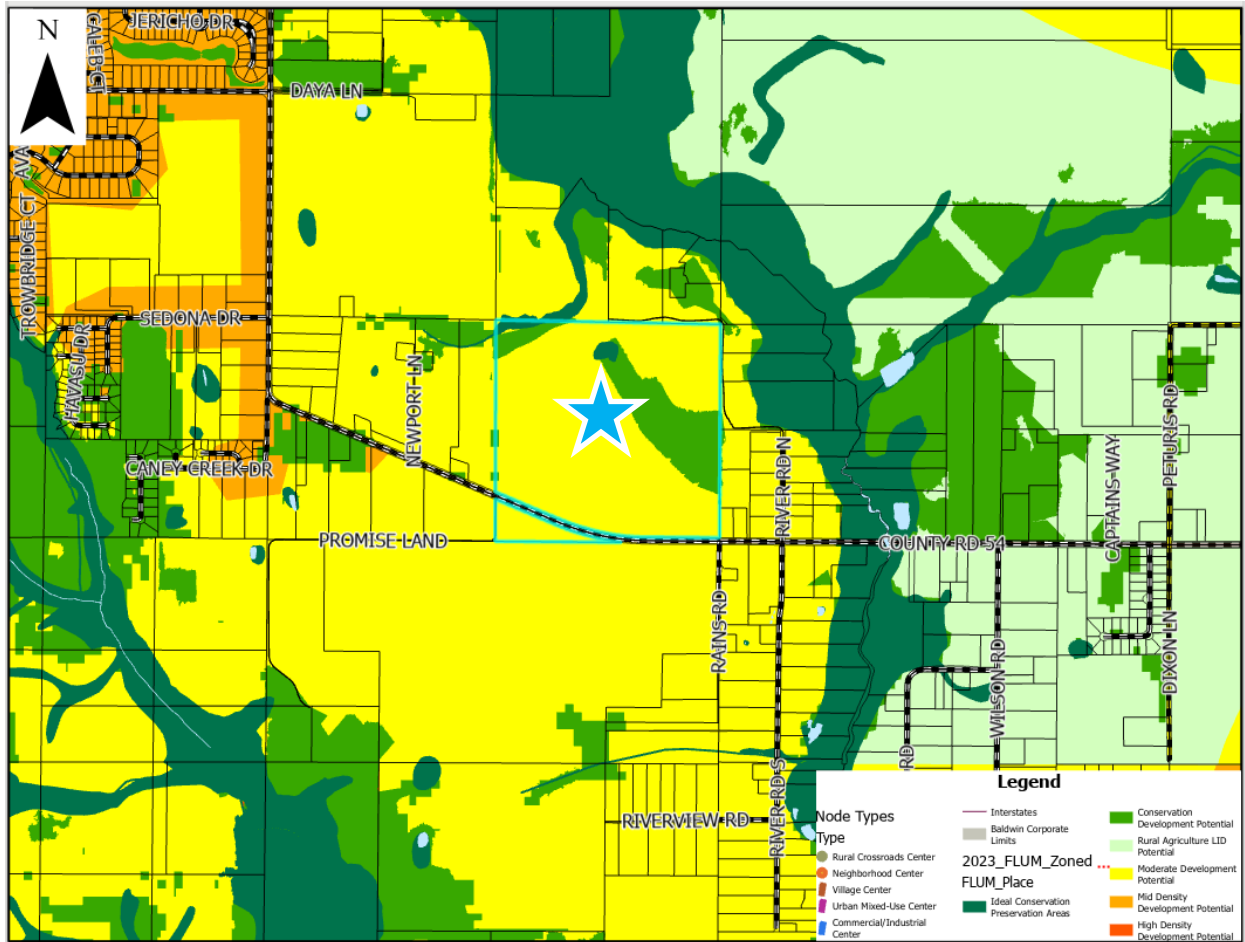
Locator Map



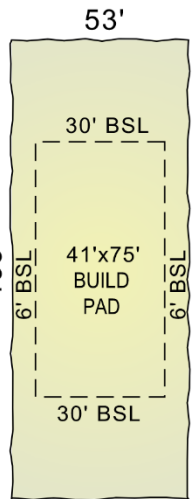
Site Map



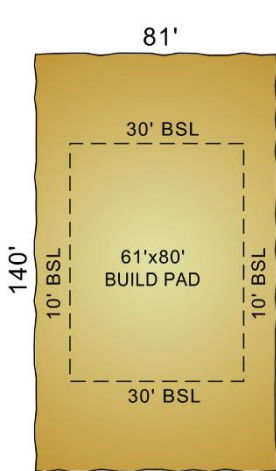
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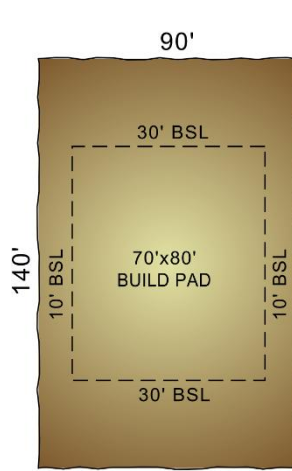
Overall Master Plan



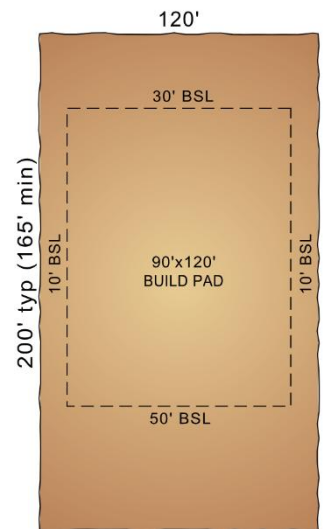
7,155 SF (min)



11,200 SF (min)

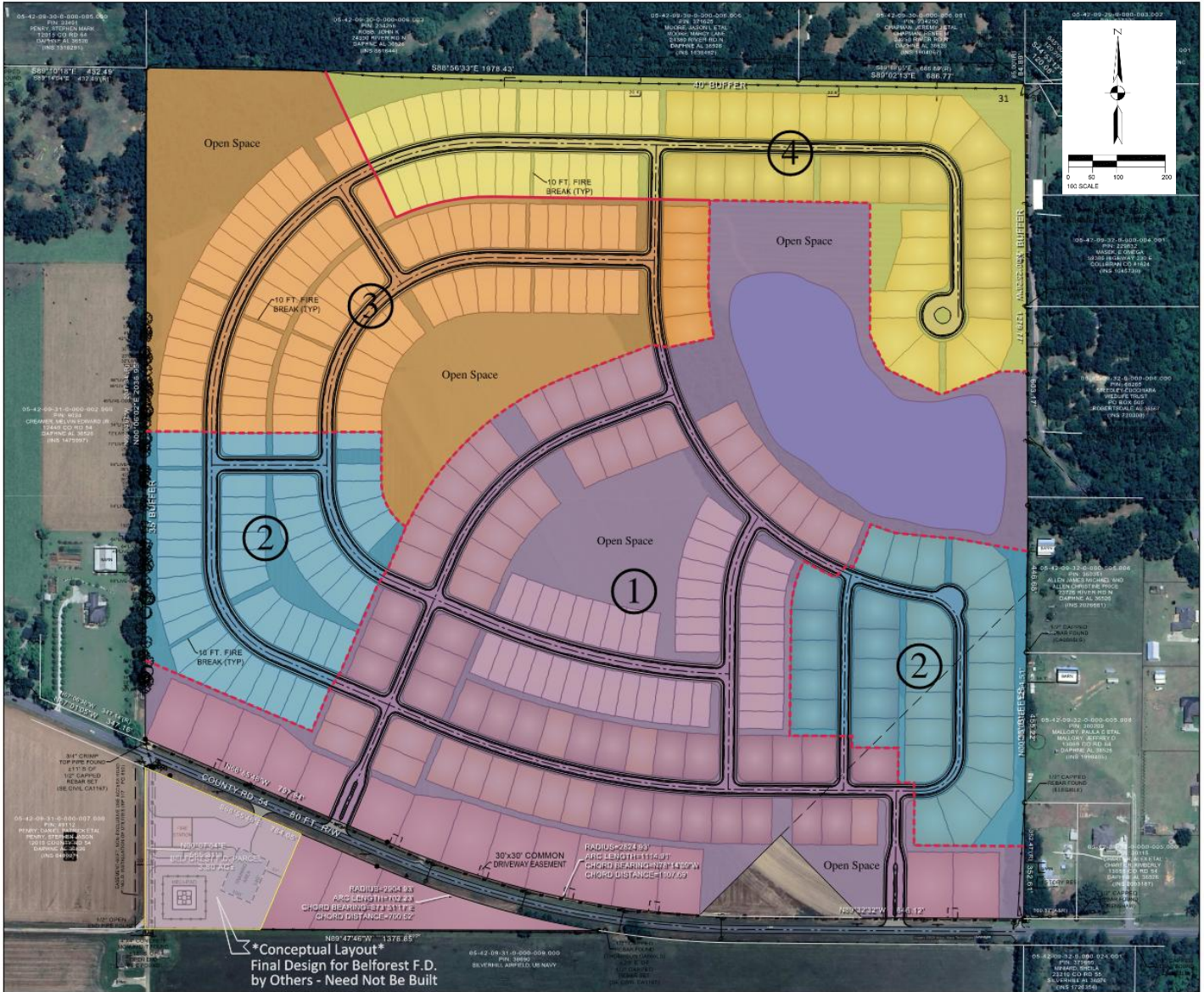


12,600 SF (min)



20,000 SF (min)

Phasing Plan

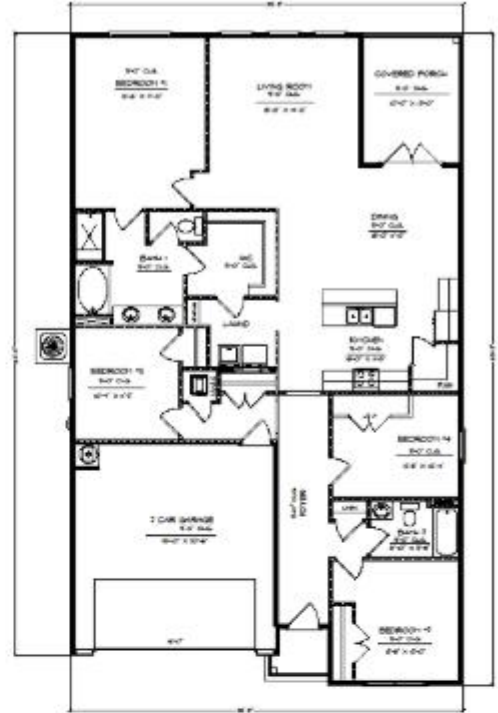


Phase	Acres	53's	81's	90's	120's	Estate	Total
1	73.8	40	40	25	15	3	123
2	25.0	46	20	10	0	0	76
3	31.5	75	5	0	0	0	80
4	23.2	31	19	15	0	0	65
Totals	153.5	192	84	50	15	3	344

Floor Plans

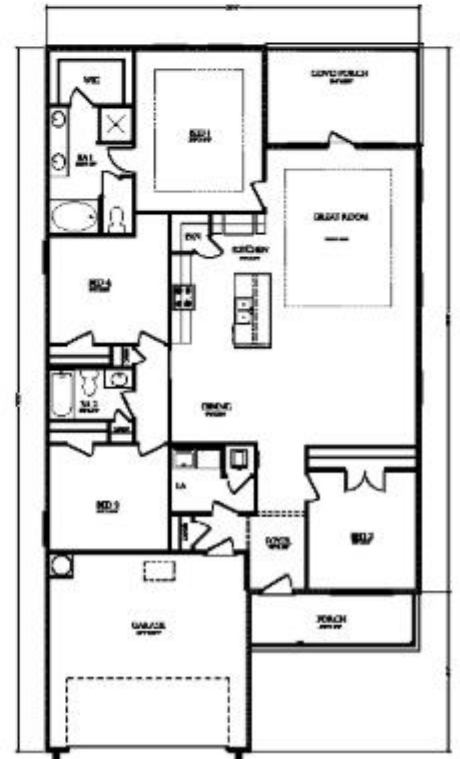
Typical House Plans

Grayson A Floor Plan



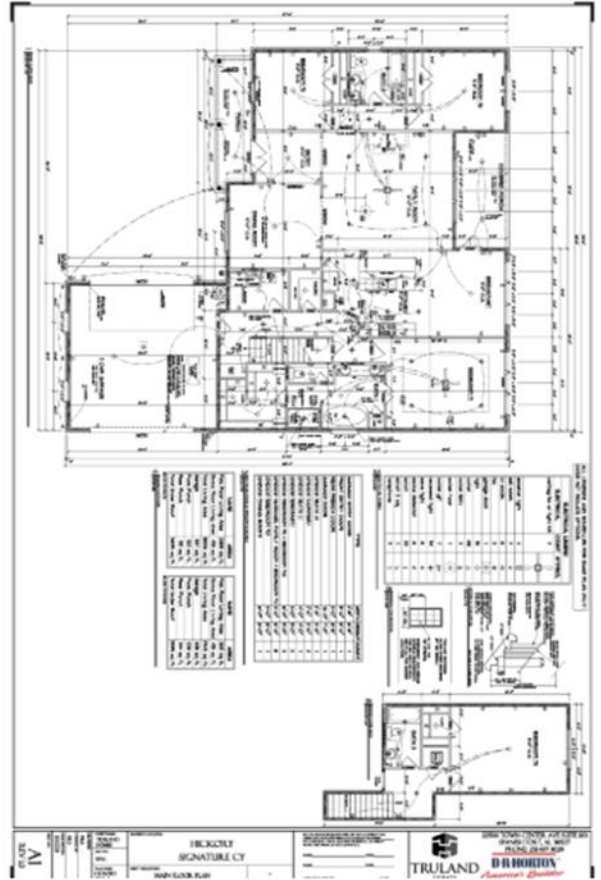
GRAYSON A FLOOR PLAN

Isabella B Floor Plan

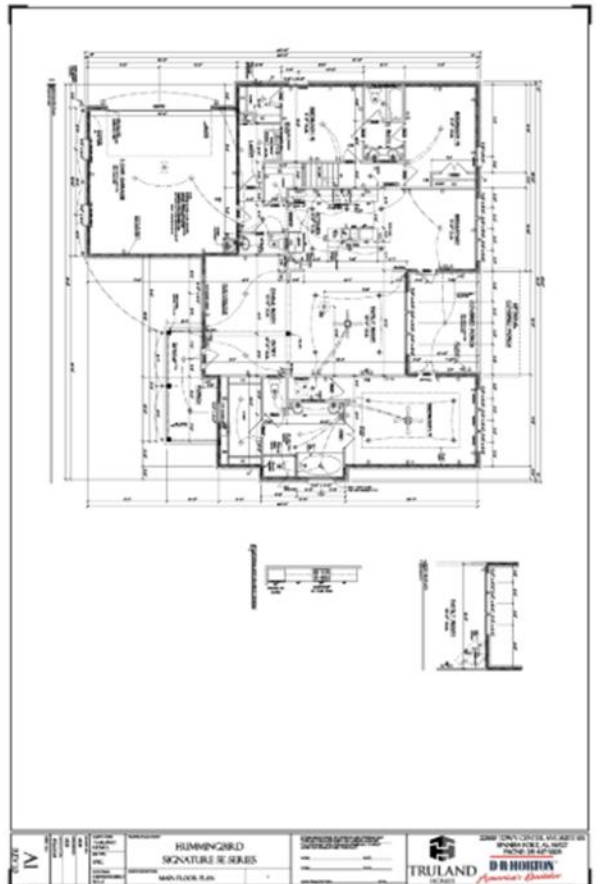


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BENTLEY

Hickory A Floor Plan



Hummingbird A Floor Plan



Deviation Summary Table

Table 1 – Use and Density

USE	Acreage	Density
Single family residents	107.27 ac (69.2%)	2.24
Open Space	45.04 (29.0%)	N/A
Donation Parcel	3.80 (1.7%)	N/A

Table 2 – Typical Lots and Percentages

Lot Size	Units	Percentages
120' x 200' (165' min)	15	7.7%
90' x 135'	50	13%
81' x 135'	84	19.66%
53' x 135'	192	29.4%

Setbacks of each lot size for the Bridle Creek PRD shall be specified in Table 3 below. For all lots adjacent to a roadway or public right-of-way (ROW), a minimum side setback of 20 feet shall apply. Additionally, a highway construction setback of 75 feet from the centerline of the ROW shall be enforced for all lots fronting County Road 54.

Table 3 – Setbacks

Lot Size	Min Front Yard Setback	Min Rear Yard Setback	Min Side Yard Setback	Max Building Height
120' x 200' (165' min)	50'	30'	10'	35'
90' x 135'	30'	30'	10'	35'
81' x 135'	30'	30'	10'	35'
53' x 135'	30'	30'	10'	35'

Table 4.a – Deviations

Requirement	RSF-2 Standards	Proposed Lot Size	Proposed Area	Deviations
Lot Area	15,000 sq. ft.	90' x 135'	12,150 ft.	Below Min by 2,850 sq. ft.
		81' x 135'	10,935 ft.	Below Min by 4,065 sq. ft.
		53' x 135'	7,155 ft.	Below Min by 7,845 sq. ft.
Lot Width	80 ft	53'	-	Below Min by 27 ft

Table 4.b – Deviations

Ordinance Title	Section	Section Title Summary	Regulation Requirement	Deviation & Reason
Zoning Ordinance	4.3.4	Area and dimensional ordinances	Min Lot Area 15,000sf	The 90', 81', and 53' wide lots fall under the min lot area requirement. Deviation is requested to provide housing diversity throughout the development without exceeding the max density in the RSF-2 district.
Zoning Ordinance	4.3.4	Area and dimensional ordinances	Min Lot Area 15,000sf	
Zoning Ordinance	4.3.4	Area and dimensional ordinances	Min Lot Area 15,000sf	
Zoning Ordinance	4.3.4	Area and dimensional ordinances	Min Lot Width 80ft	The 53' wide lot is less than min lot width requirement. Deviation is requested to provide housing diversity throughout the development without exceeding the max density in the RSF-2 district.

Site Data

PARCEL NO. 05-42-09-31-0-000-001.000
PPIN 68264
TOTAL AREA 153.51 AC
CURRENT ZONING RA
PROPOSED ZONING RSF-2 (PRD)
 53'x135's 192
 81'x135's 84
 90'x135's 50
 120'x200's 15
ESTATE LOTS 3
TOTAL LOTS 344
DENSITY 2.24 / AC
STREETS 15,763 LF

RESIDENTIAL AREA 104.65 AC (68.2 %)
COMMON AREAS 45.04 AC (29.3%)
DONATION PARCEL 3.82 AC (2.5%)
TOTAL AREA 153.51 AC

WATER BELFOREST WATER
SEWER BALDWIN COUNTY SEWER
POWER BALDWIN EMC
BROADBAND AT&T
SOLID WASTE BALDWIN COUNTY SOLID WASTE

TECHNICAL DATA OPEN SPACE

68264	PARCEL ID NUMBER
RA	CURRENT ZONING
RSF-2(PRD)	PROPOSED ZONING
344	TOTAL LOTS
104.65 AC (68.2%)	RESIDENTIAL AREA
45.04 AC (29.3%)	COMMON AREA
3.82 AC (2.5%)	DONATED AREA
153.51 AC	TOTAL PROJECT AREA

OPEN SPACE GENERAL AND USE REQUIREMENTS (PER 17.1 AND 17.1.2:)

30.7 AC REQUIRED	OPEN SPACE (20% OF SITE PER PRD NARRATIVE)
44.79 AC PROVIDED	OPEN SPACE (29% OF SITE)

15.35 AC REQUIRED	USABLE/ ACTIVE OPEN SPACE (50% OF TOTAL OPEN SPACE)
26.04 AC PROVIDED	USABLE/ ACTIVE OPEN SPACE (58.13% OF TOTAL OPEN SPACE)

Phase	Acres	Open Space Ac.			Open Space %		
		Active	Passive	Total	O.S. %	Active%	Passive%
1	73.8	19.54	6.33	25.87	35%	76%	24%
2	25.0	0.3	2.49	2.79	11%	11%	89%
3	31.5	5.64	6.30	11.94	38%	47%	53%
4	23.2	0.56	3.63	4.19	23%	13%	87%
Totals	153.5	26.04	18.75	44.79	29%	58%	42%

BUFFERS

20' MIN. REQUIRED	LANDSCAPE BUFFERS PER 117.3.2(i) RSF-2
PROVIDED WIDTH VARIES	EXCEEDS MINIMUM REQUIREMENTS AS INDICATED ON OVERALL SPACE AND PLANTING PLAN
10' MIN REQUIRED	HIGHWAY BUFFER AS INDICATED ON OVERALL OPEN SPACE PLAN
10' PROVIDED	AS INDICATED ON OVERALL OPEN SPACE AND PLANTING SPACE

17.2 LANDSCAPING (REFER TO TREE REMOVAL AND PRESERVATION PLAN FOR DETAILS)

380	TOTAL TREES SURVEYED
192	TREES PRESERVED (50.53%)
188	TREES REMOVED (49.47%)
188	TREES REQUIRED (1 TREE/ EACH TREE REMOVED)
188	TREES PROVIDED (REFER TO PLANTING PLAN)

1. Per 17.1.3.1 Open space shall be held in common ownership or by a Property Owners Association that shall assume full responsibility for its maintenance and prevent its development and subsequent use for purposes other than open space.
2. Per 17.1.3.3 A Maintenance and Operation (O&M) Plan has been recorded for the associated project open spaces to be established and continued by the Property Owner Association for the project. The O&M plan for the open space shall be provided as follows per the O&M plan provided with the application and may be amended by the Planning Director or their then designee.
3. Per 17.1.3.4 Compliance. Open spaces are subject to code enforcement activities.
4. Per 17.3.4 Open Space
 - a. Refer to Technical Data for Open space and Open Space plan for buffer design.
 - b. Stormwater Retention / Detention Facilities shall not encroach into buffers as indicated on the Open Space Plan.
 - c. Ingress and Egress and Utilities may cross the buffer at the owner's discretion, provided a minimal amount is devoted to this use.
 - d. Lighting, fences, walls, identification signs and monumental signs may be located within the buffer at the owner's discretion.
5. Per 17.3.6 (a)(b) Adjustments to tree locations may be administratively approved by Planning Director or Designee during permitting to accommodate the following:
 - a. Trees indicated may be adjusted during construction so that no tree is located closer than 10 feet from any structure.
 - b. Trees indicated may be adjusted during construction so that trees greater than 25 feet in height at maturity shall not be planted closer than 30 feet of the vertical plant of existing power lines.
6. Per 17.5(e) The owner, tenant, POA/HOA, and/or agent shall be jointly responsible for irrigation and maintaining all landscaping in a healthy, neat, and orderly condition, replacing it when necessary, and keeping it free of refuse and debris.
7. Two-way access driveways are 30'x30' in measurement.
8. Driveways will be concrete and on street/ off street parking will be asphalt.

 PEDESTRIAN CIRCULATION

 ON - STREET PARKING

Landscape Plan



LANDSCAPE REQUIREMENTS

Mitigation Trees:

Trees Required: 188

Trees Provided: 188

10' Buffer Trees along highway:

Trees Provided:

45 Hightower Willow Oaks

20' Buffer Trees along property boundaries:

Trees Provided:









52 Short Leaf Pines

34 Bald Cypresses

25 Tulip Poplars

45 Loblolly Pines

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION		REMARKS
TREES								
	LIR FEI	25	Liriodendron tulipifera / Tulip Poplar	3" Caliper	B&B or Container	Matching, Strong Central Leader		
	PE	60	Pinus echinata / Short Leaf Pine	9'-10' HT.	B&B or Container	Matching; Full to Ground		
	PL	56	Pinus taeda / Loblolly Pine	3" cal, 10' ht, 4' spr				Full, Straight, Single Leader
	QE	56	Quercus phellos 'QPSTA' TM / Hightower Willow Oak	2.5" Caliper	B&B	B&B		
	TD	47	Taxodium distichum / Bald Cypress	3" cal, 14' ht, 5' spr				Full, Straight, Single Leader
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION	SPACING	REMARKS
SHRUBS								
	DV	254	Distylium x 'Vintage Jade' / Vintage Jade Distylium	3 Gallon	Container	Matching; Free of Weeds	36" o.c.	
ORNAMENTAL GRASSES								
	MC	317	Muhlenbergia capillaris / Pink Muhly Grass	12" Min. HT	Container	Matching, Free of Weeds	36" o.c.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION		REMARKS
GROUND COVERS								
	TUR MRT	1,377,794 sf	Turf - Mixed Species	--	--			

SMART GROWTH SCORECARD TOOL

Score each element based on the following: +2 (Strongly Supports), +1 (Somewhat Supports), -1 (Somewhat Does Not Support), and -2 (Strongly Does Not Support). Each category will be totaled and then combined for a final score to evaluate whether the development aligns with the vision and themes of the Master Plan. The following final score ranges will be used in this evaluation.

STRONGLY SUPPORTS

SOMEWHAT SUPPORTS

SOMEWHAT DOES NOT SUPPORT

STRONGLY DISAPPROVE

Score of 20 to 40

Score of 0 to 19

Score of 0 to -19

Score of -20 to -40

SMART GROWTH SCORECARD

SCORE

SMART GROWTH SCORECARD		SCORE			
Conformity with Surrounding Land Use		2	1	-1	-2
Is the property contiguous to a complementary use or zoning district to what is being proposed?			1		
Does the density/intensity of the proposed use conform to the surrounding area or provide a use that would support the surrounding existing or permitted land uses?			1		
Does the proposed land use provide a mix of uses or diversity of housing types in the area?	For single use projects evaluate the diversity of uses within 1/2 mile		1		
Does the proposed land use require building separation and buffers that fit the character of the surrounding area?		2			
Does the proposed land use promote development that fits the character of the surrounding area?			1		
Total Land Use Score (out of 10 points)		6			
Conformity with Master Plan		2	1	-1	-2
Does the location and proposed land use support the need identified in the Master Plan for the surrounding community?			1		

Is the request located in an area identified for development in the Master Plan?	Evaluate the uses identified for the area in the Master Plan not the "equivalent zoning"	2			
Does the size & scale of the proposal fit the recommendations in the Master Plan and the character of the surrounding community?	Evaluate the uses identified for the area in the Master Plan not the "equivalent zoning"		1		
Is the property located within 1/2 mile of a municipal boundary or node identified in the Master Plan?	Rate +2 if property is within 1/2 mile, +1 for 1/2 to 1 mile, -1 for 1 to 1.5 mile, & -2 for outside of 1.5 mile. For "downzoning" requests outside of 1 mile from municipal boundary or node, score +1.				-2
Does the proposed use provide housing or commercial uses that are consistent with the growth and demand projections for the surrounding area?				-1	
Total Master Plan Score (out of 10 points)			1		
Proximity to Transportation & Utility Infrastructure					
		2	1	-1	-2
Is the property located within 1/2 mile of an existing roadway that is classified appropriately to support the proposed use?	Major projects should be located near collector road or greater. Minor projects should be located near local street or greater.	2			
Does the property allow access from at least two existing or planned streets?	Existing or planned streets located outside of the applicant property.				-2
Are frequently visited uses within 1 mile of the proposed use?	For residential uses, schools/daycares, employment centers, grocery/convenience shopping. For commercial, housing & similar intensity commercial uses. Rate +2 for within 1/2 mile, +1 for 1/2 to 1 mile, -1 for 1 to 1.5 mile, & -2 for greater than 1.5 mile.				-2

Is the proposed use within the service boundary of existing water service?	Rate +2 if within service boundary and adjacent to water main sufficient to serve development, +1 if within service boundary but requires water main upgrade or extension to serve development, -1 for outside of service area but within 1/2 mile of service area, -2 for outside of service area and greater than 1/2 mile.	2			
Is the proposed use within the service boundary of existing sewer service?	Rate +2 if within service boundary and adjacent to sewer main sufficient to serve development, +1 if within service boundary but requires sewer main upgrade or extension to serve development, -1 for outside of service area but within 1/2 mile of service area, -2 for outside of service area and greater than 1/2 mile.	2			
Total Transportation & Utility Score (out of 10 points)		2			
Environmental Conditions & Historic Resources		2	1	-1	-2
Can the property be reasonably developed without impacting jurisdictional wetlands/streams or buffers?			1		
Can the property be reasonably developed without filling within the floodplain or contributing to a net loss of flood capacity?		2			

Does the proposed use limit growth in environmentally sensitive or flood prone areas?	The more environmentally sensitive the area, the lower the overall density should be. Rate +2 for non-sensitive area, +1 for somewhat sensitive area but density can be clustered to avoid impacts, -1 for moderate sensitive area that would be challenging to avoid impacts, -2 for significantly sensitive area that would be unable to avoid impacts.		1		
Can the proposed use implement a stormwater facility that would aide regional stormwater management?		2			
Would the proposed use have any impacts to historic or cultural resources in the area?		2			
Total Environmental Score (out of 10 points)			8		
TOTAL SMART GROWTH SCORE			17		
RECOMMENDATION			0	SOMEWHAT SUPPORTS	
			0		
			0		