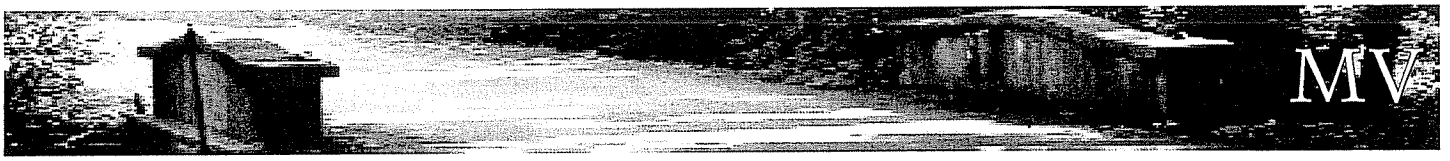


Executive Summary

Vision Statement

The Mockingbird Valley Neighborhood is an historic, rural enclave within suburban Jefferson County. Future development and land use decisions should compliment the historic neighborhood patterns including lot size, building materials, setbacks and orientations.

Mockingbird Valley Road will remain a rural, two-lane road reminiscent of the Olmstedian influence throughout the area. Privately owned roads within the study area shall remain private in order to preserve their rural nature which adds to the area's unique character.

Environmental resources will be protected within the study area including mature tree canopy, perennial streams, floodplains and steep slopes.

Historic resources will be preserved through context sensitive design that takes into consideration the historic landscape such as rock outcroppings, rolling hills and man-made stone walls, as well as the magnificent homes and structures within.

Historic Home at Soccer Club

Summary of Recommendations

The following list represents all recommendations to be added to the Cornerstone 2020 Comprehensive Plan as listed under the "Cornerstone 2020 and The Land Development Code" portion of the Recommendations Table on pages 19-21. **For a complete list of recommendations for the Mockingbird Valley Neighborhood Plan, please refer to the Recommendations Table.**

Stone Curb and woodlands

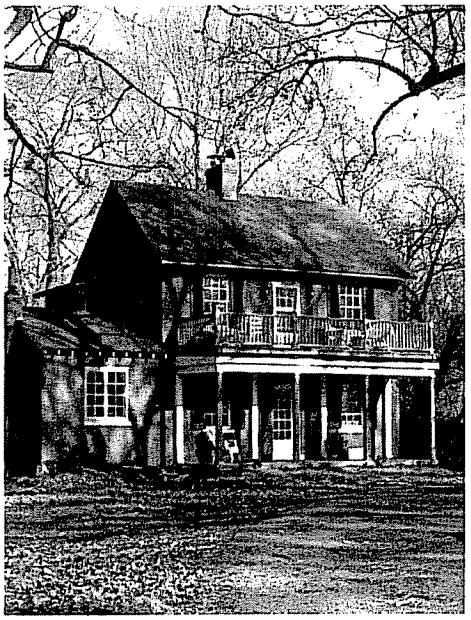
Land Use & Community Form

1. Limit future commercial development to the re-use of existing zoned areas along River Road with a high standard of architectural design and a scale consistent with surrounding low density residences. (See map on page 11.)
2. Re-zone portions of the study area from R-4 to R-1 zoning as shown on the Area to be Re-Zoned map on page A3 to ensure a more compatible density.
3. Implement context-specific building setbacks by taking an average of setbacks on adjacent properties.
4. Require tree and understory preservation, rather than new plantings and mounding as the preferred means of buffering. Deed restrictions shall protect woodland canopy on private property. The removal of dead and diseased plants shall be allowed.
5. Require new plantings of an equal number in caliper for each existing healthy tree which is removed within the required Landscape Buffer. (For example, if a 24" tree is removed, eight 3" trees must be planted.)

Mockingbird Valley Trail

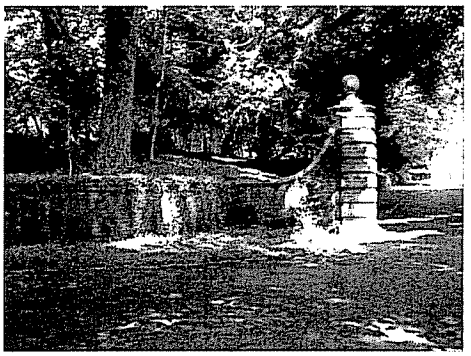
Stone Bridge at Mockingbird Valley Green

6. Use native hardwood species such as oak, maple, sycamore, tulip poplar, birch, and elm trees in new plantings. Appropriate understory species include dogwood, redbud, viburnum and serviceberry trees.



Historic Home on Private Road

7. Limit the use of evergreen trees. When evergreens are used, they shall be limited to 25% of the plant palate. Species such as holly, cedar, arborvitae, or juniper shall be used rather than white pines or spruces.
8. New development should require a tree survey prior to beginning construction in order to locate and flag all large specimen trees for protection.
9. Orient new homes toward Mockingbird Valley Road. Garages shall be placed at the side or rear of the home and garage doors shall not be visible from Mockingbird Valley Road.



Brick Wall and Column

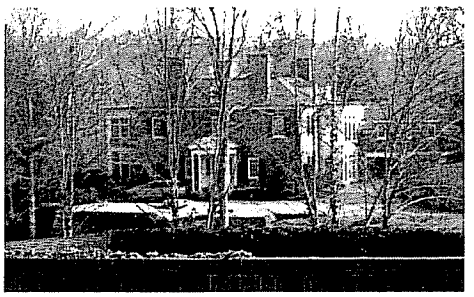
10. Promote the use of architectural features such as brick and stone walls and columns and wrought iron fencing rather than solid wood, chain link or vinyl fencing.
11. Limit signature entrance walls to 4' in height and 30' in length. Columns shall be no taller than 6'. Entrance walls and columns shall be constructed of stone, stone veneer or brick and may be combined with wrought iron fencing. Up-lighting from ground-mounted fixtures is required over lantern or pole mounted fixtures.

Stone Signature Entrance

12. Limit subdivision entrances to two lane roads rather than boulevard entrances.
13. Require 50% of the required building setback be reserved as a landscape buffer along Mockingbird Valley Road.

Mobility

1. Assure that existing private roads remain private and allow new private roads to be developed.
2. Ensure that Mockingbird Valley Road remains a two-lane scenic roadway.



Home on Overbrook Road

3. Permit no curbs and gutters along Mockingbird Valley Road.
4. Require no sidewalks along Mockingbird Valley Road. The design standards and recommendations contained herein shall be justification of a waiver.

Historic Resources

1. Create a scenic roadway designation for all of Mockingbird Valley Road to ensure future protection for the rural character of the road.