

Basic Development Plan and Basic Site Plan-

16-015BDP/BSP – Penzone Grand Salon

BSD Sawmill Center Neighborhood District

This is a request for a new one-story, 12,600 square-foot spa/salon, and associated site improvements on a portion of a ±3.544 acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road. This is a request for review and recommendation of approval by the Administrative Review Team of a Basic Development Plan/Basic Site Plan Review under the provisions of Zoning Code Section 153.066.

Date of Application Acceptance

Monday, March 7, 2016

Informal Review, Planning and Zoning Commission

Thursday, April 7, 2016

Scheduled Planning and Zoning Commission Review

Thursday, June 9, 2016

Case Manager

Lori Burchett, Planner II, (614) 410-4656 | lburchett@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Sawmill Center Neighborhood
<i>Review Type</i>	Basic Development Plan and Basic Site Plan Review
<i>Development Proposal</i>	Construction of a 12,600-square-foot building and associated site improvements for a salon on the west side of Village Parkway at the roundabout with Shamrock Crossing on a ±3.544 acre site.
<i>Use</i>	Personal, Repair, and Rental Services
<i>Building Types</i>	Loft Building Type

Basic Plan Waivers

- 1) Minimum Building Height
- 2) Articulation of Stories on Street Façades
- 3) Ground Story Height
- 4) Front Required Building Zone
- 5) Front Property Line Coverage
- 6) Right-of-Way Encroachments
- 7) Parking Location
- 8) Principal Entrance Location
- 9) Off-Street Parking Space and Aisle Dimensions
- 10) Street Wall Standards

Conditions

- 1) That the applicant submit a Parking Plan application with the Development Plan/Site Plan application
- 2) That the applicant submit a Preliminary and Final Plat application
- 3) That the applicant work with staff to determine location of neighborhood street right-of-way

<i>Applicant/Property Owner</i>	Charles Penzone
<i>Representative</i>	Christopher Meyers, Myers Architects
<i>Case Manager</i>	Lori Burchett, Planner II, (614) 410-4656 lburchett@dublin.oh.us

Application Review Procedure: Basic Plan Review

The purpose of this application for Basic Plan review is to evaluate, at a conceptual level, the scope, character, and nature of the proposed development and its integration into the BSD Sawmill Center Neighborhood District. This application is not intended to provide a determination on all project details associated with the public or private realm; further details will be determined with the Development Plan and Site Plan Review.

The review of the Basic Plan provides an opportunity for public input at the earliest stages of the development process. For projects which are associated with a development agreement between the City and a developer, the Basic Development Plan and Basic Site Plan will be reviewed by City Council, which will determine the required reviewing body for future submittals. A Basic Plan review is required prior to submission for applications for Development Plan and Site Plan Review.

Basic Development Plan

An application for a **Basic Development Plan Review** is required if the application involves the design or construction of new streets, or a proposed realignment or relocation of any other street in the general pattern of street development conceptualized by the Bridge Street District Street Network map. (This will be required at time of subdivision application and is a condition of approval for this project.)

Basic Site Plan Review

The purpose of the application for **Basic Site Plan Review** is to conduct a conceptual analysis of the arrangement of proposed uses, buildings, and open spaces and provide feedback on the proposed architectural concepts. The Basic Site Plan Review provides a preliminary analysis of the site details once buildings and uses are known. As with the Basic Development Plan, this review is not intended to provide a determination on all project specifics; details will be determined at the Site Plan Review.

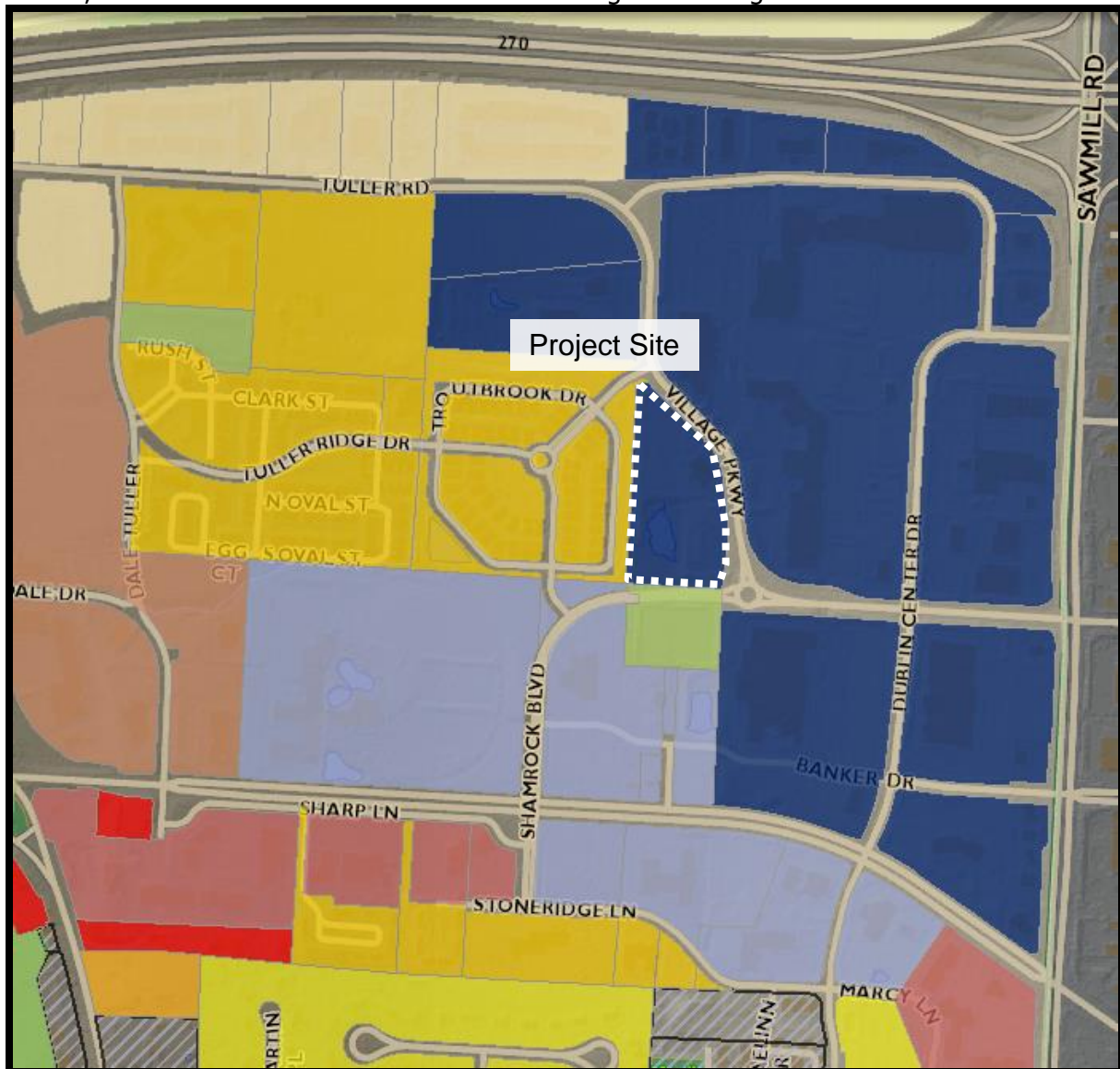
Application History/Schedule

The project was reviewed by the Administrative Review Team (ART) on March 10, 2016 who expressed concerns about site layout, architecture and design, and parking. ART recommended the applicant bring the request to the Planning and Zoning Commission for an informal review to provide feedback on these elements.

The Commission informally reviewed and commented on this proposal on April 7, 2016. Many Commissioners were concerned that the proposal felt too suburban in the proposed location where an urban, walkable and energetic atmosphere is envisioned. The Commission complimented the applicant on the material selected for the proposed building, while also commenting on a lack of excitement for the building different from what is envisioned for the Bridge Street District. The Commission reiterated the district's vision for a dynamic, exciting entrance off Village Parkway for this area. The Commission encouraged the applicant to create opportunities with lighting, sophisticated site furnishings and elements to create space that diminishes the parking lot presences in the site plan. The Commissioners discussed the location of right-of-way for a neighborhood street in relation to the existing driveway and structure.

The ART will review and make a recommendation on the Basic Plan to the Planning and Zoning Commission, who is the final authority on the Basic Plan Review. The Commission will be required to make a determination on the Required Reviewing Body for any future applications for this proposal.

March 24, 2016:	Introduction to ART
April 7, 2016:	Informal Review by Planning and Zoning Commission
May 26, 2016:	Case Review at ART
June 2, 2016:	Recommendation at ART
June 9, 2016:	Scheduled review at Planning and Zoning Commission



Application Overview



The proposed plan includes the development of a Salon/Spa on an existing parcel, fronting Village Parkway.

The proposed project includes:

- 12,600-square-foot loft-style building
- 2,053 square feet of Open Space (pocket plaza park)
- 80 off-street parking spaces

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

The Administrative Review Team has conducted its analysis of the project based on the information submitted. The ART has also reviewed the proposal in light of the detailed review standards and the applicant is aware that additional information will be needed as this proposal advances to Development Plan and Site Plan Review.



Rendering of proposed site layout

Planning, Engineering, Building Standards, and Parks & Open Space

Basic Plan Review

Streets. The site is accessed by an existing drive off Village Parkway on the east boundary of the property. Although the plan does not show extension of any streets, the applicant is required to dedicate 50 feet of right-of-way for the future development of a neighborhood street to conform with the Bridge Street District Street Network Map (§153.061). The District Street Network map illustrates a Neighborhood Street through the property. Without the dedication, the existing block bounded by Cooperstone Drive, Village Parkway, Shamrock Boulevard, and Hobbes Landing Drive East exceeds the maximum block length and block perimeter length permitted in the Sawmill Center Neighborhood District. The applicant will work with Engineering to finalize the details of the right-of-way dedication and access point from Village Parkway. No construction of the roadway will be required at this time. In the event that the adjoining property is developed, the neighborhood street will likely be constructed at that time.

Block/Access. The proposed development is shown as a single block. The Neighborhood Standards permit a maximum block length of 500 feet and a maximum perimeter length of 1,750 feet. As proposed, this development exceeds both of these maximums. Without the dedication of right-of-way as described above, this would require a Waiver to allow for the block size as shown. The applicant has indicated agreement to the dedication of the right-of-way for the neighborhood street and staff requires the dedication as part of the preliminary plat. With this dedication, the block and perimeter requirements will be met without a Waiver.

Plat. A Preliminary Plat will be required as part of this project. A plat is required to dedicate right-of-way through the property. The applicant will continue to work with Staff on finalizing the details of the plat and neighborhood street right-of-way location.

Uses. The Personal, Repair, and Rental Services use proposed is permitted within the Bridge

Street District-Sawmill Center Neighborhood district.

Principles of Walkable Urbanism/Pedestrian-Oriented Design. The Principles of Walkable Urbanism (§153.057(D)) serve as a guiding framework to be used in the review of development proposals to ensure the requirements and standards of the BSD zoning regulations are applied in a manner that contributes to the creation of exceptional walkable, mixed-use urban environments.

The proposed development has been designed to create a pedestrian scale environment by connecting private and public spaces through a network of plazas and pedestrianways. The critical pedestrian areas have been designed to be functional and promote connectivity. During the initial review of the application, the Planning and Zoning Commission, ART members, and Staff expressed concern that the details shown in the proposed plan do not meet these goals. The applicant has redesigned the pocket plaza and parks fronting Village Parkway to integrate elements that better achieve these principals.

Required Building Zone. The proposed salon does not meet the required building zone between 0-15 feet along Village Parkway. This is due to the site constraint with an existing ±50-foot electric easement along Village Parkway. A waiver will be required.

Building Entrances. The proposed buildings do not meet the minimum number of building entrances along Village Parkway required by Code. The applicant has provided a door placed at the northeast corner of the building to meet the intent of this requirement. A waiver will be required.

Building Height. The applicant is proposing a Loft Building. Code requires a minimum height of two stories for Loft Buildings. As proposed, the salon will require a Waiver to be permitted at a height of one story. The salon will require a Waiver to permit a single story exceeding the maximum height of 16 feet.

Façade Materials. Brick, stone and glass are the permitted primary building materials for a Loft Building Type. The building materials proposed include stone, glass, metal, and wood. The applicant will need to provide specific information for review and approval of these materials during the final Site Plan Review. The applicant will need to provide detailed percentage calculations for the primary material coverage, product information and installation details to adequately support the use of these materials for final review.

Parking. Parking for the facility will be on-site to the rear and side of the proposed salon. The applicant is proposing to exceed the maximum required parking, with a total of 80 spaces, while 30 are required. The parking calculations for the proposed use are a minimum of 25 spaces (2 per 1,000 sq.ft.) and a maximum of 32 spaces (125% of minimum). Staff, ART, and the Planning and Zoning Commission had concerns about the excess of parking on this site. The applicant has provided a detailed analysis of their

	Minimum Total Hourly Parking Required
January	85
February	80
March	90
April	95
May	99
June	98
July	96
August	96
September	91
October	92
November	87
December	96

parking needs for this use based on their existing facility on the same site and have incorporated elements in the pocket plaza design and landscaping to soften the parking visible from Village Parkway. The applicant has provided information stating that non-peak averages per hour use 93 spaces. Further, the applicant anticipates the maximum capacity at 189 employees and visitors to use the salon at one time. Approval of a parking plan will be required to allow for the additional parking spaces. The table, provided by the applicant, outlines hourly parking needs by month.

Landscaping. The design of the open spaces and site landscaping are conceptual and will be further refined to meet the requirements and standards for quality open spaces and walkability. Designs, materials and landscape features will be reviewed with the final Site Plan review.

Utility and Grading. This proposal includes the provisions of infrastructure for public water, fire protection, sanitary, and storm sewer. The applicant should continue to work with Engineering to make any adjustments that are required to the plan.

Washington Township Fire Department, Police, and Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

B. Waiver Review Criteria

The Administrative Review Team is required to review the proposed Waivers based on the following review criteria.

1. Building Type–Section 153.062(O)(4) – Minimum Building Height – 2 stories (required); ±31-foot high, one-story building (requested).
Criteria Met. Due to the intended use of the building, the applicant has maintained a one-story building is necessary to provide employees and clients the appropriate environment. The applicant has worked to provide additional height, a mezzanine area and variation in materials which will give an appearance of two stories. The request will enhance the function of this building and not result in a lower quality of design.
2. Building Type–Section 153.062(G) – Articulation of Stories on Street Façades – The building façades have been articulated to create the impression of a one- and one-half or two-story building on a one-story building.
Criteria Met. Due to the use of the building, the one story with greater volume is necessary. The request will enhance the function of this building and not result in a lower quality of design.
3. Building Type–Section 153.062(O)(4) – Ground Story Height – 12 feet to 18 feet ground story height (required); ±31-foot ground story height (requested).
Criteria Met. Due to the use of the building, the ground story requires a taller height. The request will enhance the function of this building and not result in a lower quality of

design. The structure is designed to give the appearance of a ±15-foot “story” with a 16-foot upper level.

4. Building Type–Section 153.062(O)(4) – Front Required Building Zone – The structure is required to be located between 0-15 feet from the front property line. The southeast corner of the building is at approximately 23 feet at the edge of the easement boundary. The public space has been designed to give the appearance of a closer setback through plaza areas, walls, and landscaping.

Criteria Met. Due to the electric easement through the property along Village Parkway, the setback could not be met. The request meets the intent of the requirement and is necessary due to site constraints.

5. Building Type–Section 153.062(O)(4) – Front Property Line Coverage – The structure is required to cover a minimum of 75% of the front property line. Due to the building’s location outside of the Required Building Zone (RBZ) as dictated by the site constraints, there is no Front Property Line Coverage. The public space has been designed to give the appearance of more coverage through plaza areas, walls, and landscaping.

Criteria Met. Due to the electric easement through the property along Village Parkway, coverage could not be met because of this site constraint. The request will enhance the usability of the property and give the appearance of meeting property line coverage requirement. The development will be of equal or greater quality with respect to design and material.

6. Building Type–Section 153.062(O) (4) – Right-of-Way Encroachments – Awnings, canopies, eaves, patios, and projecting signs may encroach. The site has been designed with a street wall to meet the intent of other code requirements.

Criteria Met. Due to site constraints the street wall serves as an element to create front property line coverage and interest facing Village Parkway. In order to achieve this, it is necessary to allow for the encroachment. The request will enhance the property and give the appearance of property line coverage.

7. Building Type–Section 153.062(O) (4) – Parking Location – The parking area is required to be located in the rear yard or within the building. The applicant has designed the parking area to accommodate their projected need that includes parking to the rear and side.

Criteria Met. The parking design includes structural and landscaping elements that soften the side parking area and create a useable public space in between the parking area and Village Parkway. The parking area has been designed to accommodate future development.

8. Building Type–Section 153.062(O)(4) – Principal Entrance Location – Primary Street Façade (required); North Elevation (requested).

Criteria Met. Although not the primary entrance, there is an entrance facing Village Parkway. Design elements have been included to enhance this secondary entrance and extend visual interest across the front façade facing Village Parkway. The request would improve functionality of the structure for the proposed use.

9. Site Development Standards–Section 153.065(B)(4)– Off-Street Parking Space and Aisle Dimensions – Maximum width 22 feet (required); ±24 feet off-street parking drive aisles (requested).

Criteria Met. Due to the fire access and circulation, the drive aisles are proposed at 24 feet. This width is consistent with the existing drive aisle width on the site.

10. Building Type–Section 153.065(E)(2)(j)– Street Wall Standards – Street Walls are intended to be located within Required Building Zone. If an RBZ is occupied by a building, the street wall shall be installed along the same plane as the nearest building façade. Proposed street wall is approximately 27-feet to the east of the nearest building façade.

Criteria Met. Due to site constraints through the property along Village Parkway, other code requirements could not be fully met. The street wall feature has been designed to give the appearance of property line coverage. The request meets the intent of the requirement and is necessary due to site constraints.

C. Basic Plan Review Criteria-Basic Site Plan

The Administrative Review Team should review this application based on the review criteria for applications for Site Plan Review, and consider the following proposed responses:

1. Site Plan is Substantially Similar to Basic Plan
Not applicable.
2. Consistency with Approved Development Plan
Not applicable.
3. Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065
Met with conditions or Site Plan Review Waivers. As reviewed in this report, all appropriate sections of the Code are met, met with conditions, met with Waivers, or will be reviewed at final Site Plan.
4. Safe and Efficient Circulation
Site Plan Review. The applicant will need to work with Staff to ensure the development will be consistent with the Principles of Walkable Urbanism of Section 153.057.
5. Coordination and Integration of Buildings and Structures
Met. The proposed layout of the site and its modern architectural design does provide for coordination and integration of the development within the surrounding area, while maintaining the high quality image of the city.
6. Desirable Open Space Type, Distribution, Suitability, and Design
Site Plan Review. Locations and quality of design and details for all open spaces will be determined at Site Plan Review.
7. Provision of Public Services

Site Plan Review. This proposal includes preliminary public utility information. The details for providing services in a desirable manner will need to be coordinated and finalized to the satisfaction of the City Engineer.

8. Stormwater Management

Site Plan Review. The final plans providing stormwater details and design shall be coordinated and finalized to the City Engineer's satisfaction prior to Site Plan Review.

9. Phasing

Met with condition. The applicant has not provided a phasing plan. Confirmation from the applicant that the overall development will be completed in one phase should be provided.

10. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents

Met. The Principles of Walkable Urbanism described in Section 153.057 should be continued to be developed when designing the proposed open spaces and frontage along Village Parkway.



notheast corner

PART IV: ART RECOMMENDATIONS

Basic Plan-The Administrative Review Team recommends that the Planning and Zoning Commission consider the following Basic Plan Waivers and Conditions:

Basic Plan Waivers

- 1) Minimum Building Height
- 2) Articulation of Stories on Street Façades
- 3) Ground Story Height
- 4) Front Required Building Zone
- 5) Front Property Line Coverage
- 6) Right-of-Way Encroachments
- 7) Parking Location
- 8) Principal Entrance Location
- 9) Off-Street Parking Space and Aisle Dimensions
- 10) Street Wall Standards

Conditions

- 1) That the applicant submit a Parking Plan application with the Development Plan/Site Plan application
- 2) That the applicant submit a Preliminary and Final Plat application
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ART ANALYSIS AND DETERMINATIONS – BASIC DEVELOPMENT PLAN

Applicable Development Plan Review Criteria

Includes 153.060 – Lots and Blocks, 153.061 – Street Types and 153.063 – Neighborhood Standards

DPR/SPR: Enough information is not available at this stage to determine if requirement is met. Details of this nature would be expected as part of the Development Plan/Site Plan Review. The proposal is required to meet Code, or request a Development Plan or Site Plan Waiver.

153.060 – Lots & Blocks				
Code Section	Requirement	Notes		Met
(A)	Intent	Intent is to establish a network of interconnected streets with walkable block sizes organized to accommodate multiple modes of transportation. It is intended that block configurations encourage and support the principles of walkable urbanism provided in 153.057(D) and the walkability standards of 153.065(I).		Met with Neighborhood Street Dedication
(B)	Applicability	Development Plan Review required due to required subdivision based on proposed block length and block perimeter length; Bridge Street District Street Network		DPR
(C) General Block and Lot Layout				
(1)(a)-(f)	Interconnected Street Pattern	The network of streets within the Bridge Street District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in 153.060(C)(2)		DPR
(2)	Maximum Block Size	(a) <i>Required Subdivision:</i> Unless otherwise permitted by this chapter, all developments requiring Development Plan Review in accordance with 153.066(E)(1)(b)2-4 shall subdivide consistent with maximum block sizes as required by Table 153.060-A.		DPR
		<i>Sawmill Center Neighborhood Maximum Block Dimensions (from Table 153.060-A)</i>		
		Maximum Block Length: 500 ft.	Proposed Block Length: ±1,020 ft.	Met with Neighborhood Street Dedication

		Maximum Block Perimeter: 1,750 ft.	Proposed Block Perimeter: ±2,700 ft.	Met with Neighborhood Street Dedication
		(d) <i>Exception:</i> When existing barriers limit the extension of the street network, blocks shall be created to match the above requirements to the maximum extent practicable. Barriers may include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain.		DPR
(4)	Principal Frontage Streets	(e) Village Parkway		

153.063(C) – Neighborhood Standards – BSD Sawmill Center Neighborhood

Code Section	Requirement	Met/Notes
(4)	Building Types	(a) Loft Building Type permitted
(5)	Placemaking Elements	SPR
(b)	Master Sign Plan	Will be required
(6)	Open Spaces	Refer to §153.064

ANALYSIS & DETERMINATIONS – SITE PLAN

Applicable Site Plan Review Criteria

Includes 153.059 - Uses, 153.062 – Building Types, 153.064 – Open Space Types, and 153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, Signs, and Walkability Standards).

SPR: Enough information is not available at this stage to determine if the requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.

153.059 – Uses

Code Section	Requirement	Notes	Review Procedures
Table 153.059-A	Permitted Uses	The proposed Principal Uses are permitted. The proposed Principal Use is a 12,000 square foot Salon/Spa (Personal, Repair, & Rental Services)	None

153.062 — Building Types

Code Section	Requirement	Notes	Met
(A)	Intent	The proposed one-story building and design is most similar to a Loft Building Type. The Loft Building Type is permitted in the Sawmill Center Neighborhood. (A Waiver will be required for one-story.) (See 153.063 - Neighborhood Standards Analysis.)	Met

(B) General Building Type Requirements

(B)(1)	Applicability	(f) This section applies to all new development within the BSD.	Met
(B)(2)	Existing Structures	An existing structure is currently located on the proposed development parcel. There are no proposed modifications to the existing building with this application. The development proposal anticipates that the ±1.83 acre development site will be split from the parent parcel.	Met
(B)(3)(a)-(e)	General Requirements	(a) <i>Zoning Districts:</i> The proposed Loft Building Type is permitted within the BSD Sawmill Center Neighborhood District. (See 153.063 - Neighborhood Standards Analysis)	Met
		(b) <i>Uses:</i> The proposed use is permitted within the proposed Loft Building Type.	Met
		(c) <i>No Other Building Types:</i> The proposed Loft Building Type is permitted within the BSD Sawmill Center Neighborhood District. (See 153.063 - Neighborhood Standards Analysis)	Met
		(d) <i>Permanent Structures:</i> The proposed building is a permanent structure.	Met
		(e) <i>Accessory Structures:</i> No accessory structures are proposed.	N/A

(C) General Building Type Layout and Relationships

(C)(1)	Incompatible Building Types	No building type incompatibilities are present	Met
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(C)(2)	Shopping Corridors	The proposed development site is not located in the area conceptually identified for a Shopping Corridor in the Sawmill Center Neighborhood Graphic.	N/A
(D) Roof Type Requirements			
(D)(1)	Parapet Roof Type Requirements	(a) <i>Parapet Height:</i> Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street(s) and any adjacent building of similar height, provided that the parapet shall be no less than two feet and no more than six feet in height. Proposed parapet appears to be approximately four feet in height.	SPR
		(b) <i>Parapets Continuous:</i> Parapets shall wrap around all sides of the building. Parapet roof is generally present in overall all roof plan. Parapet is continuous where proposed.	Met
		(c) <i>Horizontal Shadow Lines.</i> Expression lines are encouraged to distinguish the parapet from the upper stories of the building. (Although there are no upper stories, the horizontal shadow lines shown are appropriate for the architecture and meet the requirement)	Met
		(d) <i>Occupied space:</i> Occupied space or a half story shall not be incorporated within this roof type. None proposed.	Met
(D)(3)	Flat Roof Type Requirements	(a) <i>Locations:</i> Flat roofs are permitted in all districts except BSD Historic Core.	Met
		(b) <i>Eaves:</i> Eaves are encouraged on street facing facades. Eaves of varying depths are proposed in all portions of the roof incorporating a flat roof type.	Met
		(c) <i>Interrupting Vertical Walls:</i> May interrupt the eave and extend above the top of the eave with no discernable cap. None Proposed.	N/A
(D)(4)	Towers	None Proposed.	N/A
(E) Materials			
(E)(1)	Façade Materials	(a) <i>Percentage of Primary Materials Required:</i> Please refer to 153.062(O) - Building Type Analysis.	See Table Below
		(c) <i>Permitted Primary Materials:</i> Please refer to 153.062(O) - Building Type Analysis.	See Table Below

		(d) <i>Permitted Secondary Materials:</i> Please refer to 153.062(O) - Building Type Analysis.	See Table Below
		(d) <i>EIFS:</i> Permitted for trim only.	SPR
		(g) <i>Clapboard Siding Thickness:</i> Must have minimum butt thickness of a quarter of an inch.	SPR
		(h) <i>Other High Quality Synthetic Materials:</i> May be approved by the required reviewing body	SPR
(E)(2)	Façade Material Transitions	(a) <i>Vertical transition shall occur at inside corners</i>	SPR
		(b) <i>Multiple materials proposed vertically: Where proposed, the 'heavier' material in appearance shall be incorporated below the 'lighter' material.</i>	Met
		(c) <i>Transitions between different colors of same material:</i> Shall occur at locations deemed architecturally appropriate by the required reviewing body. Dark Grey Stone is proposed above Light Buff Stone on numerous elevations.	SPR
(E)(3)	Roof Materials	(a) <i>Permitted Pitched Roof Materials:</i> Include dimensional asphalt shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. Standing seal metal roof is proposed over pitched portion of roof.	Met
		(b) <i>Permitted Flat Roof Materials:</i> Any roof materials appropriate to maintain proper drainage.	SPR
		(e) <i>Roof Penetrations: Shall be concealed and shall not be visible from principal frontage streets (Village Parkway)</i>	SPR
(E)(4)	Color	The color palette consists of a range of earth tones and neutral colors.	Met
(F) Entrances & Pedestrianways			
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	See Building Type Requirements Tables	
(F)(2)	Recessed Entrances	Entry doors shall be recessed a minimum of three feet from property lines	Met
(F)(3)	Entrance Design	Met. All principal entrances are at a pedestrian scale and effectively address the street and include design elements to provide prominent entrances along the façade.	
(G) Articulation of Stories on Street Facades			

(G)	Articulation of Stories on Street Façades	The building façades have been articulated to create the impression of a one and one half or two-story building on a one-story building.	Waiver Required
(H) Windows, Shutters, Awnings and Canopies			
(H)(1)	Windows	(a) Transparency is required according to building type. Please refer to Building Type Requirements	See Table Below
		(b) Highly reflective glass is prohibited	SPR
		(c) Spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements	SPR
		(d) Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass	SPR
		(f) Windows in masonry walls shall have architecturally appropriate lintels and sills. Lintels are present on proposed elevations.	Met
		(g) Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four (nominal) trim or brick mould casing.	SPR
(H)(1)-(3)	Awnings and Canopies	To Be Determined	SPR
(I) Balconies, Porches, Stoops, and Chimneys			
(I)(1)-(4)	Balconies, Porches, Stoops, and Chimneys	No balconies, porches, stoops or chimneys are proposed.	N/A
(J) Treatments at Terminal Vistas			
(J)	Treatments at Terminal Vistas	The roundabout at Village Parkway and Shamrock Boulevard is indicated as a gateway location on the Sawmill Center Neighborhood Graphic, and from the vantage point of westbound vehicular and pedestrian traffic on Village Parkway, a terminal vista is present at the northwest quadrant of the roundabout. A portion of this area is comprised of a parcel with frontage along Shamrock Boulevard that is not part of this development proposal, except for stormwater purposes.	SPR
(K) Building Variety			
(K)	Building Variety	A single building is proposed.	N/A
(L) Vehicular Canopies			

(L)	Vehicular Canopies	None proposed	N/A
(M) Signs			
(M)	Signs	Sign locations have been proposed for a monument sign and building mounted signs. No other sign details have been provided.	SPR
(N) Individual Building Type Requirements			
(N)	Individual Building Type Requirements	Refer to following section for detailed analysis of each building.	

153.062(O)(4) – Loft Building			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	1	Met
Front Property Line Coverage (%)	Min. 75%	Village Parkway: 0%	Waiver Required
Occupation of Corner Required (Yes/No)	Yes	N/A	N/A
Front Required Building Zone Required (range, ft.)	0-15 ft.	Southeast Corner of building ±23 ft.	Waiver Required
Corner Side RBZ Required (range, ft.)	0-15 ft.		N/A
RBZ Treatment	Landscape, Patio, or Streetscape	Combination of Landscape and Streetscape	Met
Right-of-Way Encroachments	Awnings, canopies, eaves, patios & projecting signs	Street Wall encroaches Village Parkway Right-of-Way	Waiver Required
Side Yard Setback Required (ft.)	5 ft.	25 ft., ±174 ft.	Met
Rear Yard Setback Required (ft.)	5 ft.	±82 ft.	Met
Minimum Lot Width Required (ft.)	50 ft.	±380 ft.	Met
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Impervious Lot Coverage	80%	72.4%	Met
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage)	10%	8%	Met

153.062(O)(4) – Loft Building			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Parking Location	Rear Yard; within Building.	Parking located in Rear and Side Yard	Waiver Required
Loading Facility Permitted (location relative to principal structure)	Rear & side façade	No loading area is indicated on the Site Plan.	SPR
Entry for Parking within Building (relative to principal structure)	Rear, Side or Corner Side Façades on non-PFS	N/A	N/A
Access	153.062 (n)(1)(c)	Access is provided by an existing driveway	Met
Minimum Building Height Permitted (ft.)	2 stories	1 story	Waiver Required
Maximum Building Height Permitted (ft.)	4.5 stories	1 story	N/A
Ground Story Height	12 ft. Minimum 18 ft. Maximum	Story Height Varies: Minimum 15 ft. Maximum 31 ft.	Waiver Required
Upper Story Height	10 ft. Minimum 14 ft. Maximum	N/A (Appearance of a 16-foot upper story)	N/A
Ground Story Use Requirements	Podium parking structures are conditional uses.	N/A	N/A
Minimum Occupied Space Required (ft.)	30' min depth from the front facade	Met	Met
Parking within Building	Permitted in the rear of first three floors and fully in any basement(s)	N/A	N/A
Ground Story Street Facing Transparency (%)	Minimum 60% Transparency	Village Parkway (East Elev.) 62% if proposed glazing meets transparency requirements (not reflective, spandrel, tinted, etc). More detail needed.	Met

153.062(O)(4) – Loft Building			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Upper Story Street Facing Transparency (%)	Minimum 60% Transparency	(69% Upper Section East Elevation)	Met
Non-Street Façade Transparency (%)	Minimum 20% Transparency	52% (North Elevation) 67% (South Elevation) 30% (West Elevation)	Met
Blank Wall Limitations (Yes/No)	Yes	No blank walls are present	Met
Principal Entrance Location	Primary Street Façade of Building	Primary Street Façade is Village Parkway. Principal Entrance appears to be on North Elevation based on Interior Floor Plan	Waiver Required
Street Facades: Number of Entrances Required (per ft. of facade)	1 per 75 ft. of façade, minimum	East Elevation 1 Required, 1 Provided	Met
Parking Lot Façade Number of Entrances Required	1 per 100 ft. of façade, minimum	West Elevation 1 Required, 2 Provided North Elevation 1 Required, 2 Provided	Met
Mid-Building Pedestrianways Required (# per ft. of facade)	1 Required for buildings longer than 250 feet	N/A	N/A
Vertical Increments Required (location on principal structure)	No greater than every 40 ft.		SPR
Horizontal Facade Divisions Required (per ft. of facade)	On 3 story buildings within 3 ft. of the top of the ground story.	N/A	N/A
Required Change in Roof Plane or Type	No greater than 80 ft. for pitched roof, none for other roof types	Change in Roof Type Proposed	Met
Permitted Primary Materials (types)	Stone, brick, glass	Stone, Glass	Met
Minimum Primary Façade Materials	80%	West Elevation—65% North Elevations—84% East Elevation—82%	Met (west elevation not visible from

153.062(O)(4) – Loft Building			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
		South Elevation—82%	adjacent property)
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	Wood Siding and Metal	Met
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet, Flat	Met
Tower(s) Permitted (Yes/No)	Yes	None	N/A

153.064 – Open Space Types			
Code Section	Requirement	Notes	Met
(C)(2)	Provision of Open Space	There shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of commercial space or fraction thereof. Required open space shall be located within 660 feet of the main entrance to the commercial space as measured along a pedestrian walkway. Based on 12,600 square foot of proposed commercial space, 252 square feet of open space is required. Applicant states that 2,053 square feet of open space is provided as a Pocket Plaza	SPR
(D)	Suitability of Open Space		SPR
(F)	Open Space Types	Required Open Space is provided as a Pocket Plaza—an informal open space of relatively small scale to serve as an impromptu gathering place designed as a well-defined area of refuge separate from the public sidewalk. Seating areas are required, and special features such as fountains and public art installations are encouraged.	SPR

153.064 – Open Space Types			
Code Section	Requirement	Notes	Met
		Proposed Open Space is defined by a street wall on one side. Six bike racks are proposed within this space, but without adequate bicycle circulation hardscape space around the racks. No seating areas are proposed or other special features.	
(G) General Requirements			
(1)	Size	(a) <i>Minimum Dimension:</i> Minimum Pocket Plaza dimension is 10 feet. Minimum Dimension proposed is ±17 feet.	SPR
		(b) <i>Proportion Requirement:</i> Open Space Types (except Greenway) shall be sized at a ratio not more than three to one (3:1), length to width. The proposed Pocket Plaza ratio is ±3.11:1	SPR
(2)	Access	(a) <i>Minimum Percentage of ROW Frontage Required:</i> Pocket Plazas require a minimum of 30% of the Open Space perimeter along ROW Frontage. Over 40% of the Pocket Plaza perimeter is along the Village Parkway ROW.	SPR
(4)	Improvements	(c) <i>Site Furnishings:</i>	SPR
		(d) <i>Public Art:</i>	SPR
		(f) <i>Maximum Impervious and Semi-Pervious Surface Permitted:</i>	SPR
		(h) <i>Fencing and Walls:</i>	SPR

153.065 – Site Development Standards			
Code Section	Requirement	Met/Notes	
(B) Parking and Loading			
(1)(b)	Parking Location	<ul style="list-style-type: none"> Parking for Loft Building Type is required to be in rear yard or within the building. 	Waiver Required

153.065 – Site Development Standards			
Code Section	Requirement	Met/Notes	
(2)	Required Vehicle Parking	Based on the proposed 12,600 gross square feet of Personal Service Use, 25 parking spaces are required. 80 parking spaces provided.	Parking Plan Approval Required
(2)(b)6	Adjustments to Required Vehicle Parking: Demonstration of Parking Need	The required reviewing body may approve a parking plan for fewer than the minimum required parking spaces or more than the maximum based on a demonstration of parking need by the applicant.	Condition
(3)	Required Bicycle Parking	A total of 3 bicycle parking spaces are required for the commercial uses (one space for every 10 spaces required for commercial uses). 12 bicycle parking spaces are provided.	Met
(4)	Off-Street Parking Space and Aisle Dimensions	The proposed off-street parking drive aisles are 24 feet wide. The maximum permitted width is 22 feet.	Waiver Required
(6)	Surface Parking Lot and Loading Area Design and Construction		TBD
(7)	Required Loading Spaces	The Salon requires loading spaces based on the gross square footage of the uses.	TBD
(C) Stormwater Management			
			TBD
(D) Landscaping and Tree Preservation			
			SPR
(E) Fences, Walls and Screening			
(2)	Street Wall Standards	(i) <i>Intent:</i> Street walls are intended to screen vehicular use areas and/or define the public realm.	SPR
		(j) <i>Design and Location:</i> Street Walls are intended to be located within RBZ. If an RBZ is occupied by a building, the street wall shall be installed along the same plane as the nearest building façade. Proposed street wall is approximate 27 feet to the east of the nearest building façade.	Waiver Required
(3)(b)	Roof Mounted Mechanical Equipment Screening	A portion of the roof is comprised of a Parapet style roof where rooftop mechanical units could be located. No rooftop mechanical units have been depicted at this time.	SPR

153.065 – Site Development Standards			
Code Section	Requirement	Met/Notes	
(3)(d)	Outdoor Waste and Storage Containers and Enclosures	The Site Plan does not indicate any areas for Outdoor Waste and Storage Containers and Enclosures.	SPR
(F) Exterior Lighting			
(F)(1)-(12)	Exterior Lighting	Additional Information is needed—Photometric Site Plan, Exterior Fixture Cut Sheets.	SPR
(G) Utility Undergrounding			
(G)(1)-(3)	Utility Undergrounding	To Be Determined	SPR
(H) Signs			
(H)	Signs	Sign Locations have been indicated on the Site Plan and Building Elevations, but additional details are needed about proposed signs.	SPR
(I) Walkability Standards			
(I)(1)	Intent and Purpose	Pedestrian facilities are intended to enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.	SPR
(I)(2)	Walkability Objective: Connectivity		SPR
(I)(3)	Walkability Objective: Safety	(b) <i>Pedestrian Circulation Plans:</i> Each surface parking area that contains 50 or more parking spaces, or contains any parking spaces located more than 350 feet from the front façade of the principal structure, shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building façade entrance. Required walkway must be at least five feet wide...	SPR
(I)(4)	Walkability Objective: Comfort and Convenience	A Principal Entrances is not provided along Village Parkway--the principal frontage street.	Waiver Required