

City of Dublin Administrative Review Team

**Charles Penzone Salon – Site Plan Review**

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# Planning Report

Thursday, October 6, 2016

**Charles Penzone Salon – Site Plan Review**

## Case Summary

Agenda Item	2
Case Number	16-071SPR
Proposal	A Site Plan Review for 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.
Request	Review and a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code Section 153.066.
Site Location	Located on the west side of Village Parkway at the roundabout with Shamrock Crossing.
Applicant	Charles Penzone; represented by Christopher Meyers, Myers Architects
Case Manager	Lori Burchett, AICP Planner II   (614) 410-4656   <a href="mailto:lburchett@dublin.oh.us">lburchett@dublin.oh.us</a>
Planning Recommendation	<p><b>Approval</b></p> <p>The proposed Parking Plan, Waiver Requests, and Site Plan Review is consistent with previously approved development plans and meets all the applicable review criteria and approval of the Parking Plan is recommended.</p> <p>Approval of the 8 Waiver Requests and 1 Administrative Departure is also recommended:</p> <ol style="list-style-type: none"><li>1. Maximum Block Size</li><li>2. Maximum Block Perimeter</li><li>3. Roof Type Requirements: Parapet Height</li><li>4. Materials</li><li>5. Treatments at Terminal Vistas</li></ol>

6. Blank Wall Limitations
7. Vertical Increments
8. Primary Materials

Administrative Departure:

1. Vertical increment (41 feet)

Approval of the Site Plan Review is recommended, with 6 conditions.

- 1) That the applicant provide construction details of the surface parking lot and loading area;
- 2) That the applicant provide retaining wall details or spot elevations of the retaining wall proposed for the parking area along the western property line to ensure compliance with the provisions of 153.065(E)(1)(b)1-2: Fence and Wall Height and Opacity;
- 3) That the applicant work with staff to ensure compliance with exterior lighting requirements of 153.065-Site Development Standards- (F)(1)-(12) Exterior Lighting;
- 4) That the applicant continue to work with staff to ensure safe pedestrian circulation;
- 5) That the applicant work with staff to determine location of neighborhood street right-of-way; and,
- 6) That the applicant continue to work with staff to satisfy landscaping requirements.



 <p>City of Dublin</p>	<p>16-071SPR Site Plan Review Charles Penzone Grand Salon 6671 Village Parkway</p>	<p>0 75150 Feet</p>	
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<b>Facts</b>	
Site Area	±3.544 acres
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Surrounding Zoning And Uses	<p>The surrounding properties are predominately zoned BSD-SCN, Bridge Street District – Sawmill Center Neighborhood District:</p> <p>North: BSD-SCN –Existing Charles Penzone Salon          South: BSD- SCN –Vacant Parcel and Shamrock Blvd          East: BSD- SCN –Village Parkway, Dublin Village Center          West: BSD- SCN –Vacant Parcel adjacent and Greystone Mews Subdivision (BSD-R)</p>
Site Features	<ul style="list-style-type: none"> <li>• Located near the intersection of Village Parkway and Shamrock Boulevard with approximately 400-feet of frontage on Village Parkway</li> <li>• Single lot with existing Charles Penzone building and associated parking</li> <li>• Pedestrian access along the site, connecting to existing pedestrianway along Village Parkway; Vehicular access via existing driveway off Village Parkway</li> <li>• Easements along Village Parkway encumber the site</li> </ul>
Background	<p>The Basic Plan Review was approved by the Planning and Zoning Commission on June 9, 2016. Waivers included during Basic Plan approval included Minimum Building Height; Articulation of Stories on Street Façades; Ground Story Height; Front Required Building Zone; Front Property Line Coverage; Right-of-Way Encroachments; Parking Location; Principal Entrance Location; Off-Street Parking Space and Aisle Dimensions; and Street Wall Standards. These approved waivers are noted in the checklist at the end of the report. The Basic Plan was reviewed informally by the Planning and Zoning Commission on April 7, 2016 following concerns from ART regarding site layout, architecture and design, and parking. The applicant made several changes and revised the plan to address these concerns.</p> <p>The ART will review and make a recommendation on the Site Plan to the Planning and Zoning Commission, who is the final authority on the Site Plan Review. The Commission will be required to make a determination on the Required Reviewing Body for any future applications for this proposal.</p> <p>September 22, 2016: Technical Review ART          September 29, 2016: Case Review at ART</p>

**Facts**

October 6, 2016:	ART Recommendation to the Planning and Zoning Commission
October 13, 2016:	Review at the Planning and Zoning Commission

**Details**

**Site Plan Review**

Site Plan Review (SPR)

The purpose of a SPR is to confirm that the proposed development of an individual site, building, and/or open space is consistent with the BSD zoning district regulations.

Proposal

This is a request for approval of a Site Plan to construct a 12,600-square-foot building fronting Village Parkway with parking areas to the north and west of the building. The proposal also includes: 93 parking spaces; open space in the forms of pocket plazas and park; and landscaping in parking and plaza areas.

The proposed architecture is contemporary with metal, glass, wood, and stone materials. A sculptural metal awning adds visual interest to the front entrance of the building and extends the front facade. The site includes parking in the side and rear of the structure. Public walkways and plazas with contemporary seating areas surround the building. A pathway and tapered wall leads from the existing sidewalk to the public plazas. Landscaping is throughout the parking and plaza areas.

The site plans show signs on the face of the structure, however not enough information was provided for a detailed analysis. The applicant is not requesting approval of the signs as part of this application.



**Details**

**Site Plan Review**

Staff Comments

Landscaping:

**1. General Comments**

- a. The existing landscape has an outstanding inspection notice past due (1-1-16) and needs to be brought into compliance either prior to or as part of the current proposed project. Final occupancy will not be granted until zoning compliance is met.

- i. 153.066 - *A certificate of Zoning Plan Approval issued by the Director verifying compliance with all applicable zoning requirements is required prior to modification, extension, or alteration of sites and structures...*

**2. C-004 – Existing Conditions & Tree Survey**

- a. All trees on site over 6" dbh shall be surveyed with species, condition and trunk caliper size included.

**3. C-005 – Site Plan**

- a. 153.065(D)(c)(2) - The maximum run of parking spaces permitted without a tree island is 12. There are 13 spaces proposed at the west parking edge.
- b. Dumpster/storage enclosure?

**4. L 1.0 – Overall Landscape Plan**

- a. Street trees shall be approved by City of Dublin Forester prior to installation. Add note.
- b. Proposed European Hornbeams need larger soil volume to succeed. Consider widening the beds.
- c. The interior parking lot islands should be designed in a way to incorporate stormwater management and landscape bio-filtration practices.

- i. 153.065(D)(5)(c)(5) – *Required on-site drainage shall be incorporated into interior landscaped areas...if a curb is located at the edge of a landscaped area, planted areas shall be installed at a lower grade than the parking lot pavement and curbing shall have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas. Plantings in landscaped areas intended to be used for biofiltration shall be those appropriate for rain gardens.*

**5. L 1.1 – Landscape Plan Enlargement**

- a. Add quantities for all plant materials

**6. L 2.0 – Tree Preservation Plan**

- a. Trees #18, 19 are previously required trees and are exempt from replacement – add note to table.
- b. Cottonwood is listed on plans as 'undesirable'. Only poor or dead condition trees are undesirable. Any tree removed in fair/good condition needs to be replaced.

Analysis	Site Plan Review
Site Plan Review	Section 153.066(F)(2) of the Zoning Code identifies Site Plan Review procedures. Applications shall be reviewed under the provisions of 153.066(F)(3)The following is an analysis based on the standards outlined in the Bridge Street District Code.
a) <i>The Site Plan Review be substantially similar to the approved Basic Site Plan</i>	<b>Criterion met.</b> The proposal meets the approved Basic Site Plan as no structures have moved, and the proposed materials and quantities are substantially similar to the approved Basic Site Plan.
b) <i>Consistent with the approved Development Plan</i>	<b>Criterion not applicable.</b> A plat is not required as part of this application.
c) <i>Meets all Zoning requirements except as authorized by Administrative Departures and Waivers</i>	<b>Criterion met.</b> As reviewed in this report, all applicable sections of the Code are met, met with conditions, or met with Waivers and Administrative Departure.
d) <i>Internal circulation system and driveways provide safe and efficient access</i>	<b>Criterion met.</b> As proposed, the development is consistent with the Principals of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks and paths surrounding the development.
e) <i>The relationship of buildings and structures to each other and other facilities is appropriately integrated with Community</i>	<b>Criterion met.</b> 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.
f) <i>Consistent with requirement for types, distribution and suitability of open space</i>	<b>Criterion met.</b> The publicly accessibly open space meets the requirements of public plazas and pocket plazas.
g) <i>The scale and design of the development allows for the adequate provision of services</i>	<b>Criterion met.</b> This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management.

Analysis	Site Plan Review
<p>h) Stormwater management systems and facilities are adequate and do not adversely affect neighboring properties</p>	<p><b>Criterion met.</b> The final plans include provision for providing treatment of stormwater. This system will be required to meet the City of Dublin Stormwater Management Code.</p>
<p>i) If phased, the proposed phase can stand alone</p>	<p><b>Criterion not applicable.</b> No modification to the phasing or construction schedule of the project is proposed as part of this application.</p>
<p>j) Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents</p>	<p><b>Criterion met.</b> The applicant states that these material changes will continue to provide an interesting, walkable setting for urban lifestyles that places value on human scale and a diversity of experiences. The layout of the public spaces and contemporary architecture is consistent with these principles.</p>

Administrative Departure	Site Plan Review
<p>Administrative Departure</p>	<p>An administrative departure may be reviewed and approved by ART provided that the following criteria has been met: The need is created by a unique site condition and complies with the spirit and intent of the BSD plan and is not being requested simply to reduce cost or as a matter of convenience; the departure does not have the effect of authorizing any use, sign, building type, or open space type otherwise not permitted; the departure does not modify any numerical zoning standard by more than 10% of the requirement; and the departure will ensure that the development is of equal or greater development quality.</p>
<p>1) Vertical Increments</p>	<p>Loft Building Type §153.062 (O)(4)—Vertical Increments: No greater than every 40 feet (required); west elevation (41 feet) (requested).</p> <p><i>Criteria met.</i> The use of the interior space (Private Spa) at this location and design concept of the building would prohibit a change in material. The contemporary architecture is being maintained and the overall aesthetic is consistent with the intent of the district and the request is less than 10% of the requirement.</p>

Waiver Review	Site Plan Review
<p>Waiver Review</p>	<p>The purpose of a waiver allow for project elements to deviate from the requirements of the regulations provided that: the waiver is caused by unique conditions of the site, will generally meet the spirit</p>

Waiver Review	Site Plan Review
	<p>and intent of the district, is not being requested solely to reduce cost or as a matter of convenience, will ensure that the development is of equal or greater development quality, the request would be better address through waiver than amendment to the requirements, and does not have the effect of authorizing any use or open space type that is note otherwise permitted in the district.</p>
<p>1. Maximum Block Size</p>	<p>153.060—Lots and Blocks (C) (2) (a)—Maximum block length: 500-feet. Proposed Block Length: ±1,020-feet.</p> <p><i>Criteria met.</i> The applicant is not required to subdivide the property and requirements for lot development are being met. The dedication of a neighborhood street would negate the need for this waiver. However with the uncertain timing of this dedication based on the condition of approval, a waiver is recommended.</p>
<p>2. Maximum Block Perimeter</p>	<p>153.060—Lots and Blocks (C)(2)(a)—Maximum Block Perimeter: 1,750-feet. Proposed Block Perimeter: ±2,700-feet.</p> <p><i>Criteria met.</i> The applicant is not required to subdivide the property and requirements for lot development are being met. The dedication of a neighborhood street would negate the need for this waiver. However with the uncertain timing of this dedication based on the condition of approval, a waiver is recommended.</p>
<p>3. Roof Type Requirements: Parapet Height</p>	<p>153.062—Roof Type Requirements—D(1)—Parapets shall be no less than two feet and no more than six feet in height. Proposed parapet varies in height from less than 2-feet to ±17.67-feet in height.</p> <p><i>Criteria met.</i> The proposed design adds to the overall architectural interest and aesthetic of the structure. The appearance of an eave at the top of the building paired with the desired interior height of the space create a unique detail. All equipment will be located in mechanical wells within the building and will be screened from view by elements other than the parapets.</p>
<p>4. Materials</p>	<p>153.062—Façade Material Transitions (E)(2)(a)— Vertical transition shall occur at inside corners. Proposed east elevation has materials at the same plane.</p> <p><i>Criteria Met.</i> At the northeast corner of the building where the façade material transitions from wood siding to stone, the wall surface is flat. This transition is treated such that the ends of the stone and siding will not be visible and was necessary to accommodate the interior layout.</p>

Waiver Review	Site Plan Review
5. Treatments at Terminal Vistas	<p>153.062—Treatments at Terminal Vistas (J)—Treatments shall be incorporated to terminate the view: a tower, a bay window, courtyard with sculpture, pronounced increase in building height, or other similar treatment incorporating a distinct vertical element. None of these treatments have been proposed however, design elements have been incorporated to meet the intent of this requirement.</p> <p><i>Criteria Met.</i> The proposed building does not use a height increase to create this view but an increased area of storefront creating a "glass corner" along with a decorative canopy at this corner of the building meeting the desired intent of this section.</p>
6. Blank Wall Limitations	<p>153.062 (O)(4)—Loft Building Type—Blank Wall limitations. No horizontal distance greater than 15 feet per story shall be blank or windowless. On the east facade of the building there is a large area of stone wall that will be used for the grand sign. On the north and west facades of the building there are several windowless areas on the lower area due to the interior use of the building in that area.</p> <p><i>Criteria Met.</i> The proposed use requires some privacy and limits the addition of windows in certain areas. The use of the interior space at several locations would be compromised with the addition of windows at the lower area. The waiver maintains the privacy required for several of the interior spaces. The applicant intends to incorporate creative signage to break up the windowless walls. A master sign plan will be required.</p>
7. Vertical Increments	<p>153.062 (O)(4)—Loft Building Type—No greater than every 40 feet. The site plan shows south elevation (65 feet), west elevation (47-feet, 41 feet*), and east elevation (78 feet). *An administrative departure would be required for the west elevation 41 feet and is part of this request.</p> <p><i>Criteria met.</i> The use of the interior space (Private Spa) at this location and design concept of the building would prohibit a change in material. The contemporary architecture is being maintained and the overall aesthetic is consistent with the intent of the district.</p>
8. Primary Materials	<p>153.062 (O)(4)—Loft Building Type—Primary Materials. The materials are required to be a minimum of 80%. The site plans show West Elevation: 52%; North Elevation: 70%; East Elevation: 57%; and South Elevation: 61%. The materials shown on the plans include metal, wood, glass, and stone. The permitted primary materials are brick, glass, and stone.</p>

Waiver Review	Site Plan Review
	<p><i>Criteria met.</i> The use of painted brake metal and steel create a look when combined with the storefront system that is very urban in appearance as required by the BSD Code. With the use of these materials, the overall aesthetic is cohesive and maintains the contemporary appearance.</p>

Recommendation	Site Plan Review
Approval	<p>The proposed Site Plan Review is consistent with previously approved site plans and, with waivers, meets all the applicable review criteria. Approval is recommended, with 8 waivers, 1 administrative departure, and 6 conditions.</p> <p>Waivers and Administrative Departure</p> <ol style="list-style-type: none"> <li>1) Lots and Blocks §153.060 (C)(2)(a)—Maximum block length: 500-foot (required); ±1,020-foot (requested).</li> <li>2) Lots and Blocks §153.060 (C)(2)(a)—Maximum Block Perimeter: 1,750-foot (required); ±2,700-foot (requested).</li> <li>3) Roof Type Requirement §153.062 (D)(1)—Parapets: No less than two feet and no more than six feet in height (required). Parapet varies in height from less than 2-foot to ±17.67-foot in height (requested).</li> <li>4) Façade Material Transition §153.062(E)(2)(a)—Vertical transitions: Shall occur at inside corners (required); East elevations on same plane (proposed).</li> <li>5) Treatments at Terminal Vista §153.062(J)—Treatments: Shall be incorporated to terminate the view: a tower, a bay window, courtyard with sculpture, pronounced increase in building height, or other similar treatment incorporating a distinct vertical element (required); Sculptural entry (requested).</li> <li>6) Loft Building Type §153.062 (O)(4)—Blank Wall limitations: No horizontal distance greater than 15 feet per story shall be blank or windowless (required); Blank walls on all elevations (requested).</li> <li>7) Loft Building Type §153.062 (O)(4)—Vertical Increments: No greater than every 40 feet (required); south elevation (65 feet), west elevation (47-foot), and east elevation (78 feet) (requested).</li> <li>8) Loft Building Type §153.062 (O)(4)—Primary Materials: The</li> </ol>

Recommendation	Site Plan Review
	<p>materials to be a minimum of 80% (required). West Elevation: 52%; North Elevation: 70%; East Elevation: 57%; and South Elevation: 61% (requested).</p> <p>Administrative Departure            1) Loft Building Type §153.062 (O)(4)—Vertical Increments: No greater than every 40 feet (required); west elevation (41 feet) (requested).</p>
Conditions	<ol style="list-style-type: none"> <li>1) That the applicant provide construction details of the surface parking lot and loading area;</li> <li>2) That the applicant provide retaining wall details or spot elevations of the retaining wall proposed for the parking area along the western property line to ensure compliance with the provisions of 153.065(E)(1)(b)1-2: Fence and Wall Height and Opacity;</li> <li>3) That the applicant work with staff to ensure compliance with exterior lighting requirements of 153.065-Site Development Standards- (F)(1)-(12) Exterior Lighting;</li> <li>4) That the applicant continue to work with staff to ensure safe pedestrian circulation;</li> <li>5) That the applicant work with staff to determine location of neighborhood street right-of-way; and,</li> <li>6) That the applicant continue to work with staff to satisfy landscaping requirements.</li> </ol>

*Applicable Site Plan Review Criteria*

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

<b>153.060 – Lots &amp; Blocks</b>				
<b>Code Section</b>	<b>Requirement</b>	<b>Notes</b>	<b>Met</b>	
(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).		
(B)	Applicability	Development Plan Review required due to required subdivision based on proposed block length and block perimeter length; Bridge Street District Street Network	<b>N/A (No plat required)</b>	
<b>(C) General Block and Lot Layout</b>				
(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)	<b>Met with condition</b>	
(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.	<b>No Subdivision or Plat required</b>	
		<i>Sawmill Center Neighborhood Maximum Block Dimensions (from Table 153.060-A)</i>		
		Maximum Block Length: 500 ft.	Proposed Block Length: ±1,020 ft.	<b>Waiver Required</b>
		Maximum Block Perimeter: 1,750 ft.	Proposed Block Perimeter: ±2,700 ft.	<b>Waiver Required</b>

		(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.	<b>N/A</b>
(5)	Block Access Configurations	(a) Access for alleys, service streets and driveways shall not be permitted from a Principal Frontage Street.  The existing access point on Village Parkway, a District Connector Street and designated Principal Frontage Street is maintained, and proposed as location of future Neighborhood Street location.	<b>Met</b>

### 153.061 – Street Types

Code Section	Requirement/Notes	Met
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#### (E) Typical Street Elements

Typical elements of a street right-of-way are divided into the vehicular and pedestrian realm. Each street type outlines which facilities are applicable and provides typical design specifications.  A Neighborhood Street connection is required in the future. Although Future Right-of-Way has been depicted on the Site Plan, no street section or design specifications have been provided for this future street connection.	<b>Met with condition</b>
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### 153.063(C) – Neighborhood Standards – BSD Sawmill Center Neighborhood

Code Section	Requirement	Notes	Met
(5)(b)	Master Sign Plans	Signs have been included as part of the Site Plan Application. A master sign plan shall be submitted as required by 153.066(L)(8).	<b>Met with condition of approval</b>
(6)(a-d)	Open Spaces	The Site Data Table provided Open Space Calculations, and locations of the plazas.	<b>Met</b>

**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).

<b>153.059 – Uses</b>			
<b>Code Section</b>	<b>Requirement</b>	<b>Notes</b>	<b>Review Procedures</b>
Table 153.059-A	Permitted Uses	The proposed Principal Uses are permitted. The proposed Principal Use is a 12,600 square foot Salon/Spa (Personal, Repair, & Rental Services)	<b>None</b>

<b>153.062 – Building Types</b>			
<b>Code Section</b>	<b>Requirement</b>	<b>Notes</b>	<b>Met</b>
<b>(B) General Building Type Requirements</b>			
(B)(1)	Applicability	(b) This section applies to all new development within the BSD.	<b>Met</b>
(B)(2)	Existing Structures	An existing structure is currently located on the proposed development parcel. There are no proposed modifications to the existing structure with this application.	<b>Met</b>
(B)(3)(a)-(e)	General Requirements	(a) <i>Zoning Districts:</i> The proposed structure has been classified as a Loft Building Type, and is permitted within the BSD Sawmill Center Neighborhood District.	<b>Met</b>
		(b) <i>Uses:</i> The proposed use is permitted within the proposed Loft Building Type.	<b>Met</b>
		(c) <i>No Other Building Types:</i> The proposed Loft Building Type is permitted within the BSD Sawmill Center Neighborhood District.	<b>Met</b>
		(d) <i>Permanent Structures:</i> The proposed building is a permanent structure.	<b>Met</b>
		(e) <i>Accessory Structures:</i> No accessory structures are proposed.	<b>N/A</b>

<b>(C) General Building Type Layout and Relationships</b>			
(C)(1)	Incompatible Building Types	No building type incompatibilities are present	<b>Met</b>
(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.	<b>N/A</b>
<b>(D) Roof Type Requirements</b>			
(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 17.67 feet in height.	<b>Waiver Required</b>
		(b) <i>Parapets Continuous:</i> Parapets shall wrap around all sides of the building. Parapet roof is present only in the central portion of overall all roof plan, as a location for rooftop mechanical equipment. Parapet is continuous where proposed.	<b>Met</b>
		(c) <i>Horizontal Shadow Lines.</i> Expression lines are encouraged to distinguish the parapet from the upper stories of the building. There are no upper stories or expression lines proposed.	<b>Not Met</b>
		(d) <i>Occupied space:</i> Occupied space or a half story shall not be incorporated within this roof type. None proposed.	<b>Met</b>
(D)(3)	Flat Roof Type Requirements	(a) <i>Locations:</i> Flat roofs are permitted in all districts except BSD Historic Core.	<b>Met</b>
		(b) <i>Eaves:</i> Eaves are encouraged on street facing facades.	<b>Not Met</b>
		(c) <i>Interrupting Vertical Walls:</i> May interrupt the eave and extend above the top of the eave with no discernable cap. None Proposed.	<b>N/A</b>
(D)(4)	Towers	None Proposed.	<b>N/A</b>
<b>(E) Materials</b>			
(E)(1)	Façade Materials	(a) <i>Percentage of Primary Materials Required:</i> Please refer to 153.062(O) - Building Type Analysis.	<b>See Table Below</b>
		(c) <i>Permitted Primary Materials:</i> Please refer to 153.062(O) - Building Type Analysis.	<b>See Table Below</b>
		(d) <i>Permitted Secondary Materials:</i> Please refer to 153.062(O) - Building Type Analysis.	<b>See Table Below</b>

		(d) <i>EIFS</i> : Permitted for trim only.	<b>TBD Material Info Needed</b>
		(g) <i>Clapboard Siding Thickness</i> : Must have minimum butt thickness of a quarter of an inch.	<b>Met.</b>
		(h) <i>Other High Quality Synthetic Materials</i> : May be approved by the required reviewing body	<b>N/A</b>
(E)(2)	Façade Material Transitions	(a) <i>Vertical transition shall occur at inside corners</i>  East Elevation—Stone and Wood appear to be on same plane.	<b>Waiver Required</b>
		(b) <i>Multiple materials proposed vertically: Where proposed, the 'heavier' material in appearance shall be incorporated below the 'lighter' material.</i>	<b>Met</b>
		(c) <i>Transitions between different colors of same material</i> : Shall occur at locations deemed architecturally appropriate by the required reviewing body.	<b>N/A</b>
(E)(3)	Roof Materials	(b) <i>Permitted Flat Roof Materials</i> : Any roof materials appropriate to maintain proper drainage.	<b>TBD No Roof Materials Specified</b>
		(c) <i>Roof Penetrations: Shall be concealed and shall not be visible from principal frontage streets (Village Parkway)</i>	<b>TBD</b>
(E)(4)	Color	The color palette consists of a range of earth tones and neutral colors.	<b>Met</b>
<b>(F) Entrances &amp; Pedestrianways</b>			
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	<b>See Building Type Requirements Tables</b>	
(F)(2)	Recessed Entrances	Entry doors shall be recessed a minimum of three feet from property lines	<b>Met</b>
(F)(3)	Entrance Design	All principal entrances are at a pedestrian scale and effectively address the street and include design elements to provide prominent entrances along the façade.	<b>Met</b>
<b>(G) Articulation of Stories on Street Facades</b>			
(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.	<b>Waiver Approved</b>

<b>(H) Windows, Shutters, Awnings and Canopies</b>			
(H)(1)	Windows	(a) Transparency is required according to building type. Please refer to Building Type Requirements	<b>See Table Below</b>
		(b) Highly reflective glass is prohibited	<b>Met</b>
		(c) Spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements	<b>Met</b>
		(d) Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass	<b>Met</b>
		(f) Windows in masonry walls shall have architecturally appropriate lintels and sills. No lintels are present on proposed elevations.	<b>Met</b>
		(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.	<b>Met</b>
		(H)(3)(b)	Canopies
2. Canopies may be cantilevered or supported from the building wall by metal cables or rods.  Proposed canopies are cantilevered from the building	<b>Met</b>		
3. Canopies may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall.	<b>TBD</b>		
<b>(I) Balconies, Porches, Stoops, and Chimneys</b>			
(I)(1)-(4)	Balconies, Porches, Stoops, and Chimneys	No balconies, porches, stoops or chimneys are proposed.	<b>N/A</b>
<b>(J) Treatments at Terminal Vistas</b>			

(J)	Treatments at Terminal Vistas	<p>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.</p> <p>As this terminus does not occur at an open space type, one of the following treatments shall be incorporated to terminate the view: a tower, a bay window, courtyard with sculpture, pronounced increase in building height, or other similar treatment incorporating a distinct vertical element.</p> <p>None of these treatments has been proposed at the terminal vista.</p>	<b>Waiver Required</b>
<b>(K) Building Variety</b>			
(K)	Building Variety	A single building is proposed.	<b>N/A</b>
<b>(L) Vehicular Canopies</b>			
(L)	Vehicular Canopies	None proposed	<b>N/A</b>
<b>(M) Signs</b>			
(M)	Signs	Sign locations have been proposed for building mounted signs. No other sign details have been provided.	<b>Master Sign Plan Required. Condition of Approval.</b>
<b>(N) Individual Building Type Requirements</b>			
(N)	Individual Building Type Requirements	Refer to following section for detailed analysis of the building.	

<b>153.062(O)(4) – Loft Building</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	1	<b>Met</b>
Front Property Line Coverage (%)	Min. 75%	<b>Village Parkway: 0%</b>	<b><i>Waiver Approved at BSP</i></b>
Occupation of Corner Required (Yes/No)	Yes	N/A	<b>N/A</b>
Front Required Building Zone Required (range, ft.)	0-15 ft.	Southeast Corner of building ±22 ft.	<b><i>Waiver Approved at BPR</i></b>
Corner Side RBZ Required (range, ft.)	0-15 ft.		<b>N/A</b>
RBZ Treatment	Landscape, Patio, or Streetscape	Combination of Landscape and Streetscape	<b>Met</b>
Right-of-Way Encroachments	Awnings, canopies, eaves, patios & projecting signs	Street Wall encroaches Village Parkway Right-of-Way	<b><i>Waiver Approved at BPR</i></b>
Side Yard Setback Required (ft.)	5 ft.	25 ft., ±174 ft.	<b>Met</b>
Rear Yard Setback Required (ft.)	5 ft.	±82 ft.	<b>Met</b>
Minimum Lot Width Required (ft.)	50 ft.	±380 ft.	<b>Met</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Impervious Lot Coverage	80%	62%	<b>Met</b>
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage)	10%	8%	<b>Met</b>
Parking Location	Rear Yard; within Building.	Parking located in Rear and Side Yard	<b><i>Waiver Approved at BPR</i></b>
Loading Facility Permitted (location relative to principal structure)	Rear & side façade	Based on building area <25,000 square feet, none required	<b>N/A</b>
Entry for Parking within Building (relative to principal structure)	Rear, Side or Corner Side Façades on non-PFS	N/A	<b>N/A</b>
Access	153.062 (n)(1)(c)	Access is provided by an existing driveway	<b>Met</b>
Minimum Building Height Permitted	2 stories	1 story	<b><i>Waiver</i></b>

<b>153.062(O)(4) – Loft Building</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
(ft.)			<b><i>Approved at BPR</i></b>
Maximum Building Height Permitted (ft.)	4.5 stories	1 story	<b>N/A</b>
Ground Story Height	12 ft. Minimum 18 ft. Maximum	Story Height Varies: Minimum 23.5 ft. Maximum 31 ft.	<b><i>Waiver Approved at BPR</i></b>
Upper Story Height	10 ft. Minimum 14 ft. Maximum	N/A	<b>N/A</b>
Ground Story Use Requirements	Podium parking structures are conditional uses.	N/A	<b>N/A</b>
Minimum Occupied Space Required (ft.)	30' min depth from the front facade	Met	<b>Met</b>
Parking within Building	Permitted in the rear of first three floors and fully in any basement(s)	N/A	<b>N/A</b>
Ground Story Street Facing Transparency (%)	Minimum 60% Transparency	Village Parkway (East Elev.) 63% if proposed glazing meets transparency requirements (not reflective, spandrel, tinted, etc). More detail needed.	<b>Met</b>
Upper Story Street Facing Transparency (%)	Minimum 60% Transparency	N/A	<b>N/A</b>
Non-Street Façade Transparency (%)	Minimum 20% Transparency	42% (North Elevation) 41% (South Elevation) 20% (West Elevation)	<b>Met</b>
Blank Wall Limitations (Yes/No)	Yes	A Blank Wall area is present on the North Elevation and South Elevations; several Blank Wall	<b>Waivers Required</b>

<b>153.062(O)(4) – Loft Building</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
		areas are present on the East and West Elevations	
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	<b><i>Waiver Approved at BPR</i></b>
Street Facades: Number of Entrances Required (per ft. of facade)	1 per 75 ft. of façade, minimum	<b>East Elevation</b> 2 Required, 2 Provided	<b>Met</b>
Parking Lot Façade Number of Entrances Required	1 per 100 ft. of façade, minimum	<b>West Elevation</b> 2 Required, 2 Provided <b>North Elevation</b> 2 Required, 2 Provided	<b>Met</b>
Mid-Building Pedestrianways Required (# per ft. of facade)	1 Required for buildings longer than 250 feet	N/A	<b>N/A</b>
Vertical Increments Required (location on principal structure)	No greater than every 40 ft.	South Elevation—65 feet West Elevation—47 Feet, 41 Feet East Elevation—78 Feet	<b>Waivers/ Admin. Departures Required</b>
Horizontal Facade Divisions Required (per ft. of facade)	On 3 story buildings within 3 ft. of the top of the ground story.	N/A	<b>N/A</b>
Required Change in Roof Plane or Type	No greater than 80 ft. for pitched roof, none for other roof types	Multiple Changes in Roof Plane Proposed	<b>Met</b>
Permitted Primary Materials (types)	Stone, brick, glass	Stone, Glass	<b>Met</b>
Minimum Primary Façade Materials	80%	<b>West Elevation—52%</b> <b>North Elevations—70%</b> <b>East Elevation—57%</b> <b>South Elevation—61%</b>	<b>Waivers Required</b>
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding,	Wood Siding Metal Panels	<b>Met</b>

<b>153.062(O)(4) – Loft Building</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
	metal and exterior architectural metal panels and cladding		
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet, Flat	<b>Met</b>
Tower(s) Permitted (Yes/No)	Yes	None	<b>N/A</b>

<b>153.064 – Open Space Types</b>			
<b>Code Section</b>	<b>Requirement</b>	<b>Notes</b>	<b>Met</b>
(C)(2)	Provision of Open Space	<p>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.</p> <p>Based on 12,000 square foot of proposed commercial space, 240 square feet of open space is required. Applicant states that 2,053 square feet of open space is provided as a Pocket Plaza, but no location has been indicated for this Open Space.</p>	<b>Met</b>
(D)	Suitability of Open Space		<b>Met</b>
(F)	Open Space Types	<p>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.</p> <p>Proposed Open Space is defined by a street wall on the west side of the space, and landscape beds on the north and</p>	<b>Met</b>

153.064 – Open Space Types			
Code Section	Requirement	Notes	Met
		south sides. The east side connects to the existing public multi-use path. Two benches and a waste receptacle are provided, and the corners of the space are defined by lighted bollards.	
<b>(G) General Requirements</b>			
(1)	Size	(a) <i>Minimum Dimension:</i> Minimum Pocket Plaza dimension is 10 feet.  Minimum Dimension proposed is ±18 feet.	<b>Met</b>
		(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 less than 3:1	<b>Met</b>
(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.  39% of the Pocket Plaza perimeter is along the Village Parkway ROW.	<b>Met</b>
(4)	Improvements	(c) <i>Site Furnishings:</i> Benches and Waste Receptacles are provided	<b>Met</b>
		(d) <i>Public Art:</i> Encouraged—none provided.	<b>N/A</b>
		(f) <i>Impervious and Semi-Pervious Surface:</i> <i>Minimum Impervious Required: 40%</i> <i>Maximum Impervious Permitted: 80% + 10% Semi-Pervious</i>  Impervious Provided: 62%	<b>Met</b>
		(h) <i>Fencing and Walls:</i> Wall height may not exceed 36 inches as measured from established grade.  Proposed Wall Height: 18 inches	<b>Met</b>

153.065 – Site Development Standards		
Code Section	Requirement	Met/Notes

<b>153.065 – Site Development Standards</b>			
<b>Code Section</b>	<b>Requirement</b>	<b>Met/Notes</b>	
<b>(B) Parking and Loading</b>			
(1)(b)	Parking Location	<ul style="list-style-type: none"> <li>Parking for Loft Building Type is required to be in rear yard or within the building.</li> </ul>	<b>Waiver Approved at BPR</b>
(2)	Required Vehicle Parking	Based on the proposed 12,600 gross square feet of Personal Service Use, 26 parking spaces are required. A maximum of 125% of minimum spaces required are permitted, or 33 Spaces. 80 parking spaces provided.	<b>Parking Plan Approval Required</b>
(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.	<b>Parking Plan Approval Required</b>
(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.	<b>Met</b>
(4)	Off-Street Parking Space and Aisle Dimensions	Several proposed off-street parking drive aisles are 24 feet wide. The maximum permitted width is 22 feet.	<b>Waiver Approved at BPR</b>
(6)	Surface Parking Lot and Loading Area Design and Construction	No construction details have been provided.	<b>Condition of Approval</b>
(7)	Required Loading Spaces	The Salon requires no dedicated loading spaces based on the gross square footage of the use.	<b>N/A</b>
<b>(C) Stormwater Management</b>			
			<b>TBD</b>
<b>(D) Landscaping and Tree Preservation</b>			
<b>(E) Fences, Walls and Screening</b>			

<b>153.065 – Site Development Standards</b>			
<b>Code Section</b>	<b>Requirement</b>	<b>Met/Notes</b>	
(1)	Fence and Wall Standards	<p>(b) <i>Fence and Wall Height and Opacity:</i>                      The provisions of 153.065(E)(1)(b)1-2 shall apply to all portions of retaining walls that extend above grade level, as measured from the elevated side of the retaining wall.</p> <p>A retaining wall is proposed for the parking area along the western property line. No retaining wall details or spot elevations have been provided.</p>	<b>Condition of Approval</b>
(2)	Street Wall Standards	<p>(b) <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.</p>	<b>Waiver Approved at BPR (Location)</b>
		<p>Street walls shall be a minimum of 22 inches where seating is intended.</p>	<b>Met</b>
(3)(b)	Roof Mounted Mechanical Equipment Screening	A portion of the roof is comprised of a Parapet style roof where rooftop mechanical units are proposed to be located.	<b>Met</b>
(3)(d)	Outdoor Waste and Storage Containers and Enclosures	The Site Plan shows areas for Outdoor Waste Storage Containers and Enclosures.	<b>Met</b>
<b>(F) Exterior Lighting</b>			
(F)(1)-(12)	Exterior Lighting	Additional Information is needed—Photometric Plan does not include proposed Light Bollards, several areas of pedestrian circulation are below the required footcandle levels, no fixture cut sheets for the Light Bollards have been provided.	<b>Condition of Approval</b>
<b>(G) Utility Undergrounding</b>			
(G)(1)-(3)	Utility Undergrounding	To Be Determined	<b>TBD</b>
<b>(H) Signs</b>			
(H)	Signs	Sign Locations have been indicated on the Building Elevations, but additional details are needed and a Master Sign Plan is required.	<b>Master Sign Plan Required. Met with condition.</b>

<b>153.065 – Site Development Standards</b>			
Code Section	Requirement	Met/Notes	
<b>(I) Walkability Standards</b>			
(I)(1)	Intent and Purpose	Pedestrian facilities are intended to enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.	<b>Met</b>
(I)(2)	Walkability Objective: Connectivity	<p>(a) <i>Mid-block Pedestrianways.</i> Are required on all blocks exceeding 400 feet in length.</p> <p>The future Neighborhood Street connection and 50 foot Right of Way proposed will meet this requirement.</p>	<b>Met with Condition</b>
(I)(3)	Walkability Objective: Safety	<p>(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, shall not be located within a driving aisle, and, where possible shall be located in a landscaped island running perpendicular to the primary building façade.</p> <p>A walkway has been provided along the western property line adjacent to the farthest row of parking spaces from the primary entrance, but it is separated from the farthest parking spaces by a retaining wall with a guardrail, and is four feet in width.</p>	<b>Condition of Approval</b>
(I)(4)	Walkability Objective: Comfort and Convenience	A Principal Entrance is not provided along Village Parkway--the principal frontage street.	<b>Waiver Approved at BPR</b>