

ANALYSIS & DETERMINATIONS – PRELIMINARY DEVELOPMENT PLAN

Applicable Final Development Plan and Conditional Use Review Criteria

Includes §153.059 – Uses, §153.060 – Lots and Blocks, §153.062 – Building Types, §153.063 – Neighborhood Standards, §153.064 – Open Space Types, and §153.065 – Site Development Standards

153.059 – Uses		
Code Section	Proposed Uses	Permitted ?
Table 153.059-A	<i>Dwelling, Townhouse (154 Total Dwelling Units)</i>	Yes

153.060 – Lots and Blocks		
Code Section	Requirement • <i>Analysis</i>	Met?
(B) Applicability		
Requirements of this section apply to developments in all BSD zoning districts that require Concept Plan Approval in accordance with §153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152. • <i>Proposed development involves the construction of more than one principal structure on one or more parcels.</i>		Concept Plan Approved
(C) General Block and Lot Layout		
(1)	Interconnected Street Pattern	
(a)	The arrangement of streets shall provide for the continuation of existing or planned streets from adjoining areas into new developments where practicable as determined by the City Engineer. <ul style="list-style-type: none"> • <i>The proposed layout extends existing McCune Avenue through the site to intersect with Village Parkway at the east.</i> • <i>The existing service drives to the north and south of McCune within Tuller Flats are extended through the site as Trinity Lane and Seville Lane, respectively.</i> • <i>The proposed layout includes Hobbs Landing Drive West, at the western edge of the site and Grafton Street bisecting the site. These north/south streets extend between Tuller Road and John Shields Parkway and complete the grid street network through the site and creating four new blocks.</i> 	Met
(2)	Maximum Block Size	

153.060 – Lots and Blocks		
(a)	Required Subdivision. All development requiring a Concept Plan shall be subdivided consistent with the maximum block dimensions permitted by the applicable BSD District. <i>In the Scioto River Neighborhood District, the maximum block length permitted is 500 feet, and the maximum block perimeter permitted is 1,750 feet.</i> <ul style="list-style-type: none"> • <i>The proposed street network subdivides the site into four blocks.</i> • <i>All new blocks meet the dimensional requirements except Block 1, which has a length of approximately 505 feet along John Shields Parkway.</i> • Staff Recommendation: <u>Approval</u> of the Administrative Departure. 	Admin. Departure
(3)	Block Configuration	
(a)	Shape of block shall be generally rectangular, but may vary due to natural features or other site considerations. <ul style="list-style-type: none"> • <i>The proposed block is generally rectangular. Irregularities in block shapes are the result of the existing alignments and curvature of John Shields Parkway and Village Parkway.</i> 	Met
(b)	Blocks shall be arranged with front property lines along at least two sides. <ul style="list-style-type: none"> • <i>Block 1 has front property lines along John Shields Parkway and McCune Avenue.</i> • <i>Block 2 has front property lines along Tuller Road and McCune Avenue.</i> • <i>Block 3 has front property lines along John Shields Parkway, Village Parkway, and McCune Avenue</i> • <i>Block 4 has front property lines along Tuller Road/Village Parkway and McCune Avenue.</i> 	Met
(4)	Principal Frontage Streets	
(b)	Access to blocks shall be located to comply with the principal frontage street requirements of §153.060(C)(5) <ul style="list-style-type: none"> • <i>John Shields Parkway, Tuller Road and Village Parkway are all designated principal frontage streets and no access to the blocks is proposed directly from any of these streets.</i> 	Met
(5)	Block Access Configurations	
(a)	Access for alleys, service streets and driveways shall not be permitted from a principal frontage street. <ul style="list-style-type: none"> • <i>No access is proposed from a principal frontage street</i> 	Met
(c)	Where practicable, as determined by the City Engineer, vehicular access to blocks shall be aligned with other access points on opposite sides of the same block as well as aligned across the street from vehicular access points to other blocks. <ul style="list-style-type: none"> • <i>All access points are aligned with existing or new access points on adjacent blocks.</i> 	Met
(6)	Mid-block pedestrianways	
	<ul style="list-style-type: none"> • <i>Refer to Site Development Standards section 153.065(I)(2)(a) for requirements for mid-block pedestrianways.</i> 	
(9)	Street Frontage	
(a)	Front Property Line 2. A lot line bordering a principal frontage street shall be the front property line unless otherwise specified. <ul style="list-style-type: none"> • <i>John Shields Parkway, Tuller Road and Village Parkway are principal frontage streets and are front property lines for associated bordering blocks. See (3)(b) above.</i> 	Met

153.060 – Lots and Blocks		
(b)	Corner Side Property Line 1. For corner lots occupied by multiple buildings, lot lines shall be designated as front or corner side property lines as necessary to meet the building type street frontage requirements along both frontages. <ul style="list-style-type: none"> • <i>Blocks 1 and 2 have corner side property lines along Hobbs Landing Drive West and Grafton Street.</i> • <i>Blocks 3 and 4 have corner side property lines along McCune Avenue and Grafton Street.</i> 	Met

153.061 – Street Types		
Code Section	Requirement • <i>Analysis</i>	Met?
(B) Typical Street Elements		
(2)	Vehicular on-street parking. The appropriate configuration and dimensions of on-street parking for specific street types shall be determined by the City Engineer. <ul style="list-style-type: none"> • <i>On-street parking is proposed along the north side of McCune Avenue through the proposed development, while existing McCune Avenue incorporates on-street parking on the south side of the street within Tuller Flats.</i> 	City Eng. Determ. Required

153.062 – Building Types		
Code Section	Requirement • <i>Analysis</i>	Met?
(B) General Building Type Requirements		
(3)	General Requirements	
(a)	Zoning Districts: Each building type shall be constructed only within its designated BSD zoning district. <ul style="list-style-type: none"> • <i>Single-Family Attached Building Types (Townhouses) are proposed and are permitted within the BSD Sawmill Center Neighborhood District.</i> 	Met
(b)	Uses: Each building type may house the uses allowed in the district in which it is located <ul style="list-style-type: none"> • <i>The proposed uses are permitted within the proposed Single-Family Attached Building Types.</i> 	Met
(c)	No Other Building Types: All Principal buildings shall meet the requirements of Table 153.062-A, Permitted Building Types in Each BSD Zoning District . <ul style="list-style-type: none"> • <i>The proposed Single-Family Attached buildings are permitted within the Sawmill Center Neighborhood District.</i> 	Met
(d)	Permanent Structures: All buildings constructed shall be permanent structures without a chassis, hitch, wheels or other features that would make the structure mobile. <ul style="list-style-type: none"> • <i>The proposed buildings are permanent structures</i> 	Met

153.062 – Building Types		
(e)	Accessory Structures: <ul style="list-style-type: none"> • <i>No accessory structures are proposed</i> 	N/A
(C) General Building Type Layout and Relationships		
(1)	Incompatible Building Types. Are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body. <ul style="list-style-type: none"> • <i>There are no existing incompatible building types with Single-Family Attached buildings across the streets around the perimeter of the development or on the same block face.</i> 	Met
(D) Roof Type Requirements		
(2)	Pitched Roof Types	
(a)	Roof Structure: Hipped and gabled roofs are permitted, in addition to roofs with combinations of hips and gables with or without dormers. <ul style="list-style-type: none"> • <i>Gabled roofs are proposed on all buildings.</i> 	Met
(b)	Pitch Measure: <ol style="list-style-type: none"> 1. The principal roof shall have a pitch appropriate to the architectural style. Roofs shall not be sloped less than a 6:12 (rise:run) or more than 12:12, unless otherwise determined to be architecturally appropriate by the required reviewing body. <ul style="list-style-type: none"> • <i>Proposed principal roof is proposed with a combination of pitches, 7:12 and .24:12 (2%) at eaves.</i> • <i>A determination of architectural appropriateness is required to permit roof pitches shallower than the minimum required.</i> <p>Staff Recommendation: <u>Approval</u> of the Waiver.</p>	Waiver Required
(c)	Parallel Ridge Line: When the principal ridge line is parallel to the street, gable ends, perpendicular ridge lines, or dormers shall be incorporated to interrupt the mass of the roof. <ul style="list-style-type: none"> • <i>The principal ridge lines of 29 out of the 30 buildings proposed run parallel to the street, and no additional roof elements are proposed perpendicular to the principal ridge.</i> • <i>A determination of architectural appropriateness forego these roof elements is required.</i> <p>Staff Recommendation: <u>Disapproval</u> of the Waiver. These architectural elements are consistent with creating habitable space within the roofline of a building as proposed by providing light and ventilation this space, and is also complementary to the architectural character of the proposed buildings.</p>	Waiver Required (Recommended Disapproval)
(e)	Gable ends: An architecturally appropriate element such as a vent, window or other decorative element is required on street-facing gable ends. <ul style="list-style-type: none"> • <i>The "Typical Side High Impact Elevation" examples proposed to be used where side (gable end) elevations face a public street include no architectural features in the gable ends.</i> <p>Staff Recommendation: <u>Disapproval</u> of the Waiver for 'high impact' elevations. Elevations not designated 'high impact' do not require a Waiver as they are non-street facing or open space facing.</p>	Waiver Required (Recommended Disapproval)
(g)	A half story of occupied space may be incorporated within a pitched roof type. <ul style="list-style-type: none"> • <i>Occupied space within the roof structure opening to roof terraces is proposed as a floor plan option</i> 	Met
(E) Materials		

153.062 – Building Types		
(1)	Façade Materials	
(c)	Permitted Primary Materials: Shall be high quality, durable materials including, stone, manufactured stone, full depth brick and glass. <ul style="list-style-type: none"> • <i>For Single-Family Attached building types, the permitted primary materials are brick and stone/manufactured stone.</i> • <i>The proposed specification of "Authintic Brick" by Meridian Brick is not a full depth brick and not permitted as a Primary Material.</i> Staff Recommendation: <u>Approval</u> of the Administrative Departure.	Waiver Required
(d)	Permitted Secondary Materials: Limited to details and accents and include glass fiber reinforced gypsum, glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding. <ul style="list-style-type: none"> • <i>Allura fiber cement siding in horizontal clapboard and inlay panels with trim forms is proposed.</i> 	Met
(g)	Minimum siding thickness: To provide visual depth and strong shadow lines, clapboard siding must have a minimum butt thickness of a quarter of an inch. <ul style="list-style-type: none"> • <i>Allura fiber cement siding specifications indicate a minimum nominal clapboard siding thickness of 5/16".</i> 	Met
(2)	Façade Material Transitions	
(a)	Vertical transitions in façade materials shall occur at inside comers. <ul style="list-style-type: none"> • <i>All buildings meet requirement for vertical transitions in façade materials</i> 	Met
(b)	Where more than one façade material is proposed vertically, the 'heavier' material in appearance shall be incorporated below the 'lighter' material <ul style="list-style-type: none"> • <i>The typical building elevations and material schemes proposed features a brick based below fiber cement siding.</i> 	Met
(3)	Roof Materials	
(a)	Permitted pitched roof materials include dimensional asphalt composite shingles with a 25 year or greater warranty, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. <ul style="list-style-type: none"> • <i>Proposed roof material is dimensional asphalt shingles. No warranty information has been provided.</i> 	FDP
(e)	Roof penetrations (fans, exhaust, vents, etc.) shall be concealed and shall not be visible from principal frontage streets. <ul style="list-style-type: none"> • <i>No details on proposed roof penetrations has been provided.</i> 	FDP
(4)	Color <p>Colors for all building materials shall be selected from appropriate historic color palettes from any major paint manufacturer, or as determined appropriate by the required reviewing body.</p> <ul style="list-style-type: none"> • <i>A color palette of material combinations has been provided. The colors listed are from the fiber cement siding manufacturer, not from a historic color palette from a paint manufacturer.</i> 	Determ. of Arch. Approp. Required
(F) Entrances & Pedestrianways		
(3)	Entrance Design	

153.062 – Building Types		
(a)	<p>Principal entrances on all building types shall be at a pedestrian scale, effectively address the street and be given prominence on the building façade. This may be satisfied through the use of architectural features including, but not limited to, entranceway roofs; sidelight windows, transom window, or other adjacent windows; additional mouldings with expression lines; a bay of unique width; or a raised stoop of at least three steps and a minimum depth of five feet and width of five feet.</p> <ul style="list-style-type: none"> • <i>Three principal entrance design options are proposed:</i> <ol style="list-style-type: none"> 1. <i>A full undivided lite entry door with a canopy above.</i> 2. <i>A full undivided lite entry door with a sidelight on one side below a projecting bay on the stories above.</i> 3. <i>A full undivided lit entry door with sidelights on both sides and a canopy above.</i> 	Met
(b)	<p>Principal entrances on all single-family detached and single-family attached building types shall incorporate open porches or stoops as required by division (I) of this section.</p> <ul style="list-style-type: none"> • <i>No plan view details have been provided for principal entrance designs.</i> 	FDP
(G) Articulation of Stories on Street Facades		
	<p>Façades shall be designed to follow the stories of the buildings with fenestration organized along and occupying each floor.</p> <ul style="list-style-type: none"> • <i>The facades of all buildings have been designed with materials articulated in coordination with the individual stories of the building.</i> 	Met
(H) Windows, Shutters, Awnings and Canopies		
(1)	Windows	
(a-c)	<p>Transparency percentage is required according to building type; highly reflective glass is prohibited; and spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements.</p> <ul style="list-style-type: none"> • <i>Please refer to 153.062(O) - Building Type Analysis.</i> • <i>Window glazing specifications have not been provided.</i> 	FDP
(d)	<p>Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass. The required reviewing body may approve other high quality synthetic materials with examples of successful, high quality installations in comparable climates.</p> <ul style="list-style-type: none"> • <i>Proposed windows are 'Profinish Contractor Series, Single Hung Windows'.</i> • <i>No window material specifications have been provided.</i> 	FDP
(e)	<p>To highlight the wall thickness as an important architectural feature conveying a substantial, high-quality appearance, flush-mounted windows are prohibited for single-family detached, single-family attached, apartment building, podium apartment building, historic mixed use, and historic cottage commercial building types.</p> <ul style="list-style-type: none"> • <i>Wall section details have been provided indicating that this requirement is met. However, the proposed specification of thin brick as a primary façade material is not reflected in the details, which generally results a flush-mounted window condition due to the two-dimensional qualities of thin brick.</i> 	FDP
(f)	<p>Windows in masonry walls shall have architecturally appropriate lintels and projecting sills</p> <ul style="list-style-type: none"> • <i>The proposed elevations and wall section details provided indicate that this requirement is met.</i> 	Met

153.062 – Building Types		
(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 <ul style="list-style-type: none"> <i>The proposed elevations and wall section details provided indicate that this requirement is met.</i> 	Met
(h)	Windows in Single-Family Attached Building Type shall have vertically oriented windows with architecturally or historically appropriate window divisions. Horizontal windows are permitted only on non-street facing building facades. <ul style="list-style-type: none"> <i>All side elevations propose horizontally oriented windows at the third story. A significant number of these side elevations are street facing.</i> 	FDP
(3)	Awnings and Canopies	
(c)	Canopies	
1-3	Canopies may be clad with glass, metal, wood, or a combination of these materials; may be cantilevered or supported from the building wall by metal cables or rods; and may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall. <ul style="list-style-type: none"> <i>Canopies are proposed in the entrance design options. Proposed canopies are constructed of wood with aluminum trim and supported from the building by steel bars. No lighting is apparent.</i> 	Met
(I) Balconies, Porches, Stoops and Chimneys (applicable to street or parking lot facing facades only)		
(1)	Balconies	
(a)	Size: Balconies shall be a minimum open area of six feet deep and five feet wide <ul style="list-style-type: none"> <i>Balconies ('Decks' per plans) are proposed at the rear of all units at the second story over the garage doors. As depicted on the elevations and floorplan options, they are all 8 to 10 feet deep by 18 feet wide.</i> <i>Where occupied space is proposed as a half story within the roof structure, Balconies ('Roof terraces' per plans) are proposed oriented toward either the front or rear elevation of the building. As depicted on the elevations and floorplan options, they are all 9.67 feet deep by 17.42 feet wide.</i> 	Met
(b)	Connection to Building: Balconies may be recessed into a building façade or independently secured and unconnected to other balconies. <ul style="list-style-type: none"> <i>Second story balconies over garages are independently secured to the ground with posts.</i> <i>Roof balconies are recessed into the building façade and roof.</i> 	Met
(c)	Façade Coverage: Balconies may comprise a maximum of 40% of each of the front and corner side facades. <ul style="list-style-type: none"> <i>On an individual townhouse unit, balconies potentially comprise no more than ±20% of the front façade.</i> 	Met
(d)	Juliet Balconies: <ul style="list-style-type: none"> <i>Juliet balconies are proposed as an option on 'High Impact' street facing side elevations.</i> 	
1.	Size: Juliet balconies may project up to 24 inches and shall not extend more than six inches past the fenestration <ul style="list-style-type: none"> <i>Details provided do not include dimensions.</i> 	FDP

153.062 – Building Types		
	Attachment: Juliet balconies used with windows must be secured to the outside window jamb. <ul style="list-style-type: none"> All proposed Juliet balconies are in association with doors, not windows. 	N/A
(2)	Porches <ul style="list-style-type: none"> No plan view details have been provided for principal entrance designs. 	FDP
(3)	Stoops <ul style="list-style-type: none"> No plan view details have been provided for principal entrance designs. 	FDP
(J) Treatments at Terminal Vistas		
When a street terminates at a parcel, the parcel shall be occupied by either an open space with a vertical element to terminate the view or by the front or corner side of a building. If view terminates at building, it shall incorporate one of the following treatments 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. <ul style="list-style-type: none"> A terminal vista is created by the alignment of John Shields Parkway westbound at Buildings 3-F and 3-G. No distinctive architectural elements have been proposed on the elevations provided that would meet this requirement. 		FDP
(K) Building Variety		
Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least 2 of the following: (1) The proportion of recesses and projections (2) A change in the location of the entrance and window placement (3) Changes to the roof design, including roof type, plane, or material (4) Pronounced changes in building height		FDP
* Individual Building Elevations are unable to be reviewed as they have not been provided. All 30 buildings, 4 elevations each, are required to be submitted for review at FDP.		FDP

153.062(O) – Individual Building Requirements Analysis

153.062(O)(2) –Single-Family Attached Building			
Building Type Requirements	Code Requirement	Provided	Met?
(a) Building Siting			
1. Street Frontage			
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	<i>Multiple</i>	Met
Front Property Line Coverage	Minimum 75%	<u>Block 1:</u> John Shields Parkway= 88% McCune Avenue=84% <u>Block 2:</u> Tuller Road=76% McCune Avenue=58%	Met/ Waivers Required

		<p><u>Block 3:</u> John Shields Parkway=79% Village Parkway=27% McCune Avenue=78%</p> <p><u>Block 4:</u> Tuller Road/Village Parkway=78% McCune Avenue=52%</p> <p>Staff Recommendation: <u>Approval of the Waiver.</u></p>	
Occupation of Corner Required (Yes/No)	Yes	<p><u>Block 1:</u> 3 corners met + open space proposed at Hobbs Landing & JSP</p> <p><u>Block 2:</u> 2 corners met + not met at Hobbs Landing & Tuller or Hobbs Landing & McCune</p> <p><u>Block 3:</u> 2 corners met + open spaces proposed at Village Pkwy & JSP, Village Pkwy & McCune</p> <p><u>Block 4:</u> 2 corners met + open space proposed at Village Pkwy & McCune</p> <p>Staff Recommendation: <u>Approval of the Waiver.</u></p>	Waivers Required
Front Required Building Zone	5-20 feet	<p><u>Block 1:</u> JSP=10 ft. minimum McCune Ave=10 ft. minimum</p> <p><u>Block 2:</u> Tuller Rd=10 ft. minimum McCune Ave=5 ft. minimum</p> <p><u>Block 3:</u> JSP=10 ft. minimum Village Pkwy=20 ft. minimum McCune=10 ft. minimum</p> <p><u>Block 4:</u> Tuller Rd/Village Pkwy=7 ft. min. McCune Ave=5 ft. minimum</p> <p>Staff Recommendation: <u>Approval of the Waiver.</u></p>	Met
Corner Side Required Building Zone	5-15 feet	<p><u>Block 1:</u> Hobbs Landing Dr=10 ft. minimum Grafton St=5 ft. minimum</p> <p><u>Block 2:</u></p>	Met

		<i>Hobbs Landing Dr=5 ft. minimum Grafton St=10 ft. minimum Block 3: Grafton St=5 ft. minimum Block 4: Grafton St=10 ft. minimum</i>	
Required Building Zone Treatment	Landscape; Porches, stoops, and balconies permitted in RBZ.	<i>Landscape; Stoops</i>	Met
Right-of-Way Encroachments	None	<i>None Proposed</i>	N/A
2. Buildable Area			
Minimum Side Yard Setback Required	5 ft., 10 ft. between buildings	<i>Side yards not applicable; Min. distance proposed between buildings=10 ft.</i>	Met
Minimum Rear Yard Setback Required	5 ft.	<i>N/A</i>	N/A
Minimum Lot Width Required	16 ft. per unit	<i>±440 ft.</i>	Met
Maximum Lot Width Required	None	<i>N/A</i>	N/A
Maximum Impervious Lot Coverage	70%	<i>Insufficient information provided</i>	FDP
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 70% Impervious Coverage)	20%	<i>Insufficient information provided</i>	FDP
3. Parking Location & Loading			
Parking Location	Rear yard, within building	<i>Parking provided within buildings and at rear of buildings</i>	Met
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade	<i>None Proposed</i>	N/A
Access	Alley/service street only	<i>All access is provided from service streets</i>	Met
(b) Height			
Minimum Building Height Permitted (ft.)	1.5 stories	<i>3.5 stories min. proposed</i>	Met
Maximum Building Height Permitted (ft.)	4 stories	<i>3.5 stories max. proposed</i>	Met
Story Height	10 ft. Minimum 12 ft. Maximum	<i>9.5 ft. minimum 10.5 ft. maximum (typical*) Height of top floor is measured from floor to roof eave on pitched roofs, which varies in height based on proposed roof design. Staff Recommendation: Approval of the Administrative Departure.</i>	Admin. Departure
Accessory Structure Height	2 stories max.	<i>None Proposed</i>	N/A

Minimum Finished Floor Elevation	2.5 feet above the adjacent sidewalk elevation	<i>Insufficient grading information</i>	FDP
(c) Uses & Occupancy Requirements			
Ground Story Use Requirements	Podium parking structures are conditional uses in accordance with 153.059(C)(3)(g)	<i>'Dwelling, Townhouse' use proposed at Ground Story</i>	Met
Upper Story Use Requirements	No additional requirements	<i>N/A</i>	N/A
Parking within Building	Permitted in the rear of the first floor and fully in any basement	<i>Parking proposed within first floor of building</i>	Met
Occupied Space Required	Minimum 10 feet depth from the front facade	<i>Minimum 12.5 ft. depth of occupied use at ground story, upper stories occupied to full depth</i>	Met
(d) Façade Requirements			
1. Street Façade Transparency			
Transparency (%)	Minimum 20%	<i>Insufficient window specifications provided</i>	FDP
Blank Wall Limitations	Required	<i>Full range of proposed buildings (variety in # of attached units) not provided</i>	FDP
2. Non-Street Façade Transparency			
Transparency (%)	Minimum 15%	<i>Insufficient window specifications provided</i>	FDP
Blank Wall Limitations	Required	<i>Full range of proposed buildings (variety in # of attached units) not provided</i>	FDP
3. Building Entrances			
Principal Entrance Location	Front, corner, or side; porches or stoops required	<i>All proposed entrances located on the front elevation. Additional information needed on proposed porch/stoop design.</i>	FDP
Street Facades: Number of Entrances Required	1 per unit minimum	<i>1 entrance per unit proposed</i>	Met
Parking Lot Façade: Number of Entrances Required	If parking lot or detached garage, 1 per unit	<i>Parking in rear of buildings.</i>	Met
Mid-Building Pedestrianway	1 required for buildings greater than 250 feet in length	<i>Maximum building length is ±154 feet.</i>	N/A

4. Façade Divisions			
Vertical Increments Required	Ever two units or no greater than 40 ft.	<i>Full range of proposed buildings (variety in # of attached units) not provided</i>	FDP
Horizontal Façade Divisions Required (per ft. of façade)	None	<i>N/A</i>	N/A
Required Change in Roof Plane or Type	None	<i>N/A</i>	N/A
5. Façade Materials			
Permitted Primary Materials	Stone, Brick, Glass	<i>Thin Brick</i> Staff Recommendation: <u>Approval of the Waiver.</u>	Waiver Required
Minimum Primary Façade Materials	80%	<i>Full range of proposed buildings (variety in # of attached units) not provided</i>	FDP
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	<i>Fiber Cement Siding</i>	Met
6. Roof Types			
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval	<i>Pitched Roof</i>	Met
Tower	Permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	<i>None Proposed</i>	N/A

153.063(C) – Neighborhood Standards, Sawmill Center Neighborhood District			
Code Section	Requirement	Notes	Met, N/A, Adm. Dep., Waiver, Other
(5)	Placemaking Elements		

153.063(C) – Neighborhood Standards, Sawmill Center Neighborhood District		
(d)	<p>Gateways</p> <p>1. Gateways shall be provided in the approximate locations shown in the Neighborhood Standards Exhibit. Gateway designs shall be approved with the Final Development Plan, but locations shall be identified with the Preliminary Development Plan and shall be coordinated with the street network.</p> <ul style="list-style-type: none"> <i>The site layout has been arranged in anticipation of a future gateway at the intersection of John Shields Parkway and Village Parkway.</i> 	<p>Location: Met</p> <p>Design: FDP</p>

153.064 – Open Space Types		
Code Section	Requirement • Analysis	Met?
(C) Provision of Open Space		
(1)	<p>Residential.</p> <p>There shall be a minimum of 200 square feet of publicly accessible open space per residential unit. Required open space shall be located within 660 feet of the main entrance of a multiple-family building as measured along a pedestrian walkway.</p> <ul style="list-style-type: none"> <i>Residential Use Open Space Provision: 154 residential units are proposed, requiring 30,800 square feet (.71 ac.) of open space.</i> <i>Total Open Space Provided: A total of ±27,970 acres (.64 ac.) of open space is proposed (as measured on Enlargement Plans) to be distributed as follows:</i> <p><u>Block 1:</u></p> <ul style="list-style-type: none"> <i>Pocket Plaza 'A'—a ±2,200 s.f. open space at the southwest corner of the block.</i> <i>Pocket Plaza 'H'—a ±1,220 s.f. open space and mid-block pedestrianway near the middle third of the south side of the block.</i> <i>Pocket Plaza 'I'—a ±1,200 s.f. open space and mid-block pedestrianway in the middle of the north side of the block.</i> <p><u>Block 2:</u></p> <ul style="list-style-type: none"> <i>Pocket Plaza 'B'—a 1,400 s.f. open space and mid-block pedestrianway in the middle third of the north side of the block.</i> <i>Square 'J'—a ±12,600 s.f. open space and mid-block pedestrianway in the middle third of the block framed by three buildings and open to the south along McCune Avenue.</i> <p><u>Block 3:</u></p> <ul style="list-style-type: none"> <i>Pocket Plaza 'D'—a ±1,250 s.f. open space and mirrored entry feature to Pocket Plaza 'C' proposed in the northeast corner of the block.</i> <i>Pocket Park 'E'—a ±4,670 s.f. open space and gateway location at the southeast corner of the block.</i> <i>Pocket Plaza 'F'—a ±1,200 s.f. open space and mid-block pedestrianway in the middle third of the south side of the block.</i> <i>Pocket Plaza 'G'—a ±1,200 s.f. open space and mid-block pedestrianway in the middle third of the north side of the block.</i> 	<p>Not Met</p>

153.064 – Open Space Types

Code Section	Requirement • <i>Analysis</i>	Met?
	<p><u>Block 4:</u></p> <ul style="list-style-type: none"> • <i>Pocket Plaza 'C'—a ±1,030 s.f. open space and mirrored entry feature to Pocket Plaza 'D' proposed in the southeast corner of the block.</i> 	

(D) Suitability of Open Space

(1)	The required reviewing body shall review all proposed open space types to determine the suitability of open space. In determining suitability of areas to be set aside for new open space types to meet the requirement, the ART or required reviewing body may consider all relevant factors and information, including but not limited to:	
(a)	The goals and objectives of the Community Plan and Parks and Recreation Master Plan;	FDP
(b)	<p>Suitability of the space for active or passive recreational use or preservation of natural features;</p> <ul style="list-style-type: none"> • <i>Many of the proposed open spaces provide similar elements and opportunities for passive recreational use. Additional analysis of the purpose and suitability of the proposed open spaces is necessary at the Final Development Plan.</i> • <i>There are no natural features to be preserved as part of the proposed open spaces</i> 	FDP
(c)	<p>The need for the specific type of open space and recreation in the Bridge Street District, particularly in the vicinity of the development taking into account the anticipated users;</p> <ul style="list-style-type: none"> • <i>Additional analysis of the need for the proposed open space types is necessary at the Final Development Plan.</i> 	FDP
(d)	<p>The proximity or potential connectivity to other open space types.</p> <ul style="list-style-type: none"> • <i>The proposed open spaces are not located in proximity to existing open space types. Additional analysis is needed on opportunities for connectivity to future open space types in the vicinity.</i> 	FDP

(F) Open Space Types

(1)	Pocket Plaza.	
	<p>Pocket Plazas provide a formal open space of relatively small scale to serve as an impromptu gathering place. It is 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> <ul style="list-style-type: none"> • <i>Eight of the ten open space types proposed are Pocket Plazas.</i> • <i>In five instances, Pocket Plazas are proposed in areas where mid-block pedestrianways are required—the middle third of blocks greater than 400 feet in length. Although mid-</i> 	FDP

153.064 – Open Space Types		
Code Section	Requirement • <i>Analysis</i>	Met?
	<i>block pedestrianways can pass through various open space types, the requirements of both the open space type and mid-block pedestrianways must be met.</i>	
(2)	Pocket Park	
	<p>Pocket Parks provide small scale, primarily landscaped active or passive recreation and gathering spaces for neighborhood residents within walking distance. The design and programming of pocket parks should respond to the needs of residents in the immediate vicinity.</p> <ul style="list-style-type: none"> <i>The proposed Pocket Park is located in the area designated for a gateway in the Sawmill Center Neighborhood Standards. Details for the design of gateways is required at the Final Development Plan.</i> 	FDP
(6)	Square	
	<p>Squares provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are generally rectilinear and bordered on all sides by a vehicular right-of-way, which together with adjacent building façades define the space. Squares contain both hardscape areas, such as paths, fountains, gazebos, public art, and street furniture, as well as landscaping.</p> <ul style="list-style-type: none"> <i>Review of the details of the proposed Square will be conducted at Final Development Plan.</i> 	FDP
(G) General Requirements		
(1)	Size	
(a)	<p>Minimum Acreage/Minimum Dimension</p> <ul style="list-style-type: none"> <i>All proposed Pocket Plazas, Pocket Parks, and Squares are within the minimum and maximum acreage ranges for the associated open space type, or noted as requiring a Waiver above.</i> <i>The minimum dimensions for all proposed open space types are met.</i> 	Met
(b)	<p>Proportion: With the exception of the Greenway, all Open Space Types shall be sized at a ratio of not more than 3:1, length to width.</p> <ul style="list-style-type: none"> <i>Several proposed Pocket Plazas exceed these maximum permitted proportions: 'H', 'I', 'B', 'F' and 'G'.</i> <p>Staff Recommendation: <u>Approval</u> of the Waiver.</p>	Waiver Required
(2)	<p>Access/Orientation</p> <ul style="list-style-type: none"> <i>The proposed Square does not meet the typical configuration of this open space type with right-of-way on 100% of the perimeter as exhibited by the existing Square to the west in Tuller Flats.</i> <i>The preferred Pocket Plaza orientation is to front façade or corner of adjacent buildings or property lines of the parcel.</i> <i>Five Pocket Plazas are proposed to be oriented toward the side facades of the adjacent buildings.</i> 	FDP

153.065 – Site Development Standards

Code Section	Requirement • <i>Analysis</i>	Met?					
(B) Parking and Loading							
(1)	General Provisions						
(b)	Parking Location						
1.	<p>On-site Parking. Surface parking provided on-site may only be located on those areas of each development parcel that are not required by § 153.062 to be occupied by a principal structure.</p> <ul style="list-style-type: none"> Each block includes parking spaces behind several of the buildings which are located within the Required Building Zone. <p>Staff Recommendation: <u>Approval</u> of the Parking Plan.</p>	Parking Plan Required					
(2)	Required Vehicle Parking						
(a)	Minimum Parking Required. Each use shall provide the minimum amount of parking required as listed on Table 153.065-A, and shall be permitted to provide up to the maximum amount of parking.						
Proposed Use	Minimum Requirement for Proposed Use	Max. Spaces Permitted	Area/# Dwelling Units	Min. Spaces Required	Max. Spaces Permitted		
Dwelling, Townhouse	Townhouse	2 per dwelling unit	2 per dwelling unit	154	308	308	Parking Plan Required
Total Parking Required/Permitted:				308 Spaces	308 Spaces		
<ul style="list-style-type: none"> Total Parking Provided: (308 in garages, 308 in surface lot on block interior) 				616	Staff Recommendation: <u>Approval</u> of the Parking Plan.	Parking Plan Required	
(3)	Required Bicycle Parking						
(b)	<p>Minimum Number of Spaces Required.</p> <p>1. Bicycle parking shall be provided as follows:</p> <p>A. For residential uses, one space is required for every 2 dwelling units.</p> <ul style="list-style-type: none"> 154 total dwelling units are proposed, requiring 77 bicycle parking spaces. No bicycle parking space locations have been identified. 	FDP					
(6)	Surface Parking Lot and Loading Area Design and Construction						
(c)	<p>Curbs and Wheel Stops: Curbs are required to prevent vehicle conflicts with abutting landscape areas, sidewalks, streets, buildings, or lot lines. Planted areas shall be installed at a lower grade than the parking lot pavement and include curbing at the edge of a landscaped area with gaps to allow drainage into the planted area.</p> <ul style="list-style-type: none"> The grading plan indicates that the private vehicular drive aisles are designed with an inverted pitch, draining to storm structures in the middle of the aisle as opposed to structures at the outer edges of the aisle. From the information provided it is not clear if curbs are provided in the private vehicular circulation areas. 	FDP					

153.065 – Site Development Standards		
Code Section	Requirement • <i>Analysis</i>	Met?
(C) Stormwater Management		FDP
(D) Landscaping and Tree Preservation		
(2)	General	
(b)	Each application for development shall include a landscape plan, and the siting of buildings shall avoid the removal of desirable trees in good or fair condition, where alternate building siting is available. <ul style="list-style-type: none"> • <i>Numerous existing street trees along Tuller Road are proposed to be removed, to be replaced with new street trees located in the same area. The location of these existing street trees does not appear to be in irreconcilable conflict with the proposed development.</i> 	FDP
(c)	Protected trees shall be replaced in accordance with §153.146 <ul style="list-style-type: none"> • <i>A Tree Survey and removal plan has been provided with proposed replacement inches noted.</i> 	FDP
(e)	Landscape Plans shall exhibit diversity in tree selection, as determined by City Forester and Director of Parks & Open Space <ul style="list-style-type: none"> • <i>The Landscape Plans do not include plant specifications.</i> 	TBD
(3)	Street Trees	
(d)	Street tree openings shall be a minimum of five feet wide and five feet long and excavated to a minimum depth of three feet. <ul style="list-style-type: none"> • <i>The typical street sections proposed for Hobbs Landing Drive West and McCune Avenue indicate tree lawns four feet in width.</i> 	FDP
(5)	Surface Parking/Circulation Landscaping	
(a)	Street Frontage Screening: Surface parking lots and vehicular use areas located within 40 feet of a public street shall either be landscaped, or a street wall installed. <ul style="list-style-type: none"> • <i>There are several locations on each block where parking and drive aisles encroach into areas where buildings are required (RBZ). If this parking is permitted to remain in these locations via a waiver to the parking location requirement screening will be required in accordance with this section.</i> • <i>In several locations a 'Screening Treatment' is labeled on the plans, but no details are provided for the proposed frontage screening.</i> 	FDP
(7)	Foundation Planting	
(a)	Building foundation landscaping is required along all sides of a building not otherwise occupied by entrances, sidewalk, parking or loading areas, or similar areas. <ul style="list-style-type: none"> • <i>No Landscape Plans have been provided depicting required foundation planting.</i> 	FDP
(E) Fences, Walls and Screening		
(3)	Screening <i>Insufficient information has been provided to determine compliance with requirements related to these site elements. Space between buildings is relatively narrow in numerous</i>	FDP

153.065 – Site Development Standards		
Code Section	Requirement • <i>Analysis</i>	Met?
	<i>locations and is occupied by open space types in others, leaving few locations for ground mounted mechanical equipment to be sited and screened per code.</i>	
(F) Exterior Lighting		
(6)	Lighting Uniformity. Lighting across a horizontal surface shall have an average range from one to three footcandles. • <i>A plan with proposed light pole locations has been provided but does not include footcandle data.</i>	FDP
(G) Utility Undergrounding		
(1)-(3)		TBD
(I) Walkability Standards		
(1)	Intent and Purpose	
	Enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.	
(2)	Walkability Objective: Connectivity	
(a)	Mid-block Pedestrianways are required on all blocks exceeding 400 feet in length. • <i>'All blocks exceed 400 feet in length. No mid-block pedestrianway is provided in Block 4.</i>	FDP
	3. Mid-block pedestrianways shall be located within the middle third of a block with access from the sides of a block exceeding 400 feet. • <i>The southern portion of the mid-block pedestrianway on Block 1 is not located in the middle third of the block.</i>	
	4. Design B. Mid-block pedestrianways shall be a minimum of 14 feet in width, with a minimum five foot sidewalk, and designed as a continuation of the streetscape, including materials and furnishings • <i>Several design requirements are not met by the proposed mid-block pedestrianway design</i> C. The mid-block pedestrianway shall be lighted using footlights, bollard lights, building lights, and/or adjacent street lights to provide for safety and visibility. • <i>Lighting has not been provided in all areas of the mid-building pedestrianway</i>	FDP
(b)	Mid-building Pedestrianways. • <i>Not required based on proposed building length.</i>	N/A
(4)	Walkability Objective: Comfort and Convenience	
(a)	RBZ Treatment: All areas between the front and corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio or streetscape treatment as required by building type. • <i>No Landscape Plans have been provided specifying proposed landscaping in this area.</i>	FDP