

7 Access & Connectivity

7.1 Principle

Create a convenient and safe network of streets, bikeways and walkways.

Provide a compact center with density that will support future public transit and contribute to a cohesive public realm.

7.2 Objectives

The objectives in developing the project are to:

- I. Establish a hierarchy of streets that ~~are~~^{is} both efficient in ~~both~~ vehicular movement and circulation, and provide street spaces that form an integral part of the community's public realm, being:
 - SH Loop 337, ~~that~~^{which} connects the project to the City and the immediate region; accommodates project, City and regional transit; ~~and~~ provides accessways within a landscaped frontage; that announces the community;
 - principal and minor arterials that move vehicular, ~~bike~~^{bicycle} and pedestrian traffic efficiently through the ~~P~~project and connect to the City's arterial system; provide tree-lined landscaped street spaces that define the edges of neighborhoods and centers; and facilitate future public transit;
 - collectors roads through centers that ~~create~~^{establish} a network of streets and sidewalks that connect and integrate retail and commercial areas with the high density residential development within a single urban center; and provide tree-lined landscaped street spaces with convenient short term parking;
 - a retail-focused ~~main street~~^{promenade (or equivalent)} in the Town Center that creates a signature street and pedestrian promenade ~~within the town center and~~ that is connected to secondary plazas and parks, with a street landscape that attracts residents and visitors to the adjoining shops, restaurants and community activities;
 - neighborhood collector streets that provide the transition between centers and the surrounding neighborhoods;
 - local streets that provide circulation within neighborhoods and multiple connections between neighborhoods; have reduced width to respond to the scale of the neighborhoods; and have sidewalks separated from the curb by planting strips that create landscaped street spaces; and
 - paseos that provide opportunities for pedestrian streets without cars.

- II. Establish an effective, efficient and integrated transportation system ~~that~~ will provide:
 - a driving, walking, biking and public transportation system that connects ~~the~~ integral elements of the community – refer to Plan 7-1;
 - ~~a~~ compact development pattern that places the maximum number of people within walking distance to the ~~T~~own ~~e~~Center, employment centers and institutions to strengthen the degree of self-containment within the community; ~~and~~;
 - major employment centers efficiently linked by major transportation corridors to maximize transportation efficiency – refer to Plan 5-1.
- III. Establish higher density residential areas around employment centers to place to the maximum number of people within walking distance of future public transit, and pedestrian and bicycle networks.

9 Centers

Centers are the focus of economic and community service delivery, employment, tourism, meeting places and higher density living within the project. A hierarchy of ~~complimentary~~complementary centers, each with their own positive identity, is integrated throughout the project and effectively connected by way of an attractive public realm and pedestrian and cycle network.

9.1 Town Center Planning Area

The Town Center Planning Area is the focus of public life within the project – a place that defines the identity of the community and gives pride to its residents and employees.

9.1.1 Objectives

The objectives in developing the Town Center Planning Area are to:

- I. ~~Create~~Establish an urban center with a combination of buildings, spaces and activities that ~~is a~~collectively create a destination shopping area within the project's trade area.
- II. Organize the center around a pedestrian-oriented promenade (or equivalent) main street and plazas to form a public realm that will extend into the adjacent high-density residential neighborhood/s.
- III. Utilize the ground level pedestrian frontage for shops, restaurants, and sales offices, ~~with~~and upper floors ~~used~~ for a variety, offices, educational, community, entertainment and residential uses.
- IV. Create buildings that are in scale with pedestrian areas in the ~~t~~Town ~~e~~Center and compatible with adjacent development.
- V. Configure buildings, streets, civic spaces and parks to form physical and visual connections with adjacent centers and neighborhoods.
- VI. Utilize on-street parking, as well as surface parking lots and parking structures screened from streets and other public areas by buildings and/or landscaping.
- VII. Utilize shared parking to reduce overall parking requirements.
- VIII. Provide tree-lined streets that create an inviting public realm, facilitate outdoor dining ~~opportunity~~opportunities and provide strong vehicular, pedestrian and biking linkages within the center and connections to surrounding centers and neighborhoods.
- IX. Utilize climate responsive landscaping that provides shade in the summer, ~~and~~allows sun in the winter, and supplements the natural drainage system on the site.
- X. Encourage green development practices to reduce energy use, conserve water and use of all readily available modes of transportation.
- XI. Efficiently utilize physical infrastructure and community facilities.

The Permitted Land Use Matrix, which identifies all land uses permitted within the Town Center Planning Area, is included in Section 12.

9.2 Mixed Commercial & Business Planning Area

The Mixed Commercial & Business Planning Area is to be a mixed use urban center that will provide a range of retail, commercial, professional services, cultural and community facilities and high density residential that, in concept with the ~~T~~own ~~e~~Center, will create a quality destination and economic center in the New Braunfels metropolitan region.

The center is organized ~~into~~ two highly connected areas; one will accommodate large format retail, and the other mixed use business and community facilities.

9.2.1 Objectives

The objectives in developing the Mixed Commercial & Business Planning Area are to:

- I. Create a diverse range of employment opportunities.
- II. Organize the urban center into cohesive pattern of 'super blocks' delineated and connected by a grid of streets.
- III. Configure buildings, civic spaces and parks to create a pedestrian-scale walking environment and inviting visual spaces and connections between buildings.
- IV. Utilize on-street parking on the connecting streets, as well as surface parking lots and parking structures that are screened from streets and other public areas by buildings and/or landscaping.
- V. Utilize shared parking to reduce overall parking requirements.
- VI. Provide tree-lined streets that create an inviting public realm and provide strong vehicular, pedestrian and biking linkages within the center and connections to surrounding centers and neighborhoods.
- VII. Utilize climate responsive landscaping that provides shade in the summer, ~~allows~~ sun in the winter, and supplements the natural drainage system on the site.
- VIII. Encourage green development practices to reduce energy use, conserve water and use of all readily available modes of transportation.
- IX. Efficiently utilize physical infrastructure and community facilities.

MINIMUM DEVELOPMENT STANDARD		ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Block Length	<p>2.1 Block length, except where abutting SH Loop 337 ROW, shall not exceed:</p> <ul style="list-style-type: none"> ▪ 550 ft. where within ¼ mile of the Town Center or Neighborhood Center Planning Areas; ▪ 750 ft. in the balance of the project unless otherwise set forth herein; or ▪ outside a ¼ mile of the Town Center or Neighborhood Center Planning Areas, 850 ft. where 60 percent of the lot frontages on a street are 100 ft. or greater. <p>The maximum block length for blocks abutting SH Loop 337 ROW shall be 1,500 ft.</p> <p>Exceptions to these block lengths are allowed only where set forth elsewhere in this Code e.g. provision of culs-de-sac and extensions of existing stub streets.</p> <p><u>Note:</u></p> <p>The block length development standards listed above apply to local streets within precincts.</p> <p>2.2 No maximum block length shall apply within the Resort Planning Area.</p> <p>2.3 No maximum block length shall apply within the Park Planning Area; however a block shall be of a size and shape capable of accommodating a park lot to the dimensions stated in Table 14-1.</p> <p>2.4 Where a block is formed by the extension of a stub street from an adjacent subdivision outside of the project, the length of the block within the project may exceed the maximum block length set forth Development Standard 2.1 above, where the proposed block is maintaining the same or shorter block length as the adjoining subdivision.</p> <p>2.5 Where a block abuts a Park Planning Area, vehicular or pedestrian access shall be provided at a distance equal to the minimum block length for that planning area – refer to</p> <p><u>Figure 13-3</u> Figure 13-3 Figure 13-3.</p> <p>The width of the pedestrian access area (including a multi-purpose accessway and landscaped area) shall be the same width as either the street that terminates into the park, or where no street terminates into the park, the adjoining perpendicular street.</p>	<p>Guiding Principle Objectives: 3.2 IV, VI; 5.2 III.</p> <p>Code Purpose: 13-2 2 I, II, III.</p>

13.4 Development Standards For Specialized Areas

For applications within Specialized Areas, the application shall comply with the additional minimum development standards of this section unless superseded by approved alternative development standards. Where there is a conflict between this Code and other codes, such a conflict is to be resolved in accordance with Figure 2-2.

13.4.1 Town Center Planning Area

Reserved.

13.4.2 Large Format Retail Planning Sub Area Specialized Area Plan

The standards in this section shall be read in conjunction with any approved Specialized Area Plan(s) for the Large Format Retail Planning Sub Area in Appendix 7.

MINIMUM DEVELOPMENT STANDARDS		ALTERNATIVE DEVELOPMENT STANDARDS
Promenade Orientation	<p>1.1 A promenade shall be provided in a central location within the Large Format Retail Planning Sub Area, as generally depicted in the approved Specialized Area Plan. The precise alignment, orientation, extent and configuration of the promenade is to be determined at plat stage following detailed engineering design.</p> <p>1.2 The promenade is permitted to be extended beyond the spatial extent depicted in the approved Specialized Area Plan where necessary, practical and/or desirable based on development within the Large Format Retail Planning Sub Area.</p> <p>1.3 The promenade may be dedicated as a public or private street.</p> <p>1.4 The design of the promenade shall be in accordance with Section 16.3.2 Development Standards 3.1 and 3.2.</p>	Guiding Principle Objectives: 3.2 II, VI, VII; 5.2 II, III; 7.2 I, II. Planning Area Objectives: 9.2.1 II, III, IV, VI, XII, XIII. Code Purpose: 13.2 III; 16.2 I, II, III, IV, V, VI.
Maximum Gross Floor Area	<p>2.1 The gross floor area of all non-residential development within the Large Format Retail Planning Sub Area shall not exceed 1,620,000 sq. ft., generally as follows:</p> <ul style="list-style-type: none">Precinct 7: a maximum of 120,000 sq. ft.;Precinct 8: a maximum of 400,000 sq. ft.;Precinct 9: a maximum of 100,000 sq. ft.;Precinct 10A: a maximum of 500,000 sq. ft. andPrecinct 11A: a maximum of 500,000 sq. ft. <p>Development within an individual precinct may exceed the stated maximum gross floor area by no more than 10 percent, provided the overall maximum gross floor area for the Large Format Retail Planning Sub Area does not exceed 1,620,000 sq. ft.</p>	

MINIMUM DEVELOPMENT STANDARD		ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
	<p>10.2 Traffic calming features shall not include vegetative barriers or other obstructions to visibility within 6 ft. of the curb face.</p> <p>Any existing vegetation or landscaping within a traffic-calming feature shall be devoid of branches up to 13 ft. 6 in. from the base of the trunk. <u>This clearance may be reduced where removal of branches would, in the opinion of a certified arborist, compromise the survival of the existing tree or vegetation, provided that it is demonstrated that the retention of such branches will not be detrimental to the safety, visibility or passage of vehicles, cyclists or pedestrians.</u></p> <p>Sight distance triangles shall be preserved at all streets, alleys and drives – refer to AASHTO A Policy on Geometric Design of Highways and Streets Section 9.5 Intersection Sight Distance. Table 31-1 and Figure 31-1.</p>	
Limited Access	<p>11.1 Vehicular access for residential lots abutting an arterial and collector roads shall be consistent with an approved Sector Plan.</p> <p>11.2 Inter-block access shall be consistent with an approved Sector Plan.</p>	<p>Guiding Principle Objectives: 3.2 VI, VII; 7.2 I. Code Purpose: 132.2 I, II, III.</p>
Reserve Strips	12.1 There shall be no reserve strips controlling access to land dedicated or intended to be dedicated to public use.	<p>Guiding Principle Objectives: 3.2 VI, VII; 7.2 I. Code Purpose: 132.2 I, II, III.</p>
Pavement and ROW Widths	13.1 ROW widths shall comply with Table 13-2 and Figure 13-5.	<p>Guiding Principle Objectives: 3.2 VI, VII; 7.2 I. Code Purpose: 132.2 I, II, III.</p>
Slope Easements	14.1 The dedication of easements in addition to dedicated ROW may be required whenever, due to topography, additional width is necessary to provide adequate earth slopes in the same reasonable manner as determined by the City Engineer in similarly situated areas of the City.	<p>Guiding Principle Objectives: 3.2 VI, VII; 7.2 I. Code Purpose: 132.2 I, II, III.</p>
Intersection Improvements and Traffic Control Devices	<p>15.1 Internal intersection improvements shall be installed as required by the Project Transportation Plan or a subsequent approved TIA Update prepared in accordance with Appendix 1, Section 1.16.3.</p> <p>15.2 External intersection improvements and traffic control devices shall be installed as required by a TIA Worksheet, prepared in accordance with Appendix 1, Section 1.16.2.</p>	<p>Guiding Principle Objectives: 3.2 VI, VII; 7.2 I. Code Purpose: 132.2 I, II, III.</p>

EXISTING DEVELOPMENT STANDARDS			ALTERNATIVE DEVELOPMENT STANDARDS
Buildings at Street Corners	9.1	At all promenade and public street intersections, buildings are required to be developed on a minimum of two corners, subject to the allowable setbacks in Section 13.4.2 Development Standard 2.2.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III. Planning Area Objectives: 9.2.1 III, XII, XIII. Code Purpose: 16.2 I, II, III, IV, VI.
Building Orientation	10.1	Each building shall have a pedestrian entrance to the highest-order adjoining roadway. Entrances at building corners may be used to satisfy this requirement. Where a building also fronts an additional street, internal pedestrian accessway, park or civic space with a pedestrian frontage, a second entrance shall address and open directly onto the street, accessway, park or civic space. Building entrances shall be designed in accordance with Section 16.3.3 Development Standards 7.1 through 7.4. Note: Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to civic spaces (e.g. squares, Plazas), or courtyard entrances to a cluster of shops or businesses.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III; 7.2 I. Planning Area Objectives: 9.2.1 III, XII, XIII. Code Purpose: 16.2 I, II, III, IV, VI.
Mixed Use Developments with Residential Uses	11.1	In a mixed use development with residential use(s), the gross floor area of the residential component shall be a minimum of 30 percent of the total gross floor area. Note: This requirement only applies to individual developments. It does not apply to the Large Format Retail Planning Sub Area as a whole.	Guiding Principle Objectives: 3.2 II, IV, V; 5.2 III. Planning Area Objectives: 9.2.1 III, X. Code Purpose: 16.2 I, II, III, VI.
	11.2	The residential use(s) shall have secure access that is physically and visually separate from publicly accessible non-residential areas.	

Development Standards		Alternative Development Standards	
Setback Encroachments	8.1	<p>The following building elements may encroach setback lines:</p> <ul style="list-style-type: none">▪ Awnings, canopies and weather protection features associated with ground floor non-residential uses: a maximum of 10 ft. and a minimum clearance of 8 ft.;▪ Eaves and gutters: a maximum of 18 in. and a minimum clearance of 8 ft.;▪ Accessory environmental design elements and low-impact development features, including (but not limited to) rainwater systems, solar collectors, bicycle storage, and the like; maximum encroachment at the discretion of the Planning Director; and▪ Any other accessory external building fixture deemed appropriate by the Planning Director: maximum encroachment at the discretion of the Planning Director.	<p>Guiding Principle Objectives: 3.2 IV, V; 5.2 III.</p> <p>Planning Area Objectives: 9.2.1 III.</p> <p>Code Purpose: 16.2 I, II, III, IV, VI.</p>
Buildings at Street Corners	9.1	<p>At all promenade and public street intersections, buildings are required to be developed on a minimum of two corners, subject to the allowable setbacks in Section 13.4.2 Development Standard 2.2.</p>	<p>Guiding Principle Objectives: 3.2 IV, V; 5.2 III.</p> <p>Planning Area Objectives: 9.2.1 III, XII, XIII.</p> <p>Code Purpose: 16.2 I, II, III, IV, VI.</p>
Building Orientation	10.1	<p>Each building shall have a pedestrian entrance to the highest-order adjoining roadway. Entrances at building corners may be used to satisfy this requirement.</p> <p>Where a building also fronts an additional street, internal pedestrian accessway, park or civic space with a pedestrian frontage, a second entrance shall address and open directly onto the street, accessway, park or civic space.</p> <p>Building entrances shall be designed in accordance with Section 16.3.3 Development Standards 7.1 through 7.4.</p> <p>Note:</p> <p>Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to civic spaces (e.g. squares, Plazas), or courtyard entrances to a cluster of shops or businesses.</p>	<p>Guiding Principle Objectives: 3.2 IV, V; 5.2 III; 7.2 I.</p> <p>Planning Area Objectives: 9.2.1 III, XII, XIII.</p> <p>Code Purpose: 16.2 I, II, III, IV, VI.</p>
Mixed Use Developments with Residential Uses	11.1	<p>In a mixed use development with residential use(s), the gross floor area of the residential component shall be a minimum of 30 percent of the total gross floor area.</p> <p>Note:</p> <p>This requirement only applies to individual developments. It does not apply to the Large Format Retail Planning Sub Area as a whole.</p>	<p>Guiding Principle Objectives: 3.2 II, IV, V; 5.2 III.</p> <p>Planning Area Objectives: 9.2.1 III, X.</p> <p>Code Purpose: 16.2 I, II, III, VI.</p>
	11.2	<p>The residential use(s) shall have secure access that is physically and visually separate from publicly accessible non-residential areas.</p>	

16.3.2 Place, Connectivity & Movement

MINIMUM DEVELOPMENT STANDARD		ALTERNATE DEVELOPMENT STANDARD GUIDANCE
<u>Promenade</u>	1.1	<p>Guiding Principle Objectives: 3.2 II, IV, V, VI, VII; 5.2 II, III; 7.2 I, II, III.</p> <p>Planning Area Objectives: 9.2.1 II, III, VI, X, XI, XII, XIII.</p> <p>Code Purpose: 16.2 I, II, III, IV, V, VI.</p>
	1.2	
<u>Pedestrian & Bicycle Movement</u>	2.1	<p>Guiding Principle Objectives: 3.2 II, VI; 4.2 III; 5.2 III; 7.2 I, II, III.</p> <p>Planning Area Objectives: 9.2.1 III, VI, VIII, XII.</p> <p>Code Purpose: 16.2 I, IV, V.</p>
	2.2	
	2.3	
	2.4	
	2.5	

16.3.3 Detailed Building Design

Minimum Development Standards		Alternative Development Standards Guidance
Façade Articulation	1.1	<p>A façade shall not extend horizontally for a distance greater than three times the average height or 100 ft., whichever is less, without incorporating a wall plane projection or recess with a minimum depth of 3 ft. and extending at least 20 percent of the length of the façade – refer to Figure 16-2.</p> <p>Notes:</p> <p>Offsets may be of varying depth provided the minimum standard is satisfied.</p> <p>The purpose of this standard, the length of the façade shall be considered the total distance of the building line.</p>
	1.2	<p>A façade shall not maintain the same vertical height for a distance greater than three times the average height or 100 ft., whichever is less, without incorporating a change in elevation.</p> <p>An elevation change shall be a minimum of 15 percent of the average height of the building and the elevation change shall continue to extend laterally for a distance equal to 10 to 70 percent of the entire façade that does not exceed the original distance limitation – refer to Figure 16-3.</p> <p>Notes:</p> <p>Elevation changes may be of varying heights provided the minimum standard is satisfied.</p> <p>Vertical articulation should accompany entrances, key focal points or other unique attributes of the façade.</p> <p>For the purpose of this standard, the length of the façade shall be considered the total distance of the building façade.</p>
	1.3	<p>For ground level retail establishments, the following glazing requirements apply to the entrance façade:</p> <ul style="list-style-type: none"> Frontages 200 ft. or less: a minimum 60 percent glass façade (with less than 20 percent reflectance). Frontages greater than 200 ft.: a minimum 40 percent glass façade (with less than 20 percent reflectance). Glass façade minimum height: 10 ft. above pavement level. The height of the glass façade shall be consistent within a cohesive development, to the extent feasible based on ground level variations.

Development Standards		Guiding Principle Objectives	
Exterior Building Materials	3.1	<p>At least 80 percent of the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall be finished in a minimum of two primary building materials from the following list:</p> <ul style="list-style-type: none"> ▪ Masonry brick, stone, cast stone, rock, marble, granite, tile, ▪ Stucco or plaster, ▪ Glass with less than 20 percent reflectance (however, no more than 50 percent of the entire building façade shall be glass), ▪ Split face concrete block, poured-in-place concrete and tilt wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-up wall concrete structures shall include reveals, punch-outs or other similar surface characteristics to enhance the façade on a least 10 percent of each façade; and/or ▪ Metal panels, metal shingles, and metal rain screen systems. <p>Each individual primary building material shall occupy a minimum of 20 percent of the façade.</p> <p>Accent materials are recommended and may occupy a maximum of 20 percent of the façade. Accent materials may include:</p> <ul style="list-style-type: none"> ▪ Wood or engineered wood type material rated for exterior building construction; ▪ Exterior insulation and finish system (EIFS) or equivalent product; ▪ Reclaimed, distressed or other antiqued material that meets commercial building standards for durability; and/or ▪ Any or all of the primary building materials listed above. 	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 9.2.1 III, X.</p> <p>Code Purpose: 16.2 I, II, III, IV, VI.</p>
	3.2	Where a multi-level parking structure is provided, the structure shall incorporate the same colors, textures, architectural expressions and exterior building materials as at least one of the adjacent buildings.	
Complementary Façade	4.1	<p>For individual buildings, side and rear façades are required to:</p> <ul style="list-style-type: none"> ▪ Meet Section 16.3.3 Development Standards 1.1 & 1.2, unless such façades are not visible from streets, accessways, parks, civic spaces, or other residential buildings; and ▪ Be designed with architectural style and building materials that are complementary to its front façade. <p>Note:</p> <p>"Complementary" will be determined using reasonable and customary design standards.</p>	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 9.2.1 III, X.</p> <p>Code Purpose: 16.2 I, II, III, IV, VI.</p>

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Setback Encroachment	8.1	<p><u>The following building elements may encroach setback lines:</u></p> <ul style="list-style-type: none"> <u>Awnings, canopies and weather protection features associated with ground floor non-residential uses: a maximum of 10 ft. and a minimum clearance of 8 ft.</u> <u>Eaves and gutters: a maximum of 18 in. and a minimum clearance of 8 ft.</u> <u>Accessory environmental design elements and low-impact development features, including (but not limited to) rainwater systems, solar collectors, bicycle storage, and the like; maximum encroachment at the discretion of the Planning Director; and</u> <p><u>Any other accessory external building fixture deemed appropriate by the Planning Director: maximum encroachment at the discretion of the Planning Director.</u> All Uses:</p> <ul style="list-style-type: none"> Eaves and gutters may overhang setback lines by no more than 18 in. Residential Uses (excluding Multi-Family Dwelling): <ul style="list-style-type: none"> Pools, sheds, pergolas and other accessory structures: minimum 5 ft. 	<p>Guiding Principle Objectives: 3.2 IV, V; 5.2 III.</p> <p>Planning Area Objectives: 9.2.1 III, XV.</p> <p>Code Purpose: 176.2 I, II, III.</p>
Building Orientation	10.9.1	<p>Each building shall have a pedestrian entrance to the highest-order adjoining roadway. Entrances at building corners may be used to satisfy this requirement.</p> <p>Where a building also fronts an additional street, internal pedestrian accessway, park or civic space with a pedestrian frontage, a second entrance shall address and open directly onto the street, accessway, park or civic space.</p> <p><u>Building entrances shall be designed in accordance with Section 17.3.3 Development Standards 7.1 through 7.4.</u></p> <p><u>Note:</u></p> <p>Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to civic spaces (e.g. squares, Plazas), or courtyard entrances to a cluster of shops or businesses.</p>	<p>Guiding Principle Objectives: 3.2 IV, V; 5.2 III; 7.2 I.</p> <p>Planning Area Objectives: 9.2.1 III, XV.</p> <p>Code Purpose: 176.2 I, IV, VI.</p>
	10.2	The principle entrance to a building shall be illuminated.	

17.3.3 Detailed Building Design

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Façade Articulation	1.1	<p>A façade shall not extend horizontally for a distance greater than three times the average height or 100 ft., whichever is less, without incorporating a wall plane projection or recess with a minimum depth of 3 ft. and extending at least 20 percent of the length of the façade – refer to Figure 17-2.</p> <p>Notes:</p> <p>Offsets may be of varying depth provided the minimum standard is satisfied.</p> <p>The purpose of this standard, the length of the façade shall be considered the total distance of the building line.</p>	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 9.2.1 III.</p> <p>Code Purpose: 17.6.2 I, II, III.</p>
	1.2	<p>A façade shall not extend vertically <u>maintain the same vertical height</u> for a distance greater than three times the average height or 100 ft., whichever is less, without incorporating a change in elevation.</p> <p>An elevation change shall be a minimum of 15 percent of the average height of the building and the elevation change shall continue to extend laterally for a distance equal to 10 to 70 percent of the entire façade <u>that does not exceed the original distance limitation</u> – refer to Figure 17-3.</p> <p>Note:</p> <p>Elevation changes may be of varying heights provided the minimum standard is satisfied.</p> <p>Vertical articulation should accompany entrances, key focal points or other unique attributes of the façade.</p> <p>For the purpose of this standard, the length of the façade shall be considered the total distance of the building façade.</p>	
	1.3	<p>Ground level retail establishments <u>shall</u> have an <u>entrance façade that is a</u> minimum 60 percent glass façade (with less than 20 percent reflectance).</p>	

MINIMUM DEVELOPMENT STANDARD		ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Exterior Building Materials	3.1	<p>At least 80 percent of the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall be finished in a minimum of one-two primary building materials from of the following list: materials:</p> <ul style="list-style-type: none"> ▪ masonry brick, stone, cast stone, rock, marble, granite, glass block, tile; ▪ stucco or plaster, except that stucco shall not cover more than 20 percent of the hard vertical surface area of a parking structure; ▪ glass with less than 20 percent reflectance (however, no more than 50 percent of the entire building façade shall be glass; ▪ split face concrete block, poured-in-place concrete and tilt wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-up wall concrete structures shall include reveals, punch outs or other similar surface characteristics to enhance the façade on a least 10 percent of each façade; and/or ▪ exterior insulation and finish system (EIFS) or equivalent product; and/or ▪ metal panels, metal shingles and metal rainscreen systems, cellulose fiber reinforced cement building product (e.g. Hardie® Board products or other cement building products) approved by a nationally recognized building products evaluation service, where the seams are not exposed; <p>Each individual primary building material shall occupy a minimum of 20 percent of the façade.</p> <p>Accent materials are recommended and may occupy a maximum of 20 percent of the façade. Accent materials may include:</p> <ul style="list-style-type: none"> ▪ Wood or engineered wood type material rated for exterior building construction; ▪ Exterior insulation and finish system (EIFS) or equivalent product; ▪ Reclaimed, distressed or other antiqued material that meets commercial building standards for durability; and/or ▪ Any or all of the primary building materials listed above.
	3.2	Where a multi-level parking structure is provided, the structure shall incorporate the same colors, textures, architectural expressions and exterior building materials as at least one of the adjacent buildings.
	3.3	Stucco shall not cover more than 20 percent of the hard vertical surface area of a parking structure.

NEIGHBORHOOD CENTER PLANNING AREA		NEIGHBORHOOD CENTER PLANNING AREA	
Setback Encroachment	8.1	<p><u>The following building elements may encroach setback lines:</u></p> <ul style="list-style-type: none"> ▪ <u>Awnings, canopies and weather protection features associated with ground floor non-residential uses: a maximum of 10 ft. and a minimum clearance of 8 ft.;</u> ▪ <u>Eaves and gutters: a maximum of 18 in. and a minimum clearance of 8 ft.;</u> ▪ <u>Accessory environmental design elements and low-impact development features, including (but not limited to) rainwater systems, solar collectors, bicycle storage, and the like; maximum encroachment at the discretion of the Planning Director; and</u> ▪ <u>Any other accessory external building fixture deemed appropriate by the Planning Director: maximum encroachment at the discretion of the Planning Director.</u> 	<p>Guiding Principle Objectives: 3.2 IV, V; 5.2 III.</p> <p>Planning Area Objectives: 9.2.1 II, III, IV.</p> <p>Code Purpose: 18.2 I, II, III.</p>
Building Orientation	9.1	<p><u>Each building shall have a pedestrian entrance to the highest-order adjoining roadway. Entrances at building corners may be used to satisfy this requirement.</u></p> <p><u>Where a building also fronts an additional street, internal pedestrian accessway, park or civic space with a pedestrian frontage, a second entrance shall address and open directly onto the street, accessway, park or civic space.</u></p> <p><u>Building entrances shall be designed in accordance with Section 17.3.3 Development Standards 7.1 through 7.4.</u></p> <p><u>Note:</u></p> <p><u>Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to civic spaces (e.g. squares, Plazas), or courtyard entrances to a cluster of shops or businesses.</u></p>	<p>Guiding Principle Objectives: 3.2 IV, V; 5.2 III; 7.2 I.</p> <p>Planning Area Objectives: 9.3 II, III, IV.</p> <p>Code Purpose: 18.2 I, II, III, IV, VI.</p>
Mixed Use Developments with Residential Uses	10.1	<p><u>In a mixed use development with residential use(s), the gross floor area of the residential component shall be a minimum of 30 percent and a maximum of 70 percent of the total gross floor area of the building to which it relates.</u></p> <p><u>Note: This requirement only applies to individual developments. It does not apply to the Neighborhood Center Planning Area as a whole.</u></p>	<p>Guiding Principle Objectives: 3.2 II, IV, V; 5.2 III.</p> <p>Planning Area Objectives: 9.3 II, IV.</p> <p>Code Purpose: 16.2 I, II, III, VI.</p>
	10.2	<p><u>The residential use(s) shall have secure access that is physically and visually separate from publicly accessible non-residential areas.</u></p>	

MINIMUM DEVELOPMENT STANDARDS		ALTERNATIVE DEVELOPMENT STANDARDS GUIDANCE
Vehicles & Parking	3.1	<p>All parking and vehicle management requirements shall be in accordance with Section 32 of this DDCD.</p> <p>Guiding Principle Objectives: 3.2 IV, VI, VII; 7.2 I, II, III. Planning Area Objectives: 9.3 V, VI. Code Purpose: 18.2 I, II, III, IV, V.</p>

18.3.3 Detailed Building Design

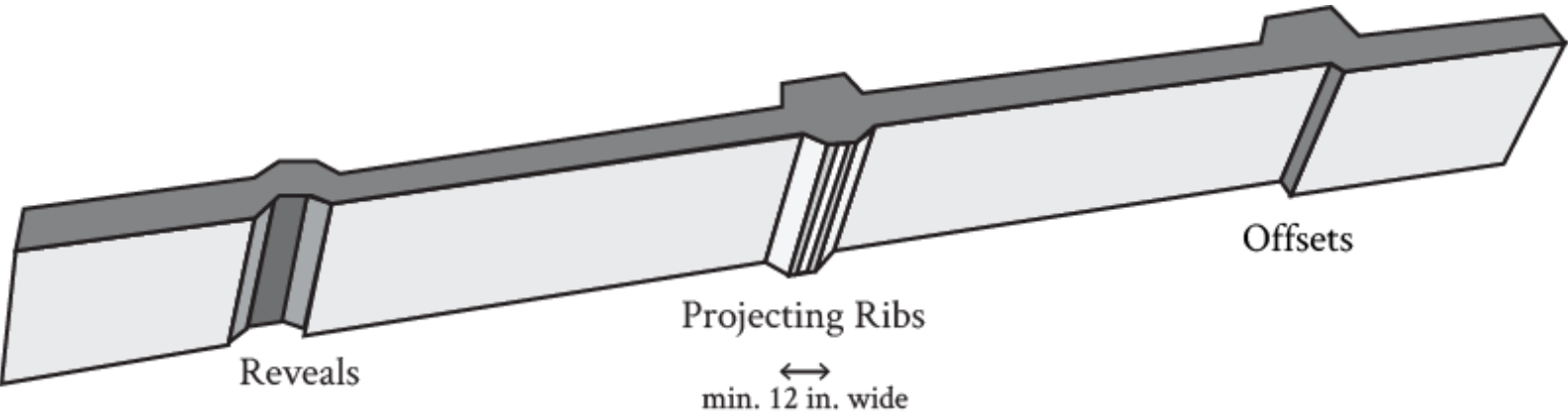
MINIMUM DEVELOPMENT STANDARDS		ALTERNATIVE DEVELOPMENT STANDARDS GUIDANCE
Façade Articulation	1.1	<p>A façade shall not extend horizontally for a distance greater than three times the average height or 100 ft., whichever is less, without incorporating a wall plane projection or recess with a minimum depth of 3 ft. and extending at least 20 percent of the length of the façade – refer to Figure 16-2.</p> <p>Notes:</p> <p>Offsets may be of varying depth provided the minimum standard is satisfied.</p> <p>The purpose of this standard, the length of the façade shall be considered the total distance of the building line.</p> <p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III. Planning Area Objectives: 9.3 IV. Code Purpose: 18.2 I, II, III, IV, VI.</p>
	1.2	<p>A façade shall not maintain the same vertical height for a distance greater than three times the average height or 100 ft., whichever is less, without incorporating a change in elevation.</p> <p>An elevation change shall be a minimum of 15 percent of the average height of the building and the elevation change shall continue to extend laterally for a distance equal to 10 to 70 percent of the entire façade that does not exceed the original distance limitation – refer to Figure 18-3.</p> <p>Notes:</p> <p>Elevation changes may be of varying heights provided the minimum standard is satisfied.</p> <p>Vertical articulation should accompany entrances, key focal points or other unique attributes of the façade.</p> <p>For the purpose of this standard, the length of the façade shall be considered the total distance of the building façade.</p>
	1.3	<p>Ground level retail establishments shall have an entrance façade that is a minimum 60 percent glass (with less than 20 percent reflectance).</p>

MINIMUM DEVELOPMENT STANDARDS		ALTERNATIVE DEVELOPMENT STANDARDS
Building Elements	<p>2.1 Building façades must include a repeating pattern that includes a minimum of three of the following elements:</p> <ul style="list-style-type: none"> a. color change; b. texture change; c. material module change; and/or <p>an expression of architectural or structural bays through a change in plane no less than 12 in. width, such as an offset, reveal or projecting rib – refer to Figure 18-4.</p> <p>At least one of elements a, b or c shall repeat horizontally. Repetition intervals of an element shall not be more than 30 ft., either horizontally or vertically.</p>	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 9.3 IV.</p> <p>Code Purpose: 18.2 I, II, III, IV, VI.</p>
Exterior Building Materials	<p>3.1 At least 80 percent of the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall be finished in a minimum of two primary building materials from the following list:</p> <ul style="list-style-type: none"> ▪ masonry brick, stone, cast stone, rock, marble, granite, tile; ▪ stucco or plaster, except that stucco shall not cover more than 20 percent of the hard vertical surface area of a parking structure; ▪ glass with less than 20 percent reflectance (however, no more than 50 percent of the entire building façade shall be glass); ▪ split face concrete block, poured-in-place concrete and tilt wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-up wall concrete structures shall include reveals, punch outs or other similar surface characteristics to enhance the façade on a least 10 percent of each façade; and/or ▪ metal panels, metal shingles and metal rainscreen systems. <p>Each individual primary building material shall occupy a minimum of 20 percent of the façade.</p> <p>Accent materials are recommended and may occupy a maximum of 20 percent of the façade. Accent materials may include:</p> <ul style="list-style-type: none"> ▪ Wood or engineered wood type material rated for exterior building construction; ▪ Exterior insulation and finish system (EIFS) or equivalent product; ▪ Reclaimed, distressed or other antiqued material that meets commercial building standards for durability; and/or ▪ Any or all of the primary building materials listed above. 	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 9.3 IV, VII, VIII.</p> <p>Code Purpose: 18.2 I, II, III, IV, VI.</p>

MINIMUM DEVELOPMENT STANDARD			ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Exterior Materials	3.1	<p>At least 80 percent of the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall be finished in a minimum of one of the following materials:</p> <ul style="list-style-type: none"> brick, stone, cast stone, rock, marble, granite, glass block, tile; stucco or plaster; glass with less than 20 percent reflectance (however, no more than 50 percent of the entire building façade shall be glass); split face concrete block, poured-in-place concrete and tilt wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-up wall concrete structures shall include reveals, punch outs or other similar surface characteristics to enhance the façade on a least 10 percent of each façade; and/or exterior insulation and finish system (EIFS) or equivalent product; and/or cellulose fiber-reinforced cement building product (e.g. Hardie® Board products or other cement building products) approved by a nationally recognized building products evaluation service, where the seams are not exposed. 	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 10.1.1 III, IV, V.</p> <p>Code Purpose: 2019.2 I, II, III.</p>
	3.2	Where a multi-level parking structure is provided, the structure shall incorporate the same colors, textures, architectural expressions and exterior building materials as at least one of the adjacent buildings.	
	3.3	Stucco shall not cover more than 20 percent of the hard vertical surface area of a parking structure.	
Consistent Façade Standard	4.1	<p>All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.</p> <p>Side and rear façades are required to meet Development Standards 1.1 & 1.2 above unless such facades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.</p> <p>Note:</p> <p>“Consistent” will be determined using reasonable and customary design standards.</p>	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 10.1.1 III, IV, V.</p> <p>Code Purpose: 2019.2 I, II, III.</p>
Solar Protection	5.1	<p>The incorporation of architectural wall shading to reduce solar heat gain is encouraged, but not required, for large building façades.</p> <p>Note:</p> <p>An application shall not be denied or rejected based on failure to meet this Minimum Development Standard.</p>	<p>Guiding Principle Objectives: 3.2 III, IV, V, VI; 4.2 I, II, XII, 5.2 III, IV.</p> <p>Planning Area Objectives: 10.1.1 III, IV, V, IX.</p> <p>Code Purpose: 2019.2 I, III.</p>

MINIMUM DEVELOPMENT STANDARD		ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
	<ul style="list-style-type: none"> brick, stone, cast stone, rock, marble, granite, glass block, tile; stucco or plaster; glass with less than 20 percent reflectance (however, no more than 50 percent of the entire building façade shall be glass); split face concrete block, poured-in-place concrete and tilt wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-up wall concrete structures shall include reveals, punch outs or other similar surface characteristics to enhance the façade on a least 10 percent of each façade; and/or exterior insulation and finish system (EIFS) or equivalent product; and/or cellulose fiber-reinforced cement building product (e.g. Hardie® Board products or other cement building products) approved by a nationally recognized building products evaluation service, where the seams are not exposed. 	Code Purpose: 210.2 I, II, III.
Consistent Façade	<p>4.1 All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.</p> <p>Side and rear façades are required to meet Development Standards 1.1 & 1.2 above unless such facades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.</p> <p>Note: "Consistent" will be determined using reasonable and customary design standards.</p>	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 10.2.1 VII.</p> <p>Code Purpose: 210.2 I, II, III.</p>
Solar Protection	<p>5.1 The incorporation of architectural wall shading to reduce solar heat gain is encouraged, but not required, for large building façades.'</p> <p>Note: An application shall not be denied or rejected based on failure to meet this Minimum Development Standard.</p>	<p>Guiding Principle Objectives: 3.2 III, IV, V, VI; 4.2 I, II, XII, 5.2 III, IV.</p> <p>Planning Area Objectives: 10.2.1 VII.</p> <p>Code Purpose: 210.2 I, III.</p>
Roof Treatments	<p>6.1 All service structures, lift motor rooms, satellite dishes and mechanical plants such as HVAC units shall be screened so as not to be visible from Street View, accessways, parks or other civic spaces.</p>	<p>Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III.</p> <p>Planning Area Objectives: 10.2.1 VII.</p> <p>Code Purpose: 210.2 I, II, III.</p>
	<p>6.2 Roofs shall have either:</p>	

Figure 21-4 Architectural and Structural Bay Building Elements



21.3.3 Detailed Building Design – Residential Uses (excluding Multi-Family Uses) only

MINIMUM DEVELOPMENT STANDARD			ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Exterior Building Material	1.1	At least 80 percent of the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall be finished with masonry. No more than 20 percent of the Wood on the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall not occupy more than 20 percent of the façade, be finished with wood. This standard does not apply to doors and windows.	Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III. Planning Area Objectives: Code Purpose: 4921.2 I, II, III.

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Front Setback Landscape Area	3.1	<p>Within the front setback yard, the following shall be provided:</p> <ul style="list-style-type: none"> a minimum one 4 in. diameter tree for every linear 40 ft., or part thereof, of street frontage (excluding alleys) of which at least 50 percent of the trees shall be shade trees. <u>Trees shall not be planted within the front 10' of a utility easement space as measured from the front property line at the street ROW. Trees shall not be planted within 5' of electric service laterals;</u> and a minimum of one shrub for every linear 10 ft., of part thereof, of street frontage (excluding alleys). <p><u>Landscaping shall be located to emphasize building entrances and pedestrian access points.</u></p> <p>Where a buffer is also required in accordance with Development Standards 1.1 above, this Development Standard shall be satisfied through compliance with Development Standard 1.1.</p> <p>Note: This Development Standard is not applicable to any building that is built to the front lot line.</p>	<p>Guiding Principle Objectives: 3.2 IX; 4.2 III; 5.2 II; 7.2 I.</p> <p>Code Purpose: 310.2 I, II, III, V, VI.</p>
	3.2	Trees shall be planted a minimum of 20 ft. apart and a maximum of 120 ft. apart.	
	3.3	Trees and shrubs do not need to be evenly spaced, however shall be planted to provide the highest level of health for the tree.	
Residential Buffer	4.1	<p>Where a non-residential lot abuts a lot within the Neighborhood (Mixed Density) Residential Planning Area, the following shall be provided:</p> <ul style="list-style-type: none"> a 6 ft. – 8 ft. masonry wall along the common lot line; a minimum 5 ft. wide landscaped area along the common lot line; a minimum one 4 in. diameter tree for every linear 25 ft., or part thereof, of common lot line frontage. a minimum of one 24 in. high shrub for every linear 5 ft. of common lot line. Plantings may be clustered within the landscape area. 	<p>Guiding Principle Objectives: 3.2 IX; 4.2 III; 5.2 II.</p> <p>Code Purpose: 310.2 I, II, III, VI.</p>
	4.2	Trees shall be planted a minimum of 20 ft. and a maximum of 120' apart.	
Drive-thru Restaurants	5.1	Drive-thru restaurant screening shall be provided in accordance with §144-5.2 of the Code of Ordinances.	<p>Guiding Principle Objectives: 3.2 IX; 4.2 III; 5.2 II.</p> <p>Code Purpose: 310.2 I, II, III, VI.</p>

31.3.3 Landscaping – applicable to Single-Family Dwelling Uses only

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD
Front Setback Landscape Area	1.1	<p>Within the front setback yard, the following shall be provided:</p> <ul style="list-style-type: none"> a minimum one 4 in. diameter tree for every linear 40 ft., or part thereof, of street frontage (excluding alleys) of which at least 50 percent of the trees shall be shade trees. Trees shall not be planted within the front 10 ft. of a utility easement space as measured from the front property line at the street ROW. Trees shall not be planted within 5 ft. of electric service laterals; a minimum of one shrub for every linear 10 ft., of part thereof, of street frontage (excluding alleys). Where an existing high value tree is being retained within the front setback yard, the retention of each tree shall be considered as providing a 4 in. diameter tree as required above. 	<p>Guiding Principle Objectives: 3.2 IX; 4.2 III; 5.2 II; 7.2 I.</p> <p>Code Purpose: 310.2 I, II, III, V, VI.</p>
	1.2	Trees shall be planted a minimum of 20 ft. apart.	
	1.3	Trees and shrubs do not need to be evenly spaced, however shall be planted to provide the highest level of health for the tree.	
Turf	2.1	<p>No more than 30 percent of the planting beds, not including detention ponds, shall be turf grasses. Buffalo and prairie grasses are exempt from this restriction.</p> <p>Xeriscaping is preferred and shall not be prohibited.</p>	<p>Guiding Principle Objectives: 3.2 IX; 4.2 III; 5.2 II.</p> <p>Code Purpose: 310.2 I, II, III, VI.</p>
Service Areas	3.1	Trash receptacle shall be located in the rear yard.	<p>Guiding Principle Objectives: 3.2 IX; 4.2 III; 5.2 II.</p> <p>Code Purpose: 310.2 I, II, III, VI.</p>

31.3.4 Maintenance

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Over Streetside	1.1	No tree, shrub, vine, palm or any similar plant of any description or kind shall be grown, maintained or cultivated in such a manner that any portion of such tree, shrub, vine, palm, or other plant may overhang or obtrude upon or over the streetside, unless there is a 8 ft. clearance between the surface of all portions of such sidewalk or ROW and the overhanging tree, limb, shrub, vine, palm or plant of any description or kind.	<p>Guiding Principle Objectives: 3.2 VI, IX; 4.2 III; 5.2 II.</p> <p>Code Purpose: 310.2 I, VI.</p>
Over ROW Pavement	2.1	No tree, shrub, vine, palm or any similar plant of any description or kind shall be grown, maintained or cultivated in such a manner that any portion of such tree, shrub, vine, palm, or other plant may overhang or obtrude upon or over any street, unless there is a full 16 ft. clearance between the surface of all portions of such street and the overhanging tree, limb, shrub, vine, palm or plant.	<p>Guiding Principle Objectives: 3.2 VI, IX; 4.2 III; 5.2 II.</p> <p>Code Purpose: 310.2 I, VI.</p>

The following information shall be identified on a Specialized Areas Informative Plan.

Size: Sheets 24 in. wide and 36 in. long.
May be shown over multiple sheets as needed.

Scale: Of a scale sufficient to determine detail.

	PLAN	COVER SHEET	REPORT
TOWN CENTER PLANNING AREA			
▪ Location of building footprints.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of maximum GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of building footprint's primary and secondary pedestrian frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of main street promenade (or equivalent) frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of alignment of internal accessways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed parking areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed driveway cuts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of internal vehicular circulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative elevation plan/section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Perspective rendering taken from at least two key locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARGE FORMAT RETAIL PLANNING SUB AREA			
▪ Location of maximum building footprint.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of maximum GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of building footprint's primary and secondary pedestrian frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of alignment of internal accessways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed parking areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed driveway cuts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of internal vehicular circulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative elevation plan/section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Perspective rendering taken from at least two key locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	PLAN	COVER SHEET	REPORT
NEIGHBORHOOD CENTER PLANNING AREA			
▪ Identification of maximum GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of building footprint's primary and secondary pedestrian frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of promenade (or equivalent) main street frontage (if applicable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative elevation plan/section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Perspective rendering taken from at least two key locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESORT PLANNING AREA			
▪ Location of maximum building footprint.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of maximum GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of alignment of internal accessways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed parking areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed driveway cuts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of internal vehicular circulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative elevation plan/section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Perspective rendering taken from at least two key locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PARKS PLANNING AREA (REGIONAL & COMMUNITY PARKS ONLY)			
▪ List of park activation sources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of all park activation sources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location and design specifications for all park improvements including signage, safety elements, pedestrian amenities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative master plan concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative elevation plan/section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Perspective rendering taken from at least two key locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1.3.1 Specialized Area Plan

In addition to the requirements of Appendix 1, Section 1.3, a Specialized Area Plan shall be submitted where one or more of the following specialized areas are proposed within a sector.

The following information shall be identified on a Specialized Area Plan.

Size: Sheets 24 in. wide and 36 in. long.
May be shown over multiple sheets as needed.

Scale: Of a scale sufficient to determine detail.

	PLAN	COVER SHEET	REPORT
TOWN CENTER PLANNING AREA			
▪ Location of building footprints.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of maximum GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of building footprint's primary and secondary pedestrian frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of main-street promenade (or equivalent) frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of alignment of internal accessways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed parking areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed driveway cuts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of internal vehicular circulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARGE FORMAT RETAIL PLANNING SUB AREA			
▪ Location of maximum building footprint.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of maximum GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of building footprint's primary and secondary pedestrian frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of alignment of internal accessways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed parking areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed driveway cuts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of internal vehicular circulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	PLAN	COVER SHEET	REPORT
NEIGHBORHOOD CENTER PLANNING AREA			
▪ Identification of maximum GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of building footprint's primary and secondary pedestrian frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of promenade (or equivalent) main street frontage (if applicable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESORT PLANNING AREA			
▪ Location of maximum building footprint.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Identification of maximum GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of alignment of internal accessways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed parking areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of proposed driveway cuts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of internal vehicular circulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PARKS PLANNING AREA (REGIONAL & COMMUNITY PARKS ONLY)			
▪ List of park activation sources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location of all park activation sources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Location and design specifications for all park improvements including signage, safety elements, pedestrian amenities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Illustrative master plan concept plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes: for the Park Planning Area:

A Park Specialized Area Plan for a regional park or community park is required to be submitted as part of a Sector Plan application. A Park Specialized Area Plan for a neighborhood park, pocket park, linear open space park or landscape amenity park is required to be submitted as part of a Plat application.

[A Specialized Area Plan and Specialized Areas Informative Plan \(required by Appendix 1, Section 1.2.6\) may be consolidated as one plan set where they are being submitted to and reviewed by the City concurrently.](#)

Appendix 6 Continued Outstanding Development Standards for Specialized Areas

6.1 Town Center Planning Area

6.1.1 Sector Design Code

In *Specialized Area Plan – Town Center Planning Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Building Footprint/Building Envelope
- Promenade (or equivalent) Main Street Orientation
- Provision of Civic Spaces
- Internal Pedestrian Connectivity

6.1.2 Plat Design Code

In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Lot Size
- Minimum Lot Size
- Minimum Lot Width
- Minimum Lot Depth
- Minimum Street Frontage

6.1.3 Town Center Area Planning Code

In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Building Height
- Minimum Building Height
- Minimum Front Setback
- Minimum Side Setback
- Minimum Corner Setback
- Minimum Rear Setback
- Minimum Setback from Adjoining Residential Uses
- Setback Encroachments
- Maximum Building Coverage
- Maximum Gross Floor Area
- Mixed Uses Ratio
- Building Orientation
- Main Street Promenade (or equivalent) Orientation

In *Pedestrian Places & Movement*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Civic Spaces
- Pedestrian Connectivity
- Internal Pedestrian Circulation

In ~~Pedestrian Places and Movement~~, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- ~~Civic Spaces~~
- ~~Pedestrian Connectivity~~
- ~~Internal Pedestrian Circulation~~

In ~~Detailed Building Design~~, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- ~~Façade Articulation (horizontal and vertical)~~
- ~~Building Elements~~
- ~~Exterior Building Materials~~
- ~~Consistent Façade~~
- ~~Encroachments~~
- ~~Solar Protection~~
- ~~Roof Treatments~~
- ~~Roof Types~~
- ~~Entryways~~
- ~~Parking Structures~~
- ~~Awnings~~

~~6.3.4 Parking, Access & Servicing Code~~

In ~~General—applicable to the Neighborhood Center Planning Area only~~, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- ~~Siting of Parking Areas~~
- ~~Service Entrances and Loading Areas~~
- ~~Driveway Access~~
- ~~Internal Circulation~~

6.2 Resort Planning Area

6.2.1 Sector Design Code

In *Specialized Area Plan – Resort Planning Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Building Footprint/Building Envelope
- **Main Street Promenade (or equivalent) Orientation**
- Provision of Civic Spaces
- Internal Pedestrian Connectivity

6.2.2 Plat Design Code

In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Lot Size
- Minimum Lot Size
- Minimum Lot Width
- Minimum Lot Depth
- Minimum Street Frontage

6.2.3 Resort Planning Area Code

In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Building Height
- Minimum Front Setback
- Minimum Side Setback
- Minimum Corner Setback
- Minimum Rear Setback
- Minimum Setback Adjoining Residential Uses
- Setback Encroachments
- Distance between Buildings
- Maximum Building Coverage
- Maximum Gross Floor Area
- Building Orientation

In *Pedestrian Places and Movement*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Pedestrian Connectivity
- Internal Pedestrian Circulation

In *Detailed Building Design*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Façade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings

6.2.4 Parking, Access & Servicing Code

In *General – applicable to the Resort Planning Area only*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation

6.3 Park Planning Area

6.3.1 Park Planning Code

In *Non-Park Use*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- *Site Planning*
 - » Planning Area Designation
 - » Maximum Building Height
 - » Minimum Front Setback
 - » Minimum Side Setback
 - » Minimum Corner Setback
 - » Minimum Rear Setback
 - » Minimum Setback Adjoining Residential Uses
 - » Setback Encroachments
 - » Maximum Building Coverage
 - » Maximum Gross Floor Area
 - » Building Orientation
 - » Main Street Promenade (or equivalent) Orientation (optional)
- *Pedestrian Places and Movement*
 - » Civic Spaces
 - » Internal Pedestrian Circulation
- *Detailed Building Design*
 - » Façade Articulation (horizontal and vertical)
 - » Building Elements
 - » Exterior Building Materials
 - » Consistent Façade
 - » Encroachments
 - » Solar Protection
 - » Roof Treatments
 - » Roof Types
 - » Entryways
 - » Parking Structures
 - » Awnings