

COMMISSION ACTION FORM

DATE PREPARED: February 27, 2013

REQUEST: Preliminary Plat/Major Site Development Plan revision for Somerset Subdivision 25th Addition

PROPERTY OWNER: Heartland Development L.C.
619 East Lincoln Way
Ames, Iowa

CONTACT: Scott Renaud, P.E., FOX Engineering

PROPERTY LOCATION: 2714 & 2806 George W. Carver Avenue
(See Attachment A – Location Map)

ZONING: “F-VR” (Village Residential Floating Zone)

PROJECT DESCRIPTION:

History. On April 8, 1997, the City Council approved a Zoning Change Agreement that included a Conceptual Development Plan for Somerset Subdivision. (See Attachment A – Location Map) This subdivision included single family attached and detached residences and apartment buildings surrounding a commercial core, with many small park and green spaces throughout. The project included an 11-acre site for a future public school at the west side, northeast of the intersection Northridge Parkway and George W. Carver Avenue. In 2000 the City Council approved a new Zoning Ordinance that included a new zoning classification Village Residential Floating Zone (F-VR). The Zoning Ordinance standards for this new zoning district placed into the code the elements and characteristics of the Conceptual Development Plan for Somerset Subdivision.

Over the past 15 years a walkable, mixed use community has been built. During that time, the Plan (now called a Preliminary Plat/Major Site Development Plan) and the Village Zoning Ordinance have been modified as the project and the market for it have evolved. As it nears full build-out, attached townhouse residences have been built on the south of the “school site,” commercial buildings are built on the east side and detached residences are being built to the north.

In 2012 the Ames Community School District sold its 11-acre parcel to Heartland Development L.C., represented by Kurt Friedrich, who now proposes amending the Preliminary Plat/Major Site Development Plan so that it can develop as part of the

residential area. This development would consist of 73 residential dwelling units, including:

- three two-story apartment buildings (defined in the Zoning Ordinance as “Village Apartments”) with 16 units in each, and a new street with
- seven pairs of attached homes (“Side-Yard Houses”) on both sides of its south half, and
- 11 detached homes (“Country Houses”) on both sides of its north half. (See attached Floating Zone Uses, Sheet A.02 of proposed plans and Attachment E Sample Residences)

The F-VR zoning ordinance requires Planning and Zoning Commission review and City Council approval of an amendment to the Major Site Development Plan that changes the land use, number of lots or number of buildings in the development (see Ames *Municipal Code* Section 29.1201(12)). The Subdivision Ordinance requires Planning and Zoning Commission review and City Council approval of an amendment to the Preliminary Plat that changes the number of lots, adds streets or changes the layout of in the development (see Ames *Municipal Code* Section 23.306 (1)). Both of these required documents have been combined into the Major Site Development Plan/Preliminary Plat, referred to in this report as the Plan.

Criteria for Review. The Zoning and Subdivision Ordinances establish standards for the Planning and Zoning Commission to consider in order to make recommendations to the City Council on these amendments. This report addresses how the changes to the Plan relate to these standards, as follows:

Zoning Standards

- Purpose of Village
- Village Residential Development Principles
- Village Residential Uses
- Design Standards for a Major Site Development Plan
- Village Residential Supplemental Development Standards
- Village Residential Park and Open Space Requirements
- Village Residential Street Standards
- Urban Regulations

Subdivision Standards

- Impact on existing public improvements
- Standards for design of the subdivision and required public improvements
- Land Use Policy Plan and City’s other adopted Plans

This report provides the findings and conclusions of City staff regarding conformance with these various standards.

Purpose of Village. Amendments to the Plan must comply with the purpose of the Village Residential zoning designation as stated in the Zoning Ordinance:

Purpose: The Village Residential District is intended to allow for integration of uses and design with greater potential for social and physical interaction through a “village” concept. These villages will be adapted to the emerging suburban landscape by creating living areas designed to ensure the development of the land along the lines of traditional neighborhoods. (Ames Municipal Code Section 29.1201(1))

The Plan integrates on the 11-acre parcel three of land use types already developed in Somerset. The design of the lots and buildings will be required to comply with the same standards as other similar land use types in Somerset.

Village Residential Development Principles. Property developed under Village Residential zoning is to create neighborhoods with a development pattern that adheres to certain development principles (from Ames *Municipal Code* Section 29.1201(2)). Although eliminating a public school is a significant change in the land use mix that defines a development, the proposed uses for 11 acres of this 150-acre project does not change the conformance of Somerset to the following development principles:

- (a) Neighborhoods that are limited in area to that which can be traversed in a 10 to 15 minute walk (a distance not greater than ¼ mile) promoting pedestrian activity;*
- (b) Neighborhoods that have identifiable centers and edges;*
- (c) A mixture of housing, jobs, shopping, services and public facilities in close proximity to one another;*

The generally recognized “walkability” of Somerset carries out the following development principle:

- (d) Well defined and detailed system of interconnected streets creating small blocks that serve the needs of pedestrians, bicyclists, public transit and automobiles equitably;*

Where the proposed school previously would have separated traffic routes between the north and south parts of the west half of Somerset, the Plan now provides a public street and sidewalks to connect Cambridge Street on the north with Northridge Parkway on the south. In the middle of this block face, a pedestrian walk extends northwest connecting to the existing walk northward on George W. Carver Avenue. This system provides a pedestrian connection between the south and north parts of Somerset. (See attached Street Tree Plan, Sheet Z.01 of proposed plans)

The design of the built up portions of Somerset met the following design principles and the Plan does not change what is already there. The Plan includes a new, small private green space between the Village Apartments and the Country Houses. (See attached Floating Zone Uses, Sheet A.02 of proposed plans)

- (e) *Well defined squares, plazas, greens, landscaped streets, greenbelts and parks to provide places for formal social activity and recreation;*
- (f) *Civic buildings, open spaces and other visual features on prominent sites throughout the neighborhood that act as landmarks, symbols and focal points for assembly for social and cultural activities;*

All buildings proposed by the Plan will be required to follow the Village Residential Urban Regulations and the Architectural Design Guidelines, which will ensure that the following principles are met. Building design is reviewed when building permits are applied for.

- (g) *Visually compatible buildings and other improvements, as determined by their arrangement, bulk, form, character and landscaping;*
- (h) *Private buildings that reflect the unique character of the region, that form a consistent, distinct edge defining the border between the public streets and the private block interior; and*
- (i) *Provide building design standards that promote pedestrian mobility over vehicular mobility.*

Village Residential Uses. Ames *Municipal Code* Table 29.1201(5) sets forth the uses permitted in the F-VR Zone and in which of three districts each use proposed in the Plan is permitted (See Attachment B):

- Neighborhood Edge – Country House permitted
- Neighborhood General – Side-Yard House permitted
- Neighborhood Center – Village Apartment and Side-Yard House permitted

Floating Zone Uses, Sheet A.02 of proposed plans (attached) coordinates the permitted uses with the Neighborhood areas in conformance with Ames *Municipal Code* Table 29.1201(5).

Design Standards for a Major Site Development Plan. The criteria and standards for review of a Major Site Development Plan are found in Ames *Municipal Code* Section 29.1502(4)(d) which states:

When acting upon an application for Major Site Development Plan approval the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

1. *The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and down stream property.*

The storm water management plan for the entire Somerset development, when first approved in 1997, was found to meet this standard. Generally, increased storm water

runoff caused by greater proportion of hard surfaces than existed when the area was in row crops is temporarily stored in detention areas to limit the rate at which it leaves the site to the pre-development runoff rate. Runoff from the 11-acre subject site is detained in the large pond at the southwest corner of Somerset. Staff has reviewed a Stormwater Management Plan, prepared by FOX Engineering and dated January 17, 2013, and determined that it is consistent with the current Somerset storm water management plan and that it documents that the southwest detention area is adequate, such that the project will continue to meet the above standard.

2. *The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.*

City staff has determined that sufficient capacity exists in all existing utility lines to serve the 73 new residences proposed. Extensions and connection are proposed as follows:

An 8-inch water main and 8-inch sanitary sewer main in the right-of-way of the new public street connects to existing mains on Cambridge Avenue and Northridge Parkway and will service the Country Houses and Side-Yard Houses. (These are shown on Turnberry Drive Plan and Profile drawings, Sheets D.04-D.06 of proposed plans, available on request).

To serve the three Village Apartments, an 8-inch sanitary sewer is to be installed within a 20-foot wide public utility easement to the north of Northridge Parkway. (See Dimension Plan, Sheet D.02 of proposed plans. Also shown on Northridge Parkway Sanitary Extension, Sheet D.07 of proposed plans, available on request.)

Electric and private utilities will be installed in the 20-foot wide public utility easement to the north of Northridge Parkway to serve the Village Apartments. Service for the Country Houses and Side-Yard Houses will be from utilities installed in 10-foot wide public utility easements on both sides of the Turnberry Drive right-of-way.

3. *The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.*

The City Fire Inspector has reviewed and approved the Plan for compliance with the City's Fire Code. A fire truck turnaround is proposed on the north side of the Village Apartments. Staff will review further detail at the time of Minor Site Development Plan submittal for the Village Apartments and building permit review for all buildings.

4. *The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.*

The proposed development is not located in a floodplain or on or near steep slopes. There is no indication that this development presents any danger to adjoining and

surrounding property. Additional information about storm water management is provided above under Design Standard 1.

5. Natural topographic and landscape features of the site shall be incorporated into the development design.

The site does not contain any woody vegetation. It drains from northeast to southwest site at an average grade of 2%. The drainage pattern of the entire site directs most of the storm water runoff into approved collection systems at its southwest corner.

6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.

The proposed public street provides access from two directions. The connection to Northridge Parkway is close enough to George W. Carver Avenue to make convenient connection to and from an arterial street. This connection of the new street is not aligned with Bristol Drive and therefore discourages using this as a through connection to Stange Road. Access for the Village Apartments is separated from the other new residences, directly to a street that connects to both George W. Carver Avenue and Stange Road. Sufficient sidewalks within the proposed development provide for convenient interior pedestrian flow and connect to the existing surrounding sidewalks at several locations.

Village Residential Supplemental Development Standards. These standards pertain to the overall development plan. (See Attachment C Ames *Municipal Code* Table 29.1201(5)) These standards are grouped into ten categories. The proposed amendments to the Plan do not affect the basis for Somerset's exiting compliance with the standards in the following six categories:

- Size
- Location Along Arterial Streets
- Permitted Land Use Types in Village Residential Projects
- Residential Land Use Allocation
- Commercial Land Use Allocation
- Building Placement Standards

The Plan establishes new locations for uses and buildings that comply with the standards for Land Use Distribution. The grouping and location of the three residential building types with respect to other buildings is the same as in other parts of Somerset. For example, Row Houses (a type of attached residences) on Bristol Drive east of Stange Road are located across the street from Village Apartments and have Village Houses (a type of detached residences) next door and behind them. Also, the proposed Plan places similar uses across from each other on Turnberry Drive and the changes to the Village Apartments occur across the rear property line, as the standards for Land Use Distribution require.

The standards for Land Use Density/Intensity require residential uses to be developed at a net density of at least 8 units per acre. The calculation on Floating Zone Uses, Sheet A.02 of the proposed plan, documents that the net density of the subject site will be 8.27 dwelling units per net acre. With the net area of the subject site added to the previous net area of residential uses throughout Somerset, the total residential component of the project will be 934 dwelling units at a net density of 9 dwelling units per acre.

The standard for Park/Open Space Land Allocation requires that this use comprise 10% of the gross area of the village. However, this standard was established in 2000, after the Plan for Somerset was first approved in 1997. Therefore, with park and open space comprising 5% of its total area, Somerset is not required to meet this standard. However, the subject site does provide 0.92 acres of new open space, which is 8.25% of its total 11.15 acres gross area. Adding 0.92 acres of new open space will improve the total Park/Open Space Land Allocation of Somerset to 5.5%.

Staff has determined that the proposed Plan conforms to the Lot and Block Design standards, with two exceptions. Blocks longer than 660 feet in length are not to be created. Turnberry Drive is 1000 feet in length, exceeding this standard. It should be noted, however, that another cross street is not possible in this area because of the existing commercial area to the east and George W. Carver Avenue to the west. The traffic volume on George W. Carver Avenue and the proximity to other cross street intersections prevent access to this site from the west. Therefore, application has been made for a variance from this zoning standard.

The Lot and Block Design standards also require an alley for property access for lots less than 60 feet in length and prevent access to such lots from a street. The lots for Side-Yard Houses are 45 feet wide and have access from the street. No alley is provided. This issue is discussed below under Urban Regulations.

Village Residential Park and Open Space Requirements. *Ames Municipal Code* Section 29.1201(8) states: "The plan for the Village Residential Project shall include an evenly distributed system of park and open space areas, that totals a minimum of 10% of the area of the project." The percentage requirement is addressed above. Somerset already includes an evenly distributed system of park areas, with one park across Northridge Parkway and a green space trail north of the subject site. The Plan provides one more green space, which will be landscaped and preserved by its designation as Private Green on the Floating Zone Uses drawing. These requirements also include standards for street trees, which are met by the Street Tree Plan, Sheet Z.01 of the proposed plans, attached.

Village Residential Street Standards. For the local residential street proposed, these standards require minimum right-of-way width of 55 feet and minimum street width with parking of 27 feet. The Plan meets these standards.

Urban Regulations are established for each building/land use type and address lot dimensions, build-to or setback lines standards and use requirements. They also address building design standards, for which building plans are reviewed at a later time. (See Attachment D). The Dimension Plan, Sheet D.02 of the proposed plans (attached) includes lot dimensions and build-to lines that conform to these Urban Regulations for all three building/land use types. However, Table 29.1201(7)-4 requires that all single family attached dwelling lots have access from an alley.

The Plan proposes 14 single family attached dwelling lots, none with access from an alley. These units have both garages and front doors on the street. Attached dwelling units with both an alley and a street have garages on the alley and front doors and on-street guest parking on the street. This is not possible at the proposed location because George W. Carver Avenue is not an appropriate location for front doors and on-street guest parking nor should an alley to be adjacent and parallel to it. Changing these dwelling units to Country Houses would increase the net density above the minimum required 8 dwelling units per acre. Switching the location on the Side-Yard Houses and Village Apartments would not allow the apartments to be in the required Neighborhood Center location. The developer has stated to staff that various alternative land use arrangements were prepared, but did not meet the City standards for compatibility with adjacent land uses, street grades and other characteristics. No solution for the subject site has been identified that meets all of the standards.

It should be noted that a number of single family attached dwelling lots have been approved and built in Somerset without alley access, south of the subject site on the west side of Bradford Drive and on Buckingham Court (which is also adjacent George W. Carver Avenue). Also, as stated above, the Design Standards for a Major Site Development Plan are the criteria and standards necessary to fulfill the intent of the Zoning Ordinance, and will safeguard the public health, safety, aesthetics, and general welfare. The existence for several years of single family detached dwellings without alley access in Somerset supports a conclusion that the public has been safeguarded. Therefore, it could be concluded that if the Plan meets the Design Standards for a Major Site Development Plan, it may not be necessary for the proposed single family attached dwelling lots to have access from an alley.

Impact on existing public improvements. The original land use proposed for this site was a school that may have served up to 400 children. Therefore, the existing utilities that will serve this site and the street network were adequate for that use. Staff has determined that these public improvements will be adequate to serve 73 residential units. All utilities within the subject site necessary to accommodate 73 residences are included in the proposed plans. The proposed storm water management plan will divert a significant amount of existing storm drainage from the storm sewer system that serves the townhomes to the south. That drainage will still be discharged into the existing detention pond, thereby maintaining the pre-development runoff rate from the 11-acre site.

Standards for design of the subdivision and required public improvements. Staff reviewed the Plan for Somerset Subdivision 25th Addition and analyzed its conformance with the requirements of the Design and Improvement Standards of the subdivision regulations (Ames *Municipal Code* Chapter 23, Division IV). Staff has determined that the Plan meets these standards. (See above discussion regarding Design Standards for a Major Site Development Plan for a summary description of the proposed public improvements.)

Land Use Policy Plan and City's other adopted Plans. Staff analyzed conformance of the Plan for Somerset Subdivision 25th Addition with the Land Use Policy Plan and the existing Preliminary Plat/Major Site Development Plan for the Somerset Village. (See attached illustration of this overall plan with the proposed 25th Addition inserted.)

Staff concludes that the proposed division of land is consistent with the Land Use Policy Plan which designates this site as part of the larger "Village/Suburban Residential" area extending from 24th Street to Bloomington Road. The proposed uses and design are consistent with the Policy Options for Village Residential land use in the Land Use Policy Plan (Refer to pages 54 – 57 of the Land Use Policy Plan).

The existing approved Preliminary Plat/Major Site Development Plan for the Somerset Village consists of six large drawing sheets of the entire subdivision, which incorporates all of the previous plan amendments. If these proposed Plan amendments are approved, it will be necessary to update those documents before a Final Plat is approved for the 25th Addition.

Conclusions. Based upon the above findings of fact and analysis it can be concluded that the proposed Preliminary Plat/Major Site Development Plan complies with all relevant and applicable design and improvement standards of the Zoning Ordinance and Subdivision Regulations, to other City ordinances and standards and to the City's Land Use Policy Plan, with the following conditions:

1. A variance is approved for the proposed public street with a length in excess of that allowed by the Village Residential Supplemental Development Standards
2. The existing approved Preliminary Plat/Major Site Development Plan for the Somerset Village is revised to incorporate the proposed Plan amendments before a Final Plat is approved for the 25th Addition.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the revision to the Preliminary Plat/Major Site Development Plan for the Somerset Subdivision 25th Addition with the following conditions:

- a. A variance is approved for the proposed public street with a length in excess of that allowed by the Village Residential Supplemental Development Standards and
 - b. the existing approved Preliminary Plat/Major Site Development Plan for the Somerset Village is revised to incorporate the proposed Plan amendments before a Final Plat is approved for the 25th Addition.
2. The Planning and Zoning Commission can recommend that the City Council deny the revision to the Preliminary Plat/Major Site Development Plan for the Somerset Subdivision 25th Addition.
3. This request can be referred back to staff or the applicant for additional information.

DEPARTMENT RECOMMENDATION:

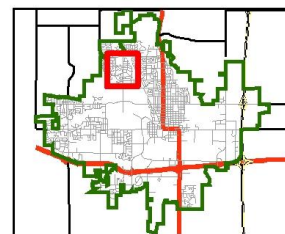
The Planning staff finds that this revision complies with the City Council's policies for the Somerset Subdivision. Therefore, it is recommended that the Planning & Zoning Commission act in accordance with Alternative #1, which is to recommend that the City Council approve the revision to the Preliminary Plat/Major Site Development Plan for the Somerset Subdivision 25th Addition with the following conditions:

- a. A variance is approved for the proposed public street with a length in excess of that allowed by the Village Residential Supplemental Development Standards, and
 - b. The existing approved Preliminary Plat/Major Site Development Plan for the Somerset Village is revised to incorporate the proposed Plan amendments before a Final Plat is approved for the 25th Addition.

Attachment A



Location Map
2714 & 2806
George W. Carver Avenue



Attachment B

Table 29.1201(5)
Village Residential (F-VR) Floating Zone Uses

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
RESIDENTIAL			
Country House	N	N	Y
Village House	N	Y	Y
Village Cottage	Y	Y	N
Single Family Attached (Side-yard House)	Y	Y	N
Single Family Attached (Row-house)	Y	Y	N
Village Apartment	Y	N	N
Garden Apartments, if previously approved	N	Y	N
Assisted Living	N	Y	Y
COMMERCIAL			
Apothecary Shop	Y	N	N
Artist Studio and accessory gallery	Y	N	N
Banks	Y	N	N
Barber Shops	Y	N	N
Beauty Shops	Y	N	N
Car Wash	Y	N	N
Convenience store with gas	Y	N	N
Dance Studio	Y	N	N
Dry Cleaner	Y	N	N
Dwellings above the first floor	Y	N	N
Hardware store	Y	N	N
Kennels (indoor only)	Y	N	N
Grocery, bakery, delicatessen or similar retail stores	Y	N	N
Office Uses	Y	N	N
Pottery Shops	Y	N	N
Retail sales as defined in Section 29.502 of this ordinance	Y	N	N
Restaurants, excluding drive through service	Y	N	N
Veterinary Offices-small animal exclusive	Y	N	N
OTHER USES			
Child Day Care Facilities	Y	Y	N
Community Facilities, except vocational training for handicapped	Y	N	N
Essential Public Services	Y	N	N
Religious Institutions	Y	Y	N
Schools, limited to public and private day schools	N	Y	Y

Attachment C

Table 29.1201(6)
Village Residential Floating Zone (F-VR) Supplemental Development Standards

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-VR ZONE
Size	Not less than 40 acres or more than 160 acres in size, except that parcels larger than 160 acres may be developed as multiple Village Residential Projects, each individually subject to all provision of this Article.
Location Along Arterial Streets	<ul style="list-style-type: none"> Village residential projects shall be located adjacent to a street that is classified as an arterial street in the Transportation Plan of the City. Arterial streets should not bisect a Village residential project to the extent practicable. Where an arterial street does bisect a village residential project, the arterial street shall be designed with such features as center medians, curvilinear alignment, or other such features that will off set the negative impact of the arterial street.
Land Use Distribution	<p>Village residential projects shall contain three areas that have been defined as Neighborhood Center in Section 29.1201(3)(k), Neighborhood General in Section 29.1201(3)(m), and Neighborhood Edge 29.1201(3)(l).</p> <p>Land uses and buildings shall be grouped and located with respect to other buildings on the basis of design compatibility in contrast to land uses and buildings being grouped and related in relation to use.</p> <p>Land uses and buildings of similar design and use shall face each other across a street. Changes to building design and use shall occur at the rear lot line or along an alley.</p>
Land Use Density/Intensity	<p>Residential densities shall be the greatest in the Neighborhood Center with gradual less density occurring in the Neighborhood General and Neighborhood Edge.</p> <p>Residential land use shall be developed with an average net density of 8 dwelling units per acre for residential land use, where all residential use types are computed in the average.</p> <p>Commercial land use shall be developed where the intensity of development is at .70 ground coverage including buildings and other impervious surfaces.</p>
Permitted Land Use Types In Village Residential Projects	<p>Village residential projects shall contain a wide variety of residential use types;</p> <p>Residential Use types include:</p> <ul style="list-style-type: none"> Country Houses Village Houses Village Cottages Single Family Attached Dwellings (Side-yard House) Single Family Attached Dwellings (Row-houses) Village Apartments <p>Commercial Use types include:</p> <ul style="list-style-type: none"> Mixed Use/shop house buildings Commercial shop front buildings
Residential Land Use Allocation	<p>Village residential projects shall contain a minimum of five (5) residential use types selected from the residential use types listed in Table 29.1201(5) Permitted Land Use Types Village Residential Projects.</p> <p>Each residential use type shall contain a sufficient number of dwelling units to represent not less than 5% of all dwelling units in the village residential project. Row Houses in combination with Side-Yard Houses is considered to be one land use type for the purpose of calculating the required minimum residential land use allocation of not less than 5% of all dwelling units in the village residential project.</p>
Commercial Land Use Allocation	<p>Commercial land use be permitted to locate in a village residential project on the basis of projected population within the village residential project.</p> <p>Projected population shall be calculated according to the following formula:</p> <ul style="list-style-type: none"> a. Single family detached - 3.2 people per dwelling; b. Single family attached - 2.5 people per dwelling; and c. Apartment Dwelling - 2.0 people per dwelling. <p>Total commercial land use in a village residential project shall not occupy more than 8 acres in an individual project.</p>
Park/Open Space Land Allocation	A minimum of 10% of the gross area of the Village residential project shall be devoted to park and open space uses.
Building Placement Standards	The term "build-to-line" refers to the line on a lot upon which the front wall of a building is to sit and align with as lot configuration allows. The build-to-line is synonymous with the setback requirements. Unless otherwise specified, porches, stoops, balconies, and bay windows may project beyond the build-to-line.

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-VR ZONE
Lot and Block Design	<p>All streets and alleys shall terminate at other streets within the project and shall connect to the existing and proposed through streets outside the project.</p> <p>Street layout and design shall create an open network that create blocks that shall not exceed 660 feet on block face.</p> <p>The street network shall create a hierarchical street system that establishes the overall structure of the Village Residential project.</p> <p>Cul-de-sacs shall not be permitted except where unusual physical or topographic conditions exists that make the use of a cul-de-sac an essential means of providing street frontage.</p> <p>Where the street design proposes a street to terminate at an intersection with another street, the termination vista shall be the location of a significant and carefully designed building, open space or public monument that creates a landmark or a focal point.</p> <p>Curved street design shall maintain one general directional orientation.</p> <p>Alleys shall be required for property access for lots that are less than 60 feet wide, and where an alley exists no access shall be permitted from the adjoining street.</p> <p>Lots that are less than 60 feet in width shall be subdivided into sub-lots of no less than 12 feet in width. Sub-lots may be consolidated into larger lots at the discretion of the property owner to create flexibility for a variety of residential housing types.</p> <p>A corner lot condition exists whenever a street intersects with another street or plaza.</p>

Attachment D

**Table 29.1201(7)-1
Village Residential (F-VR) Floating Zone Urban Regulations
Country Houses**

URBAN REGULATIONS	F-VR ZONE
General Requirements	<p>Country Houses shall be permitted in the Neighborhood Edge.</p> <p>Country Houses shall be constructed on lots that are between 72 and 96 feet or larger in width.</p>
Building Placement	<p>There shall be a mandatory build to line of 20 feet for Country Houses in the Neighborhood Edge and 18 feet in the Neighborhood General.</p> <p>Where Country Houses have detached garages, the garage shall be located no closer than 3 feet nor more than 20 feet from the alley line. Where no alley exists a detached garage may be located a minimum of 3 feet from the rear yard lot lines.</p> <p>Attached and detached garages shall be located no closer than 5 feet to a side lot line for an interior lot. Attached and Detached garages with access from a street shall be set back 20 feet from the property line adjacent to that street.</p> <p>Attached garages with access from a street shall be set back a minimum of 5 feet from the rear lot line. Country Houses shall be located no closer than 5 feet to an interior side lot line and 20 feet to the side lot line in a corner condition in the Neighborhood Edge, and 18 feet to the side lot line in a corner condition in the Neighborhood General.</p>
Design Elements	<p>The front facade(s) of Country Houses shall be composed as a single plane with a minimal number of outside corners and articulation.</p> <p>Open porches, stoops, bay windows and or balconies, where constructed, shall encroach into the area between the build-to-line and the front property line.</p> <p>Where porches are constructed, they shall have a depth of between 6 feet and 8 feet.</p> <p>Fences and garden walls that may be constructed shall be constructed on the property lines and shall be constructed of a design and made of materials as proscribed in the Architectural Design Guidelines for the Village Residential Project.</p> <p>Openings in fences and walls shall be gated with a gate that conforms to the Architectural Design Guidelines.</p> <p>Trash containers shall be in the area of the lot where parking is permitted and shall be screened from view.</p>
Use Requirements	<p>Country Houses shall be used for residential use only.</p>
Height Restrictions	<p>The height of Country Houses shall not exceed two stories.</p> <p>The height of fences and walls shall not exceed 6 feet along the side and rear lot lines and not exceed 4 feet when constructed between the build-to-line and the front property line.</p>
Parking Requirements	<p>Each Country House shall be required to provide two parking spaces in an attached or detached garage located in conformance with the Building Placement requirements as provided in this Section.</p> <p>Where a Country House has an alley, the drive to the garage must extend from the alley and not the street.</p>

Attachment D

**Table 29.1201(7)-4
Village Residential (F-VR) Floating Zone Urban Regulations
Single Family Attached/Side-Yard House**

URBAN REGULATIONS	F-VR ZONE
General Requirements	<p>All building design shall be submitted to and approved by the Town Architect.</p> <p>Single Family Attached Dwellings are permitted in the Neighborhood General and Neighborhood Central.</p> <p>Single Family Attached Dwellings shall be constructed on lots that are between 24 and 48 feet wide.</p>
Building Placement	<p>There shall be a mandatory build-to-line of 0 to 15 feet and the build-to-line shall be constant for a street face. The build-to-line shall be measured from a porch or stoop where a porch or stoop is a design element of the Single Family Attached Dwelling.</p> <p>Single Family Attached Dwellings shall have no required setback from side lot lines.</p> <p>Single Family Attached Dwellings built in attached groups shall not exceed 12 units in a single group.</p> <p>Where no building wall is present along the front property line, a fence or garden wall shall be constructed on the property line.</p> <p>Single Family Attached Dwellings may extend to meet garages if the extensions remain 5 feet from the side property line.</p> <p>All single family attached dwelling lots shall have access from an alley.</p> <p>Garages may be attached or detached to the principal single family attached dwelling structure.</p> <p>Garages shall be located no closer than 8 and more than 24 feet from the rear lot line.</p> <p>Garages may be constructed on the interior side lot line or 15 feet from the side lot line in a corner condition.</p>
Design Elements	<p>The front facade of Single Family Attached Dwellings shall be composed of a single plane and contain a minimum number of outside corners.</p> <p>Porches or stoops are required and shall encroach in the areas between the build-to-line and the front property line.</p> <p>Porches or stoops shall extend along the side of a Single Family Attached Dwelling in a corner condition and shall be a minimum of 40% of the length of the wall of the Single Family Attached Dwelling to which it is attached.</p> <p>Porches or stoops shall have a depth of between 6 and 8 feet.</p> <p>Walls of a Single Family Attached Dwelling facing the side of another Single Family Attached Dwelling shall not contain windows that will create visual access to the other Single Family Attached Dwelling structure.</p> <p>Fences and garden walls that may be constructed shall be constructed on the property lines and shall be constructed of a design and made of materials as proscribed in the Architectural Design Guidelines for the Village Residential Project.</p> <p>Openings in fences and walls shall be gated with a gate that is consistent with the Architectural Guidelines.</p> <p>Trash containers shall be in the area of the lot where parking is permitted and shall be screened from view.</p>
Use Requirements	Single Family Attached Dwellings shall be used for residential use only.
Height Restrictions	<p>Single Family Attached Dwellings may be either one or two stories in height. The height for single family attached dwellings in a single group shall be of the same height.</p> <p>The height of fences and walls shall not exceed 6 feet along the side and rear lot line. And not exceed 3 feet when constructed between the build-to-line and the front property line.</p>
Parking Requirements	Each Single Family Attached Dwelling shall be required to provide two parking spaces in the area of the lot from behind the principal Single Family Attached Dwelling structure and the rear lot line.

Attachment D

**Table 29.1201(7)-6
Village Residential (F-VR) Floating Zone Urban Regulations
Village Apartments**

URBAN REGULATIONS	F-VR ZONE
General Requirements	<p>All designs must be submitted to and approved by the Village Architect.</p> <p>Village Apartment shall be permitted in the Neighborhood Center only.</p> <p>Village Apartment shall be constructed on lots that are wider than 96 feet.</p>
Building Placement	<p>There shall be a mandatory build-to-line of 15 feet for two story Village Apartments and 20 feet for three story Village Apartments.</p> <p>Village Apartments shall locate no closer than 8 feet to the side lot line.</p> <p>Village Apartments shall be occupied for residential use only in the area of the Village Apartment structure that is constructed at and within 20 of the build-to-line. Parking use located within a Village Apartment structure may occur as long as the area for parking is no closer than 20 feet to the front of the structure.</p> <p>Surface parking shall be located to the interior of the lots and screened from the view by either the placement of apartment buildings that will screen the parking lots or a berm with landscaping that will screen the parking areas.</p> <p>Village Apartment structures shall extend along a minimum of 70% of the Frontage Line, and a minimum of 30% of the side-street Frontage Line on corner lots.</p> <p>Where no building wall is constructed, a fence or garden wall shall be constructed on any side-street Frontage Line adjacent to a street.</p> <p>All exterior walls enclosing parking spaces shall be constructed with design detail as if the use of the interior space was residential.</p>
Design Elements	<p>Porches or balconies shall be required for a minimum of 40% of the built street frontage.</p> <p>Porches shall be constructed with a depth of between 6 and 8 feet.</p> <p>Balconies shall be 3 feet deep.</p> <p>Porches and balconies shall encroach in the area between the build-to-line and the front property line.</p>
Use Requirements	Village Apartments shall be used for residential uses only.
Height Restrictions	<p>Village Apartments shall be shall minimum of 2 stories and a maximum of three stories in height.</p> <p>Fences and garden walls shall not exceed 6 feet in height along the side and rear property lines and shall not exceed 3 feet in height when located between the build-to-line and the front property line.</p>
Parking Requirements	<p>Each dwelling in a Village Apartment shall be provided with 2 parking spaces located within or behind the Village Apartment.</p> <p>Parking for Village Apartments may be located below grade.</p> <p>Trash containers shall be located in the areas where parking is permitted behind the Village Apartment structure.</p> <p>Where parking is permitted on the street, the street parking on the side of the street adjacent to lots and only for the width of the lots that are developed as Village Apartments may be calculated towards the required parking for the Village Apartment.</p>

Attachment E
Sample Residences



Example of Country House



Example of Side-Yard House

Attachment E
Sample Residences



Example of Village Apartment

SOMERSET SUBDIVISION

1ST ADD.

2ND ADD.

3RD ADD.

4TH ADD.

5TH ADD.

6TH ADD.

7TH ADD.

8TH ADD.

9TH ADD.

10TH ADD.

11TH ADD.

12TH ADD.

13TH ADD.

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15TH ADD.

16TH ADD.

17TH ADD.

18TH ADD.

19TH ADD.

20TH ADD.

21ST ADD.

22ND ADD.

23RD ADD.

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29TH ADD.

30TH ADD.

31ST ADD.

32ND ADD.

33RD ADD.

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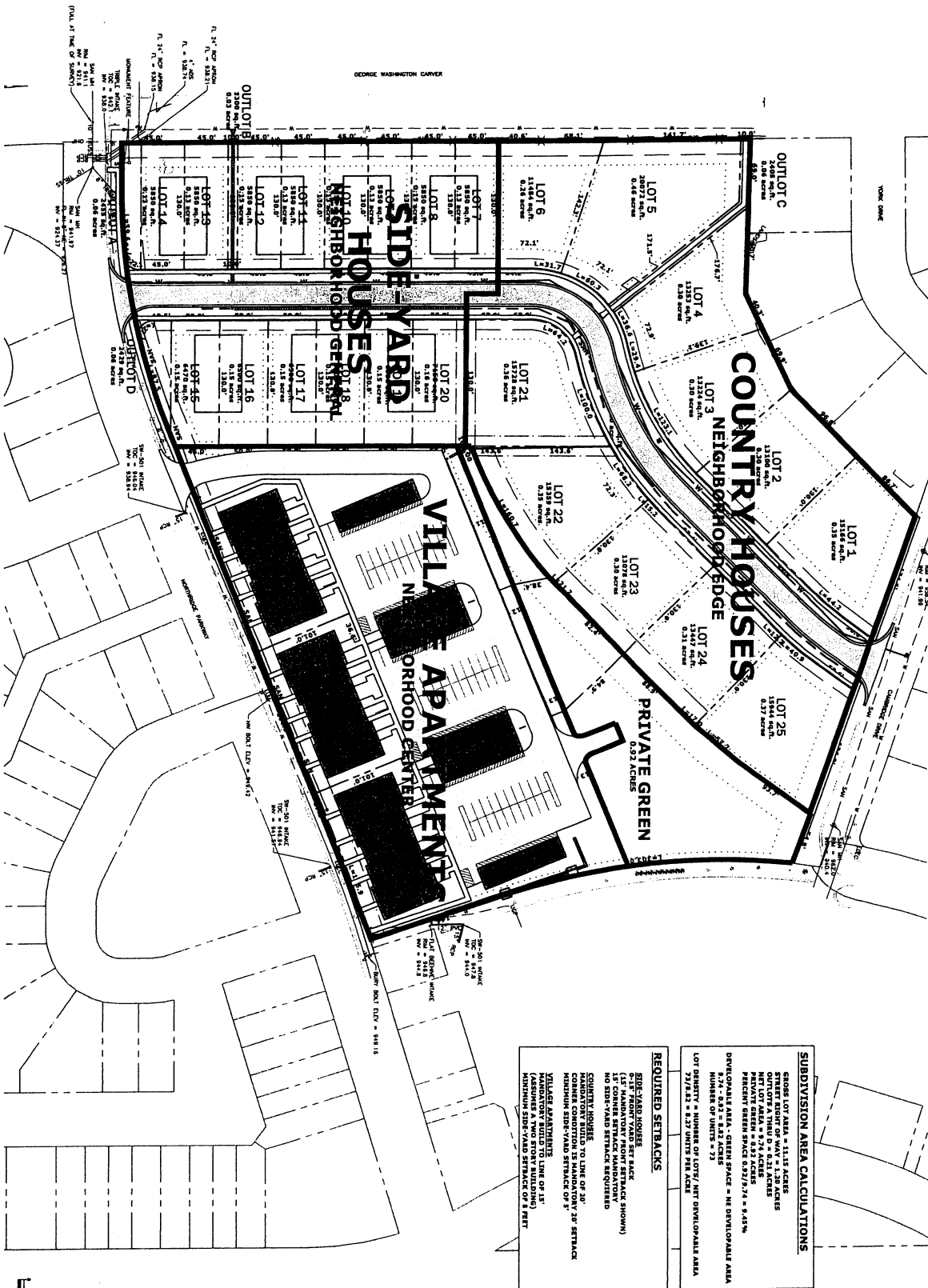
SOMERSET SUBDIVISION

PRELIMINARY PLAT/MOOR SUFF PLAN

06-118

[illegible]

FLOATING ZONE USES

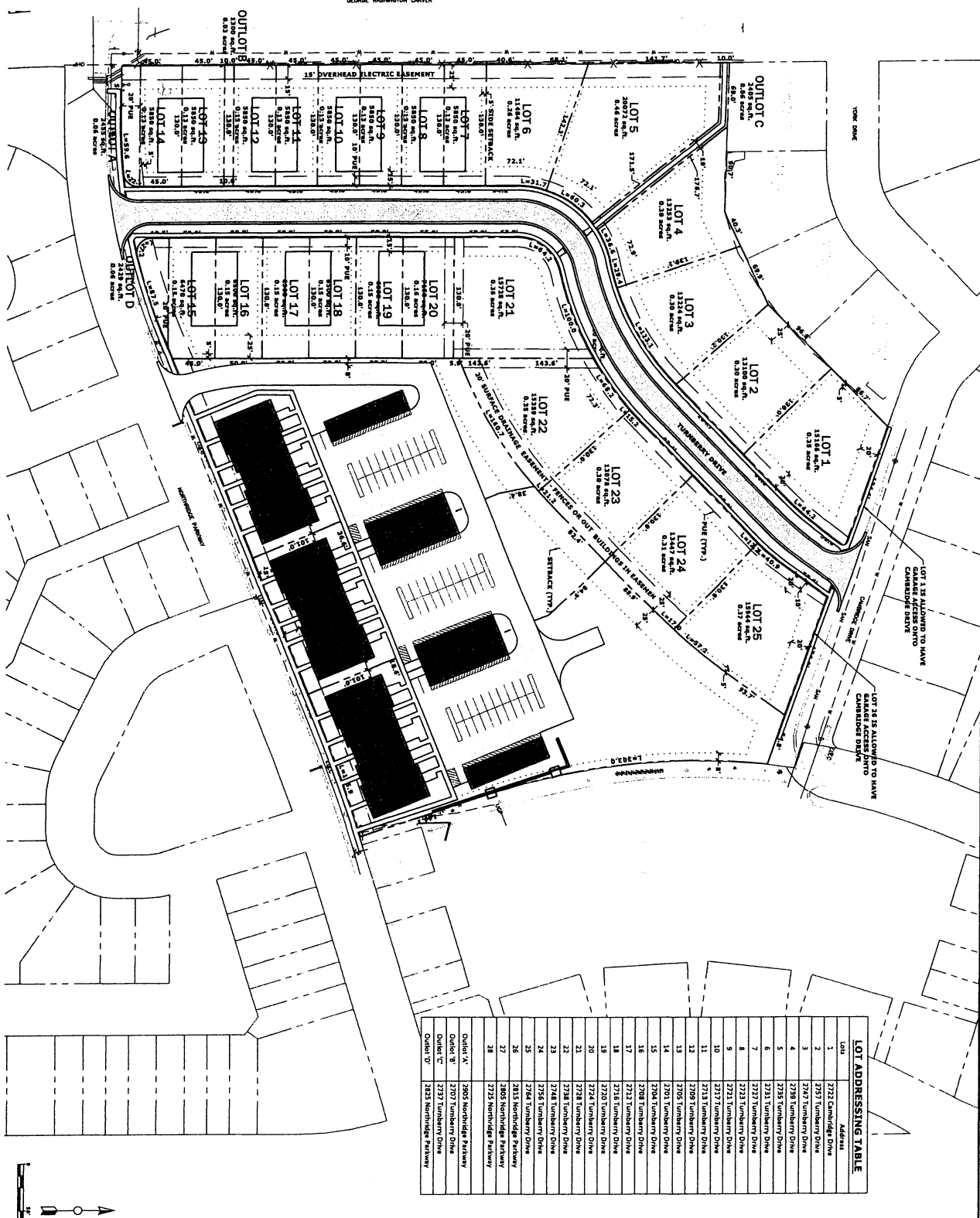


SUBDIVISION AREA CALCULATIONS

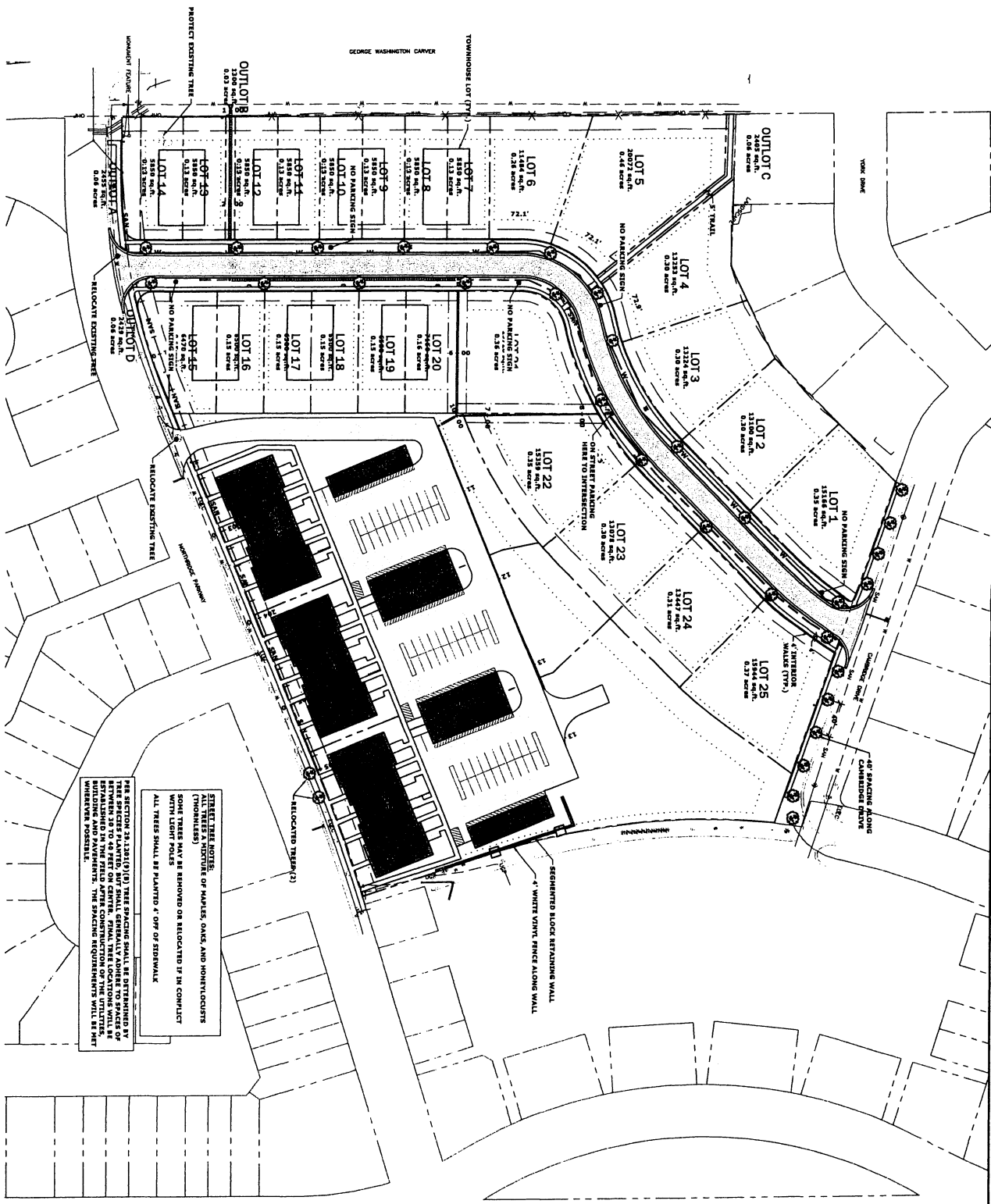
GROSS LOT AREA = 11.15 ACRES
STREET FRONT OF WAY = 1.30 ACRES
NET LOT AREA = 9.85 ACRES
PRIVATE GREEN = 0.22 ACRES
PERCENT GREEN SPACE 59.1/71.4 = 8.45%
DIVISIONAL AREA - GREEN SPACE = 9.63 DEVELOPABLE AREA
NUMBER OF UNITS = 73
LOT DENSITY = NUMBER OF LOTS / NET DEVELOPABLE AREA
73/9.63 = 7.57 UNITS PER ACRE

REQUIRED SETBACKS

SIDE YARD HOUSES
5' MIN. SIDE YARD SETBACK
(15' MIN. FRONT SETBACK SHOWN)
NO SIDE-YARD SETBACK REQUIRED
COUNTRY HOUSES
MINIMUM 10' TO LINE OF 30'
MINIMUM 10' TO LINE OF 30'
MINIMUM 10' TO LINE OF 30'
MINIMUM 10' TO LINE OF 30'
MINIMUM 10' TO LINE OF 30'
MINIMUM 10' TO LINE OF 30'



LOT ADDRESSING TABLE	
Lot	Address
1	37322 Cambridge Drive
2	37324 Cambridge Drive
3	37326 Cambridge Drive
4	37328 Cambridge Drive
5	37330 Cambridge Drive
6	37332 Cambridge Drive
7	37334 Cambridge Drive
8	37336 Cambridge Drive
9	37338 Cambridge Drive
10	37340 Cambridge Drive
11	37342 Cambridge Drive
12	37344 Cambridge Drive
13	37346 Cambridge Drive
14	37348 Cambridge Drive
15	37350 Cambridge Drive
16	37352 Cambridge Drive
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70	37460 Cambridge Drive
71	37462 Cambridge Drive
72	37464 Cambridge Drive
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74	37468 Cambridge Drive
75	37470 Cambridge Drive
76	37472 Cambridge Drive
77	37474 Cambridge Drive
78	37476 Cambridge Drive
79	37478 Cambridge Drive
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84	37488 Cambridge Drive
85	37490 Cambridge Drive
86	37492 Cambridge Drive
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91	37502 Cambridge Drive
92	37504 Cambridge Drive
93	37506 Cambridge Drive
94	37508 Cambridge Drive
95	37510 Cambridge Drive
96	37512 Cambridge Drive
97	37514 Cambridge Drive
98	37516 Cambridge Drive
99	37518 Cambridge Drive
100	37520 Cambridge Drive



STREET TREE NOTE:
 (1) TREES SHALL BE PLANTED 4' OFF OF SIDEWALK
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