

SUBDISTRICT A: MULTI-FAMILY

DEVIATIONS / ALTERNATIVES - MN BASE ZONING

CURRENT REGULATIONS	PROPOSED REGULATIONS	JUSTIFICATION/NEED
DIMENSIONAL STANDARDS		
<p>MN District Dimensional Standards DDC 3.3.1 Table 3.3-A</p> <p>Minimum Setbacks Front Yard Setback: 20' Side Yard Setback: None Rear Yard Setback: None</p>	<p>Subdistrict A Dimensional Standards</p> <p>Minimum Setbacks Front Yard Setback: 20' Side Yard Setback: None Rear Yard Setback: 80' Minimum</p>	<p>Increased rear yard setback provides for a buffer between the existing single-family neighborhood and the proposed multi-family buildings. This setback decreases the visibility and improves the line of site between the multi-family windows / balconies and the back yards / windows of the single-family homes.</p>
<p>Maximum Building Height: 65'</p>	<p>Maximum Building Height: 40'* *Not eligible for additional height as permitted in DDC Table 3.3-A</p>	<p>A lower maximum building height provides for a building scale that is more compatible with the existing single-family neighborhood adjacent to the site.</p>
DEVELOPMENT STANDARDS		
<p>Minimum Compatibility Landscape Buffers DDC 7.7.6 Table 7.F and Table 7.G</p> <p>Multi-Family to Adjacent Single Family: Minimum 10' width and 20 points</p> <p>Multi-Family to Adjacent Commercial: Minimum 10' width and 20 points</p>	<p>Subdistrict A Compatibility Buffers</p> <p>Multi-Family to Adjacent Single Family: Minimum 20' width (counts towards 20 points) Enhanced buffer: the easternmost 325' linear feet of buffer will include upsized canopy trees from 3 to 5 caliper inches in size</p> <p>Multi-Family to Adjacent Commercial: West Buffer: 6' solid masonry wall, no minimum width South Buffer: 10' width, no trees or shrubs</p> <p>No Compatibility Buffer will be required between Subdistrict A and Subdistrict B, as both are developing uses within this PD.</p>	<p>Increased width of the MF/SF buffer provides for additional compatibility with the existing single-family neighborhood to the north. The Enhanced buffer area located along the eastern 325' of the buffer is intended to provide additional visual screening in an area that has fewer existing trees to be preserved.</p> <p>The MF/Commercial buffer is being proposed as an alternative due to existing site constraints and easements that do not permit additional plantings.</p> <p>Subdistrict A and Subdistrict B are both developing uses within one pedestrian-oriented, cohesive PD, so no buffer is needed.</p>
<p>Amount of Off-Street Parking Required DDC 7.9.4 Table 7.9-I</p> <p>1 bedroom and efficiency: 1.25 spaces per unit 2 or more bedrooms: one space per bedroom Guest Parking: 10% of required number</p>	<p>Amount of Off-Street Parking Required</p> <p>1.5 spaces per multi-family dwelling unit</p>	<p>Shared parking is available between Subdistrict A and Subdistrict B, which provides for opportunities for overflow parking when needed. Pedestrian connectivity provided to allow overflow parking from multi-family into commercial.</p>
<p>Multi-Family Site and Building Design DDC 7.10.4.E.2.b.</p> <p>Additional requirements in mixed-use zoning districts: the first floor of multifamily buildings shall be a minimum of 12 feet in height.</p>	<p>Multi-Family Site and Building Design</p> <p>This PD shall be exempt from the requirement that the first floor be a minimum of 12 feet in height.</p>	<p>Increasing the first floor to 12 feet in height increases the overall height of the buildings. A lower maximum building height provides for a building scale that is more compatible with the existing single-family neighborhood adjacent to the site.</p>
<p>Use-Specific Standards DDC 5.3.3.D.1</p> <p>In the MN, MD, and MR zoning districts, the ground floor fronting a public street shall have a minimum wall height of 12 feet.</p>	<p>Use-Specific Standards</p> <p>This PD shall be exempt from the requirement that the first floor be a minimum of 12 feet in height.</p>	<p>Increasing the first floor to 12 feet in height increases the overall height of the buildings. A lower maximum building height provides for a building scale that is more compatible with the existing single-family neighborhood adjacent to the site.</p>

SUBDISTRICT B: COMMERCIAL

DEVIATIONS / ALTERNATIVES - SC BASE ZONING

CURRENT REGULATIONS	PROPOSED REGULATIONS	JUSTIFICATION/NEED
DIMENSIONAL STANDARDS		
<p>SC District Dimensional Standards DDC 3.4.1 Table 3.4-A</p> <p>Minimum Lot Area: 10,000 sqft Maximum Building Height: 55'</p>	<p>Subdistrict B Dimensional Standards</p> <p>Minimum Lot Area: 5,000 sqft Maximum Building Height: 50'</p>	<p>Proposed restaurants may be subdivided into individual lots in the future and flexibility in the minimum lot area is needed to have this option.</p> <p>A maximum height reduction from 55' to 50' will provide more compatibility with the adjacent single-family neighborhood.</p>
DEVELOPMENT STANDARDS		
<p>Minimum Compatibility Landscape Buffers DDC 7.7.6 Table 7.F and Table 7.G</p> <p>Commercial to Adjacent Multi-Family Minimum 30 points Minimum 15' width</p>	<p>Subdistrict B Compatibility Buffers</p> <p>Commercial to Adjacent Multi-Family Minimum 30 points Minimum 10' width</p> <p>Subdistrict A and Subdistrict B are both developing uses within the same cohesive PD, so no compatibility buffer is required between the two.</p>	<p>A reduced buffer width is proposed between the existing Multi-Family off of Old North Road and the developing Commercial within Subdistrict B. The width reduction is proposed to the need to align the drive on Old North Road with the existing drive across the street. This is a site constraint that warrants the reduction in width to comply with driveway spacing requirements.</p>
<p>Qualifying Types of Landscaping & Tree Canopy DDC 7.7.5.C2</p> <p>The following may count towards meeting the landscape and tree canopy requirements:</p> <ul style="list-style-type: none"> a.All landscaped areas planted and maintained within the development impact area; b.Tree canopy in the adjacent public right-of-way; c.All required mitigation trees may count towards landscaping (including street trees and yard trees) if planted trees have a minimum of two-inches dbh; and d.Plazas and pedestrian circulation areas if constructed with pervious material and not located within the public right-of-way. 	<p>Qualifying Types of Landscaping & Tree Canopy</p> <p>The proposed water feature / pond is a constructed element and shall be considered Plaza area. It shall be calculated as a percentage of the landscaping area.</p>	<p>The proposed water feature is an enhanced element of the waterfront dining and should count towards outdoor amenities / greenspace / landscaping.</p>
<p>Site and Building Design Standards DDC 7.10.5.B.2</p> <p>Buildings shall have their primary orientation toward the street rather than the parking area.</p>	<p>Site and Building Design Standards</p> <p>Amended to allow Waterfront Dining Venues to be oriented inward towards the water feature. Signage will be placed toward the right-of-way for location identification.</p>	<p>The water feature is a desirable enhancement to the PD, as the waterfront dining is the central attraction/amenity to the commercial development.</p>

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