NORTH 40 AC 8/29/13
DESK ITEM

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

To: North 40 Advisory Committee

From: Sandy L. Baily, Director of Community Development SLB

Subject: North 40 Advisory Committee Meeting

Date: August 29, 2013

Page 2-25 (Exhibit 4) has been revised to add a third bullet under 2.7.3 d. to provide additional direction. The table (Exhibit 5) has been revised to clarify that housing in the Northern District is only allowed above retail.

Exhibits (Previously distributed with the August 29, 2013, AC Agenda Packet):

1. Revised Residential Development Standards regarding unit size
2. Revised Appendix C-Glossary
3. Residential Section of Permitted Land Use Table

Exhibits distributed with this Desk Item

4. Revised page 2-25
5. Revised Residential Section of Permitted Land Use Table

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2.7 RESIDENTIAL DEVELOPMENT STANDARDS

2.7.1 Intent

The following development standards supplement the previous Area-wide Standards and apply to any development that is a 100% residential use. Residential product types (market rate and affordable) shall be limited to product types that respond to emerging demands of the seniors, empty nesters, and young adult demographics – including condominium, cottage cluster, garden cluster housing, live-work flats, multi-family flats, multiplexes, rowhouses and townhomes.

2.7.2 Private Residential Open Space

To encourage small yards and the residential product types targeted in the Plan Area, there is a maximum requirement of 200 square feet/unit of ground floor open space. Consistent with Zoning Ordinance, 100 square feet/unit of Common Open Space is required for residential condominiums. 200 square feet/unit of Common Open Space is required for multi-family residential other than condominiums.

2.7.3 Residential Units [2.7.3 Revised]

The Specific Plan Area should accommodate a mix of residential product types and sizes to create the character of an authentic neighborhood rather than a typical development project. The following standards set parameters to guide future residential development. Also refer to the Residential Guidelines in Chapter 3 of this Specific Plan.

a. Residential units shall range in size. Refer to Residential Unit Size Mix in Glossary (Appendix C).

b. There shall be a maximum of 364 new residential units. This maximum is a nominal limit, not a goal, and includes the affordable housing required.

c. Affordable housing (Below Market Price housing) requirements shall be met pursuant to Town Code.

d. New residential shall be a maximum of:

- 400,000 gross square feet for Cottage Cluster, Garden Cluster, Townhome and Rowhouse products
- 300,000 net square feet for Condominium, Multi-Family, Apartments and Affordable products
- These maximums are nominal limits, not a goal

e. Single family detached units shall be a maximum of 1,200 square feet and be designed as a cottage cluster product type as defined in Glossary (Appendix C).

[Table 2-8 revised and moved to Appendix C as Conceptual Model of Residential Sizes Table]

2.7.4 Height (Residential) [2.7.4 Reordered]

The maximum height of any residential use is 35 feet with the following exceptions:

a. The maximum height for residential within the Lark District is 35 feet. 15% of the overall development provided (building footprint) within the Lark District shall be structures of a maximum of two-stories with 25-foot maximum height. The majority of this requirement may be provided within the Perimeter Overlay Zone. Every application for Architecture and Site Review shall include a table that identifies the following:

i. Total building footprint square footage within the Lark District existing at the time of the application submittal.

EXHIBIT 4

Table 2-1 Permitted Land Uses

		Lark District	Transition District	Northern District
Commercial (continued)				
F.	Drive-up window for any business, excluding restaurants	--	--	CUP
G.	Super drugstore	--	--	P
H.	Supermarket	--	--	P
I.	Restaurant	P	P	P
J.	Personal service	P	P	P
K.	Office	P	P	P
L.	Hotel	--	P	P
M.	Financial institution	P	P	P
Residential				
A.	Cottage cluster	CUP	--	--
B.	Townhomes/ Garden cluster	P	P	CUP 1
C.	Rowhouses	P	P	P 1
D.	Multi-family	P	P	P 1
E.	Condominiums	P	P	P 1
G.	Live/work lofts	--	P	P 1

Note:
1. Residential only allowed in Northern District when located above retail.

Table 2-1 Permitted Land Uses

		Lark District	Transition District	Northern District
Recreation/Entertainment				
A.	Outdoor entertainment	--	CUP	P
B.	Live theater	--	--	CUP
C.	Health club	--	CUP	CUP
D.	Commercial recreation and amusement establishment	--	--	CUP
Community Services				
A.	Club, lodge, hall, fraternal organization, non-profit	CUP	CUP	CUP
B.	Park, plaza, playground	P	P	P
C.	Public building	P	P	P
D.	Public transportation and parking facilities	P	P	P
E.	Religious observance	CUP	CUP	CUP

EXHIBIT 5