

Maple Street Multi-Family Land SE, LP-Rev. 8-21



Note: An entire new review has not been completed. This is an updated review based on new amendments to the rear and front of the property. The rear road configuration has not been addressed in this review.

Zoning Ordinance	Underlying Zoning-The descriptions are not directly quoted from the Zoning Ordinance because of space limitations. Please see the actual ordinance for full citations.	Planned Development Proposal
Sec. 1113.03 I A. 3. Residential Uses	Unit Size-Average not less than 1,300 SF-No unit less than 1,100 SF	Average 939 SF (65% one bedroom/35% two bedroom)
Sec. 1113.03 I A. 4. Residential Uses	Max. Gross Density-MF 40 units/acre	71.4 units/acre
Sec. 1113.03 I. E. 2. Sidewalk Level Uses	No residential units on sidewalk level in a BLDG. w/MF units	There are residential units on the sidewalk level.
Sec. 1113.04 A. 1. (Also CBD Dimension Requirements Chart) Height	36'	70'10"
Sec. 1113.04 I. C. 2. Yards	Side and rear yards should be used for passive landscaping, outdoor dining and patios.	While the definition of "Front Lot Line" is the shorter lot boundary along a public ROW, making the front Maple Street, logically the front is East College Avenue. Either way, there are sidewalks, a road and other features located within side and rear yards.

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Sec. 1113.04 I. C. 3/4. Yards	10' Side Yard/10'Rear Yard	As noted above, the definition does not represent where the logical front is. If the definition above is used, making the East College elevation a side, a portion of the building is in the "side setback". The definition is awkward for this project and the layout.
Sec. 1113.04 I. D. Building Footprint	Max. BLDG. Footprint-30,000 SF	96,500 SF
Sec. 1113.05 I. A. 2. a) Open Space	50% of park/open space perimeter be ROW	Not all parks/open spaces meet this requirement.
Sec. 1113.05 I. A. 2. b) Open Space	Front of buildings shall be oriented to park	Not all parks/open spaces meet this requirement.
Sec. 1113.05 I B 1./2. Open Space	Implementation and Maintenance	The open space has been calculated on the Zoning Site Plan. Maintenance will be required as noted.

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Sec. 1113.06 I. A. Sidewalks	Street Furniture and Tree Planting Zone: Next to curb - and be continuous-7" Street Furniture Zone, 5" Clear Zone	There is no full street furniture and tree planting zone along Maple Street or Hillyer Avenue. The street furniture and tree planting zone along East College is located next to the curb but does not meet all aspects of 1113.06 Sidewalks as detailed in this spreadsheet. The width varies along East College Avenue.
Sec. 1113.06 I. C. 1-4 Sidewalks (Street Trees)	Trees- 30' on center, 4" min., 32 SF planting area, planting list	Not 30' on center (varies), not all 4", planting area not identified in all cases but appears to meet 32 SF, some trees not on approved list.
Sec. 1113.06 I. E.	Utilities underground	Required. Applicant has indicated this will be the case. Not listed on the plans.
Sec. 1113.07-I. A. 3 :Note-In general the supplemental zone boundaries have not been identified. This is a general review.	No supplemental zone shall be no more than 24" above the adjacent sidewalk.	As noted the supplemental zone is not clearly delineated. Elevations of the supplemental zone are not shown.
Sec. 1113.07-I. D. Supplemental Zone	Outdoor Dining approved by City Manager	Will need to be approved.
Sec. 1113.07 (Chart) Supplemental Zone	Maximum Supplemental Zone (width)-30'	If the courtyard along East College Avenue is counted, the maximum is exceeded. Generally, the maximum is not exceeded.

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Sec. 1113.08 I. C. 1./2. Urban Design	Building Delineation-Horizontal and Vertical	Not present on north elevation-parking deck.
Sec. 1113.08 I. F. 2 Urban Design	Access-More than four (4) units adjacent to sidewalk-individual entrances	No individual entrances.
Sec. 1113.08 II. E. 1./3. Urban Design	Mechanical and Accessory Features-Located to the side or rear/not between the building and any public street.	Two transformers (Hillyer Street and East College) are visible. One transformer is setback significantly from Maple Street but may be visible. No specific screening appears to be provided for these.
Sec. 1113.09 I A./B. Parking Fac.	Crosswalks at parking facilities-details.	Both entrances to the parking deck have crosswalks but paving materials vary and bands of textured concrete has not been indicated.
Sec. 1113.09 I. C. 9. Parking Fac.	Parking deck should conceal motor vehicles and look like a horizontal storied building.	The parking deck is visible from the new street and from Sams Crossing and will not meet these provisions.
Sec. 1113.09 I. C. 12 and 1113.10 Lighting	Lighting	Will need to be addressed. Parking and storefront.

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Sec. 1206 Buffers	10' adjacent to ROW	Not Identified.
Tree Ordinance-Article X Tree Protection and Replacement	Density Calculations 5-409	Density has not been met as per L2.0-The developer intends to meet density. The road configuration has not yet been determined which will add density units.