



Memorandum

To: Carey Smith, City Manager

From: Bill Meyer, Planning & Development Director

Subject: Recommended Revision to Riverwalk PD Terms and Conditions Regarding Design Standard Deviations

Date: August 13, 2008

As part of the discussion regarding first reading of the Riverwalk Land Development Agreement (LDA) on July 27, 2009, Councilmember Sutton raised a concern about the language in the approved Planned Development Terms & Conditions document regarding future approval of deviations from City design standards. We had in fact received similar questions from other Councilmembers in the past regarding this same language.

This clause is intended to allow for deviations from the Zoning Ordinance standards to be approved by the Planning Commission as part of future subdivision or site plan approvals. While specific deviations are listed, it was the intent that these be considered on an individual basis as part of the future approval process, once additional details and justifications were provided.

I have discussed the issue with the applicant, and Dave Williams and I agreed that while we both have the same understanding of the intent, the language is not as clear as we would like. Therefore, we recommend that the attached revised language be approved as part of the second reading of the LDA, which in essence reapproves the Terms & Conditions document as part of the overall project approval.

10. Design Standards: Design standards for the PD-R district shall comply with the general intent of the Ordinance and requirements set forth in this plan. However, in order to implement the overall design concept the Owner may propose modifications to design standards, consistent with the overall character of the development as part of the application for subdivision or site plan approval by the Planning Commission. In addition, Aa pattern book will be created to provide additional architectural and landscape details to residential builders to ensure a high quality development. Pursuant to the above, modifications to the Dd design standards, including but not limited to the following, are anticipated ~~changes shall be approved to be requested~~ with this plan:

- a. Slab heights may be less than what is specified in the Ordinance provided that the concrete fronting the street is covered with materials such as brick, stone or stucco and screened with enhanced landscaping.
- b. Pockets of like homes, with varying architectural features, may be grouped together to create the desired neighborhood character and streetscape. Although these planned groupings of similar homes may not meet the Ordinance requirements, the overall residential design with varying lot sizes, architectural housing types throughout blocks and neighborhoods provide the overall variability desired.
- c. Due to the topography and in order to preserve vast natural resources located at the site, the minimum connectivity index requirement shall be reduced to 1.2, unless approved by the Planning Commission at preliminary plat review.
- d. The minimum lot widths for attached garages facing the street shall be 50 feet. Lot widths of 50 feet or greater shall not require alleys.
- e. Street facing garage and car port facades may exceed 45% of the total area of the front façade elevation of the dwelling provided additional architectural elements are included in the façade design.
- f. Due to the difficult topography and unique existing conditions, vast areas of open space have been set aside fronting the Catawba River and on former landfills. As such, the framing open space requirement shall be a minimum of 5%.
- g. Alley widths may be increased from 12 feet to 14 feet to accommodate two-way traffic.
- h. Front facades with varying architectural styles may exceed fifty (50%) percent lap siding provided that the siding is not vinyl.