

Casey Development - **Sessom Drive Multifamily** **Community**

Casey Development, Ltd.

Planned Development District Standards

**Approved under City of San Marcos
Land Development Code Chapter 4, Article 2, Division 6**

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Section 1: Introduction, Project Location and Description

Planned Development Districts (PDD's) provide one of the best structures for producing a unified and physically cohesive community. PDD Districts are intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for adjustment to the changing demands to meet the current needs of the community and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

The Casey Development – Sessom Drive Multifamily Development project will be developed as a ~~419-420~~ unit mixed use development incorporating a mixture of ground floor retail uses with multiple stories of loft apartments along the frontage of Sessom Drive and multifamily apartments above the ground floor retail and structured parking. Parking will be provided through a combination of structured parking and limited surface parking.

The Project Site contains approximately 14.228 acres of land consisting of existing platted lots, unplatted property and various undeveloped platted ROW that is proposed for abandonment.

The Project Site currently has a Future Land Use Map designation of Low Density Residential (LDR) and an existing zoning of Single Family Residential (SF-6). The Project Site will be developed with approximately ~~20,000~~17,000 square feet of retail uses and a clubhouse area serving the residential apartments. The PDD proposes a base zoning designation of Mixed Use (MU) with a corresponding future land use map designation of Mixed Use for the entire project site.

The development of this property will follow a modern, urban design with enhanced streetscape including wide sidewalks, trees within the sidewalks, a combination of planter boxes, seating areas and building lines close to the street to encourage pedestrian activity, upper stories off-set from the ground floor retail to provide visual distinction between uses and architecture that follows a modern, urban design combining masonry, metal and glass exterior elements for visual interest.

The Project will incorporate various “Smart Growth” principles which are being promoted by The City of San Marcos for new developments. By virtue of its proximity to the University and creating an urban streetscape with wide sidewalks and outdoor gathering areas, residents will be encouraged to walk or bike to classes, thus reducing traffic congestion and burden on parking. The building also employs a vertical density, compact design with structured parking, to reduce its footprint.

Section 2: Existing Property Conditions

The Project Site is being developed on the north side of Sessom Drive, east and west of Loquat Street and general northeast of the intersection of Sessom Drive and Comanche Drive. The Project Site has historically been single family residential homesteads. The location of this property and proximity to Texas State University lends it to being an excellent location for a mixed use retail/residential development geared towards housing students in close proximity to campus. In addition, the University's new residential hall at the corner of Sessom Drive and Comanche Drive will house approximately 600 students that will benefit from retail uses within walking distance of their residence.

The Future Land Use Map (FLUM) currently designates this property as Low Density Residential (LDR). The zoning map currently indicates the Project Site as Single Family Residential (SF-6).

Section 3: Land Use Designation

3.01 Base Zoning: The project will be developed on approximately 14.228 acres of land and will feature a multiple story building containing approximately ~~20,000~~17,000 square feet of ground floor retail uses and multiple stories of residential apartments above retail uses. The project site will contain ~~419~~420 units for a gross density of ~~29.24~~52 units per acre ~~and a net density of 45.82 units per acre~~. To accomplish this combination of uses successfully, the PDD shall have a base zoning of Mixed Use (MU).

The MU District is intended to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work, and purchase necessities in a single location. Within the MU District, the mixing of residential uses in conjunction with retail development is envisioned through the permitting of variety of residential uses including loft apartments and traditional multi-family apartments. Loft apartments are defined as residential living space that is located on the second floor (or above) of a structure that has a nonresidential use, such as an office or retail shop, operating on the first floor.

Specific site development standards are identified in the following sections.

Section 4: Dimensional and Development Standards

Dimensional/Development Standards	
Lot Area, Min. Sq. Ft.	6,000
Units per Acre, Max/Gross Acre	30
Lot Frontage, Min. Feet	50
Lot Width, Min. Feet	50
Lot Depth, Min. Feet	100
Front Yard Setback, Min. Feet	0
Side Setback, Interior, Min. Feet	5
Side Setback, Corner, Min. Feet	15
Rear Setback, Min. Feet	5
Building Height, Max. Stories*	6**
Impervious Cover, Max. %/Gross Acres	60%
Max. %/Net Acres	85%
* Stories may not exceed 14 feet in height from finished floor to finished ceiling. The maximum number of stories varies based on topography and base ground elevation. Maximum height includes garage parking.	
** Maximum height includes parking garage and basement.	
Balconies may be permitted to overhang into the applicable setback provided, however, that no balconies may extend beyond the property boundary.	

Section 5: Permitted, Conditional and Prohibited Uses

Structures, land or premises shall be used only in accordance with the use(s) permitted in the following use schedule and subject to compliance with the dimensional and development standards for the applicable tract and all other applicable requirements of this PDD.

The uses permitted on this property shall be only those uses identified in this section. In the event that a proposed use is not specifically identified within this section, a determination regarding the classification of new and unlisted uses shall be in accordance with Section 4.3.1.1 of the Land Development Code.

Legend	
Symbol	Definition
P	Use is Permitted in District Indicated
C	Use is Permitted in District Indicated Upon Approval of Conditional Use Permit
	Use is Prohibited in District Indicated

TYPES OF LAND USES	MU
Residential Uses	
Loft Apartments	P
Multi-Family (Apartments)	P
Office Service Type Uses	
Armed Services Recruiting Center	P
Bank, Credit Union or Savings and Loan (w/o Drive-thru)	P
Check Cashing Service	P
Offices (Health Services)	P
Offices (Medical Office)	P
Offices (Professional)	P
Personal and Business Service Uses	
Appliance Repair	P
Artist or Artisans Studio	P
Automatic Teller Machines (ATM's)	P
Automobile Driving School (including Defensive Driving)	P
Barber/Beauty Shop, Haircutting (non-college)	P
Dance/Drama/Music School (Performing Arts)	P
Laundry/Dry Cleaning (Drop Off/Pick Up Only)	P
Martial Arts School	P
Photocopying/Duplicating/Copy Shop	P
Washateria/Laundry (Self-Serve)	P

Retail and Service Type Uses	
Bicycle Sales and/or Repair	P
Convenience Store without gas sales	P
Department Store	P
Food or Grocery Store without Gasoline Sales	P
Pharmacy	P
Recycling Kiosk	P
Restaurant/Prepared Food Sales	P
Restaurant/Prepared Food Sales with beer and wine sold for both on and off-premises consumption	C
Retail Store (under 10,000 sf or more Bldg.) no outside sales	P
Transportation and Automotive Uses	
Public Garage/Parking Structure	P
Amusement and Recreational Uses	
Bar	C
Civic/Conference Center	P
Health Club (Physical Fitness; Indoors Only)	P
Motion Picture Theater (Indoors)	P
Museum (Indoors Only)	P
On-Premise Consumption of Alcohol	C
Park and/or Playground	P
Smoking Lounge	C
Theater (Non-Motion Picture; Live Drama)	P
Institutional / Governmental Uses	
Child Day Care (Business)	P
Clinic (Medical)	P
Emergency Care Clinic	P
Fraternal Organization/Civic Club	C
Government Building or Use (Municipal, State or Federal)	P
Post Office (Private)	P

Section 6: Development Standards

6.01 Landscape Standards

The Project Site shall meet or exceed the minimum requirements of the City of San Marcos LDC for landscaping. All landscaping shall meet the requirements of Chapter 6, Article 1, Division 1 of the City of San Marcos LDC.

The site design will employ green/sustainable solutions in one form or another which may include, but not be limited to, indigenous plantings within landscaped areas, tree

islands within the streetscape frontage to reduce the heat island effect, strategic tree placement for wind and solar break, a rooftop garden, permeable paving materials such as pervious concrete in parking or drive areas, crushed granite for walking paths, bicycle racks within the parking garage for tenants, the use of recycled landscape materials such as mulch and compost, and utilizing the natural flow of the site to reduce curb and gutters.

For the purpose of this PDD, landscape areas shall be considered those pervious areas contained within the site containing living plant material including, but not limited to, trees, shrubs, flowers, grass or other living ground cover or native vegetation. Additionally, landscaping may be achieved by providing streetscape planting and/or landscape planters.

6.02 Parking Standards

Parking for the project site shall be provided as follows:

Use	Required	Provided
Multi-family (Apartments)	1.05 spaces per bedroom	1.05 spaces per bedroom
Retail	1 space / 250 SF	1 space / 400 SF
Office	1 space / 300 SF	
Restaurant	1 space / 100 SF or 1 space / 4 seats, whichever is less	

Additionally, bicycle rack areas will be incorporated into the project site. A combination of secure bike lockers for use by residents and open public bike racks will be provided in safe and secure locations. Bicycle parking shall be provided at a minimum of 10% of required vehicle parking.

A minimum of two electric vehicle (EV) charging stations will be provided on the site and shall be available to the general public.

A solar powered bus shelter shall be constructed on the Project Site. This facility shall provide a charging station for personal electronic equipment.

Pedestrian barriers such as retaining walls and/or railings will be constructed along Sessom Drive to restrict crossings to designated areas. A Pedestrian Crossing Area shall be designated at the intersection of Sessom Drive and Comanche. The crossing shall include enhanced signage, pedestrian signalization, reflective paint and markers and shall be well lit.

6.03 Exterior Construction Standards

The Project Site is intended to be developed in a modern, urban architectural design encouraging architectural variety and visual diversity. Achieving a high quality of architectural design for the Project Site is considered a principal goal of these design standards. Reflecting the vision of the Development, the development standards call for exterior materials and design standards that express a modern, urban architectural design.

1. Buildings constructed on the project site shall incorporate the use of vertical and/or horizontal reveals, off-sets, and three dimensional detail between surface planes to create shadow lines, break up flat surface areas, and provide visual architectural variety.
2. Appropriate exterior façade materials shall be consistent with native building materials and shall include brick, stone, stucco, split face concrete masonry units (CMU), faux stone or brick (stone/brick veneer), finished concrete, cementitious fiberboard, metal panel (individual or systems), glass curtain wall systems or a combination thereof.
3. Appropriate building materials for limited accents shall be metal (galvanized, painted or ornamental), wood, tile, or other durable natural materials.
4. The following materials shall be considered inappropriate as an exterior material for buildings constructed on the Project Site: EIFS, vinyl or aluminum siding, mirrored or tinted glass on the first floor. If an EIFS type finish is desired, stucco on masonry backup or a mechanically fastened system is required.
5. Heavier materials (brick, stone, split face CMU, finished concrete) shall be utilized below lighter materials (stucco, stone/brick veneer, cementitious fiberboard, metal panel, glass curtain).
6. A minimum of 100% of each facade, excluding doors, windows, fascia, trim, handrails, guardrails, decks, columns, etc., shall be constructed of the appropriate exterior façade materials listed in Section 6.03.2 above. Fascia, trim, columns, soffits, handrails, guardrails, decks, and other similar architectural details may be constructed of the appropriate limited accent materials listed in Section 6.03.3 above.
7. The exterior construction standards identified within this section shall be applicable to all exterior facades on each building within the proposed development. The use of four (4) sided design will be utilized to provide an enhanced visual appeal to the surrounding properties.
8. All accessory structures shall be constructed in such a manner so as to be compatible in look, style and materials as the primary structures on the project site. Alternative designs for accessory structures may utilize different styles and materials than the primary structure upon review and approval by the Director of Development Services, appealable to the Planning and Zoning Commission.
9. The following standards shall be specifically applicable to the retail area on the Sessom Drive façade:
 - a. The street level, first floor, façade shall be designed with a minimum of 70% glazing in clear glass to encourage pedestrian activity by providing stimulating storefronts that maintain and enhance the attractiveness of the street scene, display merchandise, seating areas, or activity inside the building.
 - b. There shall be a clear visual definition between the street level (first floor) and the upper levels created through the use of different exterior materials. The upper

levels shall be setback from the street level to provide façade articulation and additional visual definition that clearly defines the mix of uses.

- c. Out-swinging doors should be recessed so that the swing of the door does not interfere with the movement of pedestrians. Doors should be constructed so as to be no more than 75 percent and no less than 25 percent clear glass. The use of wood as a construction material and multiple panes of glass are encouraged.
 - d. Doorways shall be active and inviting to pedestrians. The placement of inactive doors, service doors, or doors used for emergency egress is discouraged in these areas.
10. The Building design will incorporate Sustainable Design Standards utilizing high efficiency lighting fixtures, a variety of energy-star rated appliances, double-paned low-E windows, occupancy sensors, day-lighting, low-flow plumbing fixtures in residential units and automatic shut-off fixtures in the non-residential facilities to reduce energy demand, and non-toxic materials and low VOC paints that promote healthy indoor air quality.

6.04 Parkland Dedication

The Project Site proposes the dedication of parkland meeting the requirements of the City of San Marcos.

In accordance with the City of San Marcos LDC, parkland dedication is required as follows:

5 acres (multiplied by) ~~419-420~~ units (multiplied by) 2.1 residents per unit) (divided by) 1,000 which equals 4.4~~19~~ acres parkland dedication required. The Project Site proposes parkland dedication which will meet or exceed the required City parkland dedication amount.

Public pedestrian and bicycle access shall be provided between the parkland and project site to provide for connectivity. The project site owner will be responsible for the maintenance of the off-site in-channel detention facility. The project site owner will construct a minimum of five (5) parking spaces which shall be designated as reserved parking spaces for access to the parkland.

6.05 Environmental & Water Quality Standards

On-site water quality and detention measures to control stormwater runoff will be required with the development of this site in accordance with the City of San Marcos LDC. This project will adhere to a minimum of 85% TSS removal, and no construction shall begin until all required City Plans are approved and a SWPPP is prepared. Project size and scope may be reduced if the 85% TSS removal cannot be designed or engineered under the current concept plan. The 85% TSS removal will be accomplished utilizing a combination of traditional BMP's and approved low-impact development (LID) practices in accordance with TCEQ, EPA, Edwards Aquifer Authority, or City of San Marcos methods. All BMP's shall be designed and maintained by the property owner to achieve the performance standard of 85% TSS removal. BMP's for treatment and detention of stormwater proposed for this project may include, but shall not be limited to, in-channel detention, underground detention, rain gardens, bioswales, biofiltration

ponds, native drought-tolerant plants for landscaping and triple layer sedimentation controls. Approved vegetative buffers and filters shall not include invasive species.

Low Impact Development (LID) techniques allow for greater development potential with less environmental impacts through the use of smarter designs and advanced technologies that achieve a better balance between conservation, growth, ecosystem protection, public health, and quality of life. Where feasible and practical to achieve maximum water quality standards, the Project Site shall incorporate various LID techniques, in one form or another, that will work in conjunction with traditional BMP's to achieve the 85% TSS removal indicated. Detention shall be designed to meet City of San Marcos standards.

During the construction process, stabilization and protection measures shall be utilized to limit site disturbance to the construction perimeter (the limits of construction). The type and adequacy of the erosion and sedimentation controls shall be subject to approval of the Director of Development Services prior to installation. All erosion and sedimentation controls shall be monitored and maintained at all times during the construction process. This development proposes the use of sedimentation controls through the use of standard silt fence, tube sock/worm roll mulch, slope stabilization and protection, inlet protection, water flow mitigation measures when groundwater is above bedding material and rock berms with vegetative bales. A combination of all threethese methods will be implemented where appropriate.

Discharge of sediment from the construction site to Sessom Creek shall not be permitted. It shall be the responsibility of the contractor to clean up any discharge of sedimentation from the project site into Sessom Creek. No construction shall begin until all required City Plans are approved and a SWPPP is prepared. A full geotechnical report, prepared by a licensed third-party geotechnical engineer, shall be provided by the developer and approved by the City, prior to the issuance of any development permits. The geotechnical report and related civil engineering documents shall include construction sequencing and detailed means and methods for drainage and sedimentation/erosion control measures to be implemented during construction. The type and adequacy of the erosion and sedimentation controls shall be subject to City approval prior to installation. All erosion and sedimentation controls shall be monitored and maintained at all times during the construction process by a qualified, third-party engineering inspector, and results shall be provided to the City following each inspection.

Prior to beginning any construction activities on the Project Site, permanent erosion and sedimentation controls shall be installed. The type and adequacy of the erosion and sedimentation controls shall be subject to approval of the Permit Center Manager prior to installation. All erosion and sedimentation controls shall be monitored and maintained at all times during the construction process.

6.06 Impervious Cover Limitations on Steep Slopes

The City's LDC indicates the following impervious cover limitations on steep slopes:

Slope Gradient	Impervious Cover Limitation
15% - 25%	35%

Over 25%	20%
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Based on the City's standards, the Project Site would exceed the impervious cover limitations on steep slopes; however, this project proposes the use of structured parking that will be partially below the street level which will result in a need for cut and fill operations to create level building areas. Therefore, in the buildable areas of the project site, the project will be creating level slopes that would not exceed the impervious cover limitations on steep slopes.

6.07 Tree Preservation & Mitigation Requirements

The Project Site is subject to the Tree and Habitat Protection requirements of the City's LDC. While it is not anticipated that any Protected or Specimen trees will be preserved on the project site, any trees that are removed or damaged during development of the Project Site shall be mitigated on the Project Site as follows:

Tree Classification	Mitigation Ratio
Exempt Trees (per Section 5.5.2.1(b))	N/A
Trees less than 9" caliper	N/A
Trees within Building Footprint, within 10 feet of the Building Footprint or within Site Access Areas	In accordance with requirements of Section 5.5.2.2(g)
Protected Trees	1:1 caliper inch
Specimen Trees	2:1 caliper inch

In the event that mitigation is not feasible on the Project Site, e.g., planting capacity has been reached on the site, trees meeting the mitigation requirements of this section may be planted at a City park or on other City-owned property, subject to approval by the Director of Parks and Recreation Department, or provide payment to the Parks and Recreation Department of a fee-in-lieu of tree mitigation at a rate of \$100 per caliper inch required mitigation for use for the planting and maintenance of trees, installation of irrigation, repair or removal of damaged or destroyed trees, preserve and protect existing Protected and Specimen trees or other activities associated with trees in a City park or on other City-owned property.

6.08 Lighting Requirements

This project will provide lighting levels in conformance with LDC requirements and that are compatible with safety and industry standards.

1. Light levels: by illuminating landscape and vertical surfaces the project will achieve lighting comfort that requires lower lighting levels and yet offers full visibility and security.
2. Color of light: The project will only use lamps that provide warm color light with a range greater than 5,000 Kelvins. This is the color spectrum of incandescent light. It can be achieved by different means and it is generally less glaring and makes public spaces friendlier and more hospitable.
3. No glare: All light will be carefully down shielded utilizing Dark Sky technologies as to provide no glare to neighboring buildings, as well as pedestrians and motorist circulating around the building.

6.09 Dumpsters

The dumpster(s) for this project shall be located within an enclosed area not visible from the street. The enclosed area shall be consistent in its design and materials with the rest of the project. Maneuvering area shall be provided within the project for a truck to conveniently pick up and service the dumpsters. The Project Site shall provide separate dumpsters adequate for collection of solid waste materials and recyclables.

6.10 Signage

Signage shall be provided in accordance with Chapter 6, Article 3, *Signs*, of the City of San Marcos Land Development Code. The only freestanding signs allowed on site shall be monument and sandwich signs. Blade signs with no more than 6 square feet in area and a minimum clearance of 8 feet shall be permitted. Specific design criteria will be developed to establish a consistent project style.

6.11 Streetscape

Streetscape improvements are intended to be public spaces for public interaction and to provide visual context, textural variety and separation of vehicular and pedestrian traffic. A minimum ten foot (10') sidewalk shall be required. The project site shall include the installation and/or construction of street trees, outdoor benches and seating areas, landscape features such as planter boxes and outdoor furniture associated with cafes and restaurants or a combination thereof. These street trees and public spaces will create public gathering places. A cluttered look will be avoided and spacing of streetscape elements will vary with building design and intent. The combination of streetscape elements will provide a balance of space that results in comfortable, convenient, safe and aesthetically pleasing pedestrian environment.

Street tree species should be selected for tolerance to polluted and drought conditions, disease and pest resistance, biodiversity and requirements for retail signage and storefront visibility. At maturity, street trees should be limbed up over the first floor to encourage storefront visibility. Street trees shall be planted in a minimum six foot by six foot (6' X 6') tree grate with adequate tree wells to ensure tree survivability. Any street trees provided shall be maintained by the property owner and must be replaced if dead or diseased.

6.12 Abandonment of Street ROW

The Project Site proposes to utilize numerous existing platted rights-of-way (ROW's) as part of development. These ROW's are platted as part of the Park Addition, Third Division; however, these ROW's will need to be abandoned to accommodate this development.

This PDD and the associated development propose the abandonment of the existing ROW's. The applicant and/or property owner shall submit an application for abandonment of the ROW's at a later date in accordance with the applicable requirements of the City of San Marcos ordinances. Permits for this project shall not be granted until the abandonment of the rights-of-way has been fully approved.

6.13 Use of Local Contractors/Suppliers

The Project Site shall target a minimum of 25% of the construction budget towards local suppliers, contractors, subcontractors, consultants, and trades.

6.14 Limitations on Construction Activities

The City currently allows for construction activities to occur from 7:00 AM to 9:00 PM, Monday through Sunday (7 days a week). In order to restrict impacts on surrounding neighborhoods, the Project Site shall limit the days of construction for heavy equipment to Monday through Saturday (6 days a week) and will review hours of construction in conjunction with daylight savings time.

Section 7: Miscellaneous

7.01 The Property Owner understands and acknowledges that the Project Site will be bound by the provisions of these development standards as though they were conditions, restrictions and limitations on the use of the Project Site under the City's LDC.

7.02 The Property Owner understands and acknowledges that any person, firm, corporation or other entity violating any provisions of these development standards shall be subject to all penalties that apply to violation of the City's LDC, as amended. The Property Owner further understands and acknowledges that any person, firm, corporation or other entity violating any provisions of these development standards shall be subject to a suit by the City for an injunction to enjoin the violation of these development standards as though they were conditions, restrictions and limitations on use of the Project Site under the City's LDC.

7.03 All obligations of the Property Owner created under these development standards are performable in Hays County, Texas and venue for any action arising under these development standards shall be in Hays County, Texas. These development standards will be construed in accordance with the laws of the State of Texas.

7.04 Nothing in these development standards, express or implied, is intended to confer any rights, benefits or remedies under or by reason of these development standards upon any person or entity other than the City of San Marcos and the Property Owner.

7.05 These development standards may be revised and amended only in accordance with the procedures described in the City's Land Development Code, as same may be amended from time to time.

7.06 These development standards shall control the development of the Project Site and, to the extent such development standards modify, amend or supplement specific provisions of the City's Land Development Code, said development standards shall control. To the extent the City's Land Development Code is not specifically amended, modified or supplemented by these development standards, the City's Land Development Code or, as same may exist at the time of approval of these development standards, shall be applicable to and control the development of the Project Site.

7.07 Minor changes to the details contained within these Development Standards or the Conceptual Plan incorporated herein which do not substantially and adversely change the Plan and which do not alter the basic physical relationship of the project site to adjacent properties, including, but not limited to, permitted uses, layout of buildings, number and size of buildings, design of parking areas, etc., may be approved administratively by mutual consent of the Director of Development Services and the property owner. Any changes not deemed to be minor changes by the Director of Development Services shall be deemed major changes and shall be resubmitted following the same procedure required by the original PDD application. In no case shall any proposed change be less than the requirements of these development standards without being resubmitted following the same procedure required by the original PDD application.

7.08 The Exhibits identified herein are incorporated by reference and are adopted as part of this PDD. Any modifications, amendments or supplements to these Exhibits shall require an amendment to this PDD ordinance unless allowed by City Ordinance or State Law.

7.09 In case one or more provisions of these development standards are deemed invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, these development standards shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Section 8: Table of Code Modifications

Standard	Required Standards (per City LDC)	Proposed Standards (per PDD Ordinance)	Modification Justification
Density	5.5 units per acre (UPA) max	30 units per acre gross 46 units per acre net	Proposed PDD incorporates vertical density to minimize building footprint
Building Height, Max.	4 stories	6 stories (includes parking garage)	Building height increased to accommodate structured parking and development of vertical density in modern, new urban infill type development
Permitted Uses	Uses permitted per Section 4.3.1.2	Permit Loft Apartments and Multi-family residential by-right Restrict nonresidential uses to uses compatible with and complimentary to residential use	Permitting Loft Apartments and Multi-family residential by right varies from code requirements
Parking Standards	1.05 / bedroom for multifamily 1 / 250 sf for retail	1.05 / bedroom for multifamily 1 / 400 SF for retail Provide bicycle parking equivalent to 10% of vehicle parking	Project site is close to the University and lends itself to pedestrian oriented traffic Bicycle parking not required by LDC
Exterior Construction Standards	Minimal exterior construction standards required Utilize 3 of 5 recommended design elements Minimum 1 window on façade facing street	Proposing specific design criteria for modern / urban architectural style Providing enhanced design standards for street façade Providing for four-sided design standards	Exceeding Code through use of 4 sided design, enhanced design and articulation standards

<p>Environment & Water Quality Standards Environment & Water Quality Standards</p>	<p>Water quality achieved through on-site detention. No specific water quality standard required.</p>	<p>Providing 85% TSS removal Water quality and detention required</p>	<p>Exceeds City's minimum water quality standards</p>
<p>Tree Preservation and Mitigation Requirements</p>	<p>Mitigation for protected trees 1 – 2.5" caliper tree per tree removed Mitigation for specimen trees – 1:1 caliper ratio</p>	<p>Mitigation for protected trees – 1:1 caliper ratio Mitigation for specimen trees – 2:1 caliper ratio Establish off-site mitigation or payment for fee-in-lieu of mitigation when required mitigation plantings cannot be placed on-site</p>	<p>Exceeds City's tree preservation requirements</p>

Exhibit A: Concept Plan