SITE DEVELOPMENT DATA

ACREAGE: ± 1.5 AC

TAX PARCEL #S: 091-091-02, 091-091-33

EXISTING ZONING: R-22MF, R-5

PROPOSED ZONING: UR-2(CD)

EXISTING USES: MULTI-FAMILY RESIDENTIAL AND VACANT

PROPOSED USES: MULTI-FAMILY TOWNHOUSES, SINGLE FAMILY RESIDENTIAL
**36TH STREET TOWNHOUSES**

**REZONING PETITION No. 2017-071**

**SITE LEGEND**
- **PROPERTY LINE**
- **EXISTING TREES TO REMAIN**

**STREETSCAPE SECTIONS: ALTERNATIVE STANDARDS**

* Petitioner intends to provide an alternative streetscape plan along Spencer Street and East 36th Street, see above. However, if during the design and permitting phase of development it is determined that this alternative streetscape plan is not approved, the Petitioner will provide a streetscape plan in accordance with the City's typical streetscape standards.
Development Data Table

Site Name: 36TH STREET TOWNHOMES

Area: 11.13.17 - PER STAFF COMMENTS

REZONING PETITION No. 2017-071

DEVELOPMENT STANDARDS

Site Area: 11 acres

Existing Zoning: RZ-4

Proposed Zoning: UR-2

Existing Use: Multi-family Residential and Vacant

Proposed Uses: E2y-2 Townhouse Units and Single Family Residential Units

Minimum Building Height: 30 ft. min.

Parking: Shall satisfy or exceed UR-2 minimum requirements

V. Structural and Landscaping

1. The Petitioner shall provide a minimum of (1) flat roof planting strip and a minimum of (1) flat roof garden along the site’s frontage and along streets.

2. The Petitioner may vary the site and create lots within the site within or across porches of a unified development plan.

3. Petitioners shall provide a minimum setback of at least twenty (20) feet from the existing back of each of East 36th Street.

4. Petitioners shall provide a minimum setback of (1) twenty feet (20 ft.) from the existing back of each of Spencer Street.

5. Petitioners intend to provide an alternative open space plan along Spencer Street and East 36th Street, as shown on the site plan.

6. Petitioners shall provide a minimum setback of (1) twenty feet (20 ft.) from the existing back of each of 36th Street.

7. The maximum height of any pedestrian scale, freestanding lighting fixtures (on the site, including its base), shall not exceed (7.5 ft)

8. Any lighting fixtures attached for the buildings to be constructed on the site shall be decorative, screened and unobtrusively directed.

VII. Amendments to Rezoning Plan

All future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Development Area or Area Amendments to the Development Area are subject to the provisions of Chapter 6 of the Ordinance. Amendments to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

VIII. Open Space

The Petitioner shall comply with the Street Construction ControlsOrdinance and tree set requirements.

IX. Architectural Standards

11. Architectural standards for the townhouse units in Development Area B shall consist of the following:

a. The townhouse units having East 36th Street shall face toward the street and arise along the internal courtyard, as depicted on the Rezoning Plan. Gables of townhouse units shall face the private drive.

b. Petitioner shall provide that urban design shall consist of a composition of forms, such as (a) symmetrical, (b) asymmetrical, (c) contemporary, (d) modern, (e) standard (SA), (f) unique, and (g) other architectural styles approved by the Planning Director.

c. Petitioner shall provide that materials shall be used in the following combinations:

(1) (a) brick
(b) stone
(c) cement
(d) stucco
(e) siding
(f) stucco
(g) stone
(h) brick
(i) siding
(j) other.

IX. Architectural Standards

1. Architectural standards for the townhouse units in Development Area A shall consist of the following:

a. The townhouse units having East 36th Street shall face toward the street and arise along the internal courtyard, as depicted on the Rezoning Plan. Gables of townhouse units shall face the private drive.

b. Petitioner shall provide that urban design shall consist of a composition of forms, such as (a) symmetrical, (b) asymmetrical, (c) contemporary, (d) modern, (e) standard (SA), (f) unique, and (g) other architectural styles approved by the Planning Director.

c. Petitioner shall provide that materials shall be used in the following combinations:

(1) (a) brick
(b) stone
(c) cement
(d) stucco
(e) siding
(f) stucco
(g) stone
(h) brick
(i) siding
(j) other.

2. Architectural standards for the single-family residential units in Development Area B shall consist of the following:

a. Petitioner shall provide that urban design shall consist of a composition of forms, such as (a) symmetrical, (b) asymmetrical, (c) contemporary, (d) modern, (e) standard (SA), (f) unique, and (g) other architectural styles approved by the Planning Director.

b. Petitioner shall provide that materials shall be used in the following combinations:

(1) (a) brick
(b) stone
(c) cement
(d) stucco
(e) siding
(f) stucco
(g) stone
(h) brick
(i) siding
(j) other.

3. Petitioners shall provide a minimum setback of (20 ft) from the existing back of each of East 36th Street.

4. Petitioners shall provide a minimum setback of (20 ft) from the existing back of each of Spencer Street.

5. Petitioners shall provide an alternative street tree plan along Spencer Street and East 36th Street, as shown on the site plan.

6. Petitioners shall provide a minimum setback of (20 ft) from the existing back of each of 36th Street.

7. The maximum height of any pedestrian scale, freestanding lighting fixtures (on the site, including its base), shall not exceed (7.5 ft)

8. Any lighting fixtures attached for the buildings to be constructed on the site shall be decorative, screened and unobtrusively directed.

36TH STREET TOWNHOMES

SAUSY BURBANK, LLC

REZONING PETITION NO. 2017-071

DEVELOPMENT STANDARDS

10/23/2017