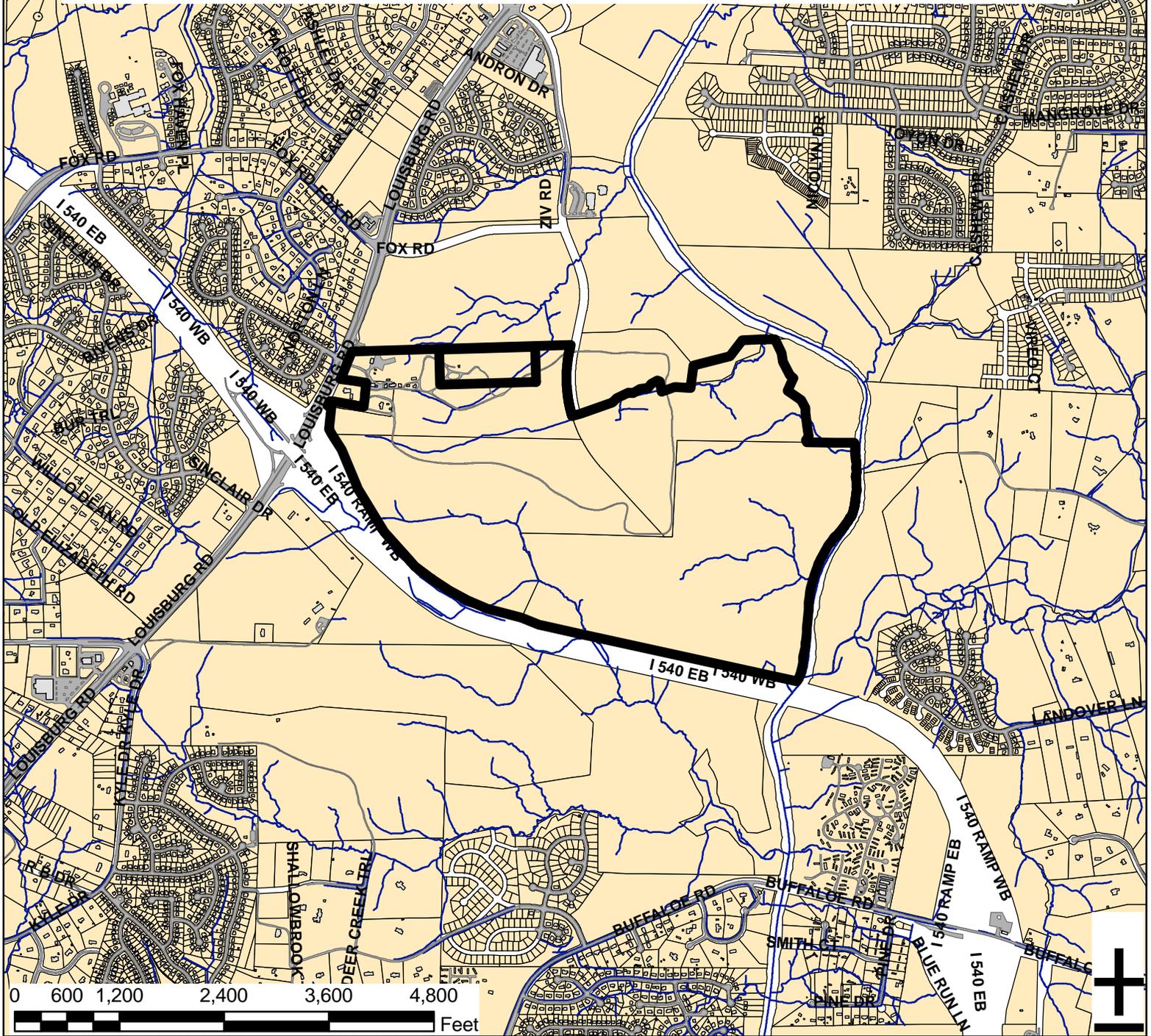


# 5401 NORTH- RESUBMITTAL MP-1-2010



Zoning: **R-6 CUD, TD CUD, PDD**  
CAC: **Northeast**  
Drainage  
Basin: **Neuse River**  
Acreage: **406.27**

Proposed Use: **Mixed**  
Planner: **Stacy Barbour**  
Phone: **(919) 516-2631**  
Applicant Contact: **Tony M. Tate, LA**  
Phone: **(919) 484-8880**

# 5401 North

PLANNED DENSITY DEVELOPMENT AMENDMENT

Raleigh, North Carolina

Case # MP-3-06

property owner:  
5401 North, LLC

5630 Bankers Avenue  
Baton Rouge, LA 70808  
225.924.7206

developer:

Commercial Properties  
Realty Trust

5630 Bankers Avenue  
Baton Rouge, LA 70808  
225.924.7206

town planners and architects:  
Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143  
305.666.0446

landscape architecture:

Tony M. Tate  
Landscape Architecture, PA

5011 Southpark Drive, Suite 200  
Durham, North Carolina 27713  
919-484-8880

counsel:

K.L. Gates

4350 Lassiter at North Hills Ave. Ste. 300  
Raleigh, NC 27609  
919-473-7326

civil engineering:

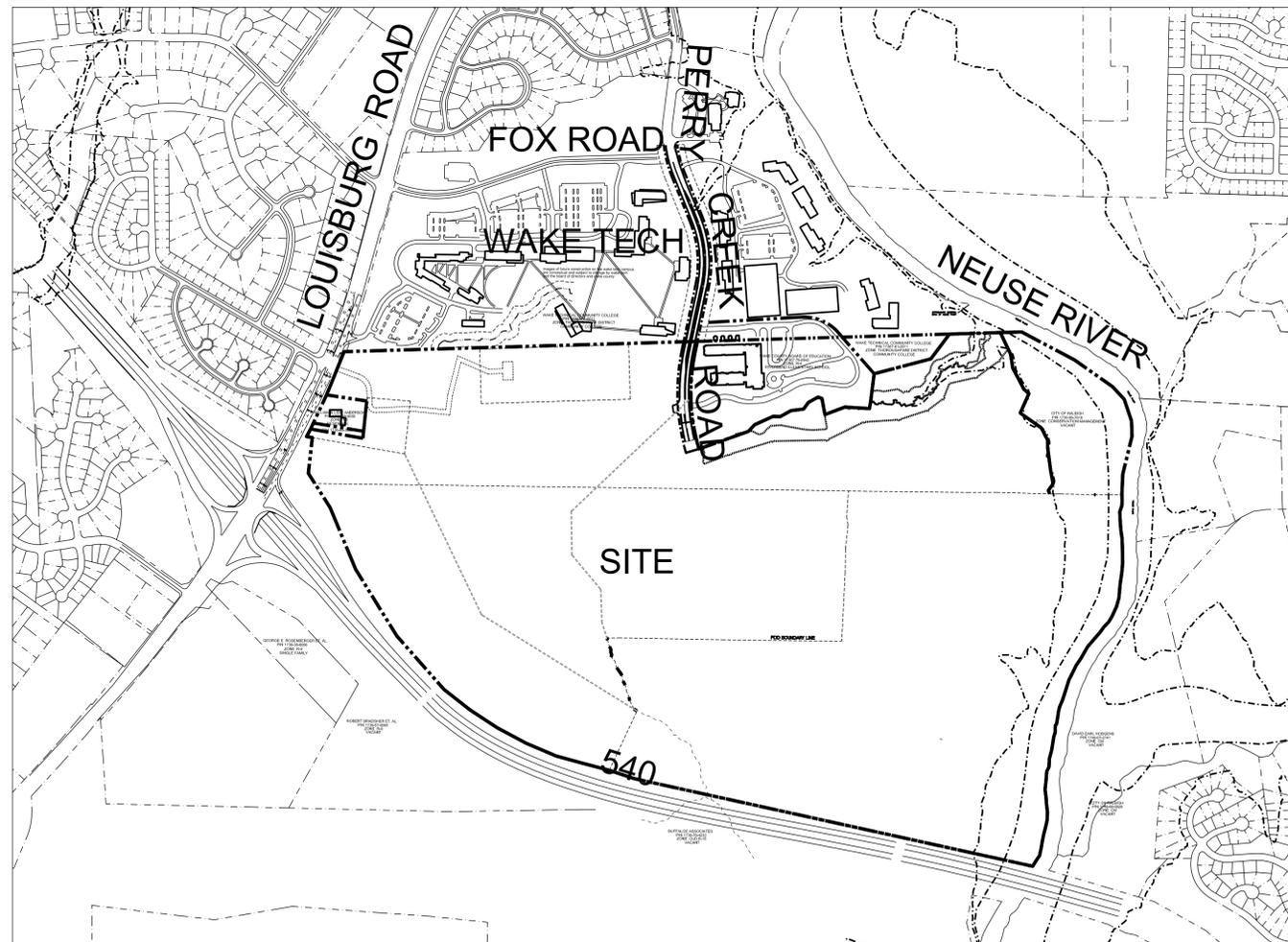
B&F Consulting

2805 Tobermory Lane  
Raleigh, NC 27606

traffic engineering:

Kimley Horne

333 Fayetteville Street, Suite 600  
Raleigh, NC 27601



VICINITY MAP

SCALE 1"=600'

COVER SHEET	L-1
EXISTING CONDITIONS	L-2
MASTER PLAN	L-3
LAND USE SUMMARY/TRACTS	L-4
CIRCULATION PLAN	L-5
OPEN SPACE	L-6
TREE CONSERVATION	L-7

UTILITY PLAN	C-1
STORMWATER PLAN	C-2
STREET SECTIONS	C-3
STREET SECTIONS	C-4

**5401**  
N O R T H

**DOVER, KOHL & PARTNERS**  
town planning

1571 Sunset Drive  
Coral Gables, FL 33143  
305.666.0446

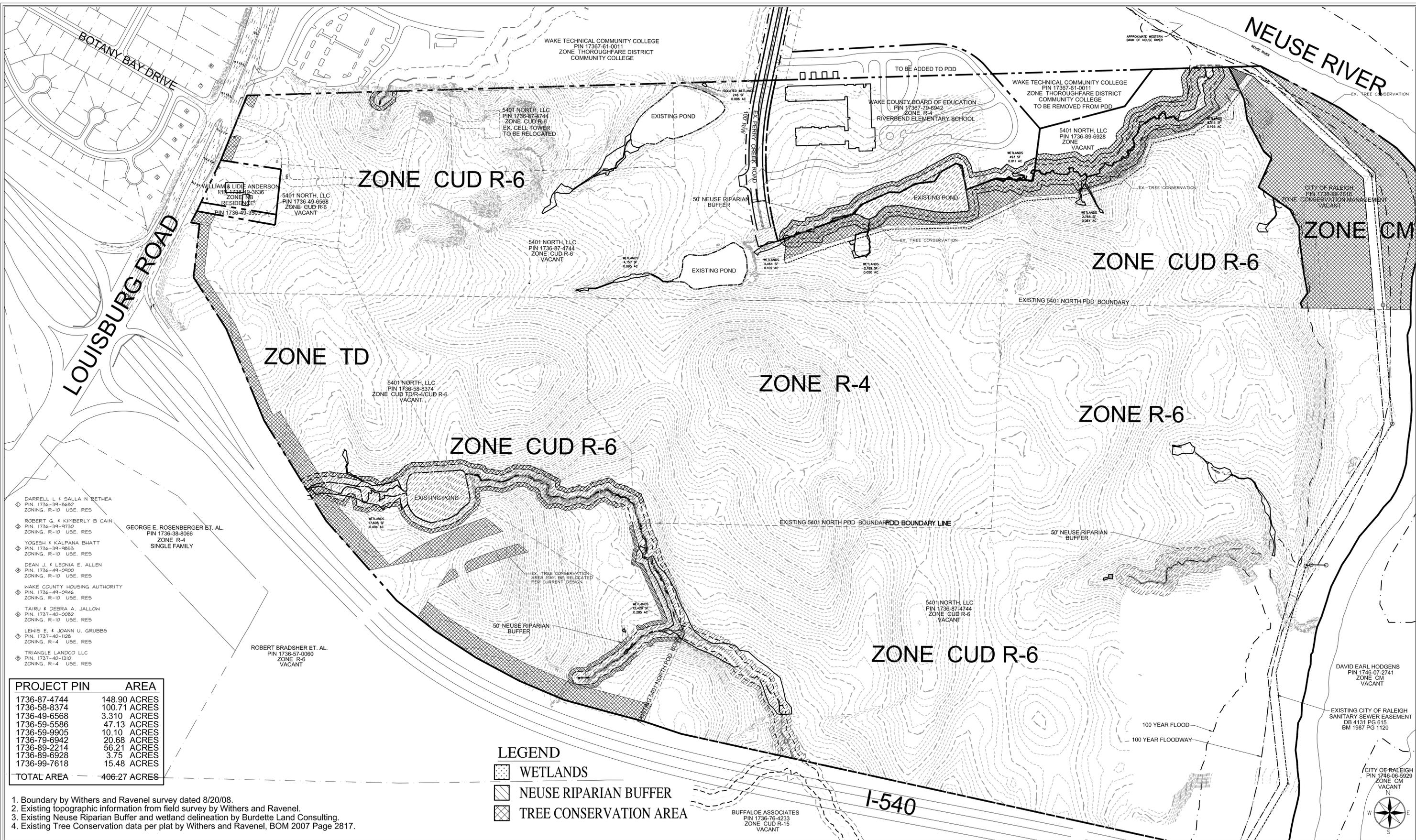
5401 North Master Plan

Cover

June 18, 2010

Scale: 1" = 600'





- ◆ DARRELL L & SALLA N BETHEA  
PIN 1736-39-8692  
ZONING, R-10 USE, RES
- ◆ ROBERT G. & KIMBERLY B CAIN  
PIN 1736-39-4730  
ZONING, R-10 USE, RES
- ◆ YOGESH & KALPANA BHATT  
PIN 1736-39-9853  
ZONING, R-10 USE, RES
- ◆ DEAN J. & LEONIA E. ALLEN  
PIN 1736-49-0900  
ZONING, R-10 USE, RES
- ◆ WAKE COUNTY HOUSING AUTHORITY  
PIN 1736-49-0946  
ZONING, R-10 USE, RES
- ◆ TAIRU & DEBRA A. JALLOW  
PIN 1737-40-0082  
ZONING, R-10 USE, RES
- ◆ LEHIS E. & JOANN U. GRUBBS  
PIN 1737-40-1128  
ZONING, R-4 USE, RES
- ◆ TRIANGLE LANDCO LLC  
PIN 1737-40-1310  
ZONING, R-4 USE, RES

GEORGE E. ROSENBERGER ET. AL.  
PIN 1736-38-9066  
ZONE R-4  
SINGLE FAMILY

ROBERT BRADSHAW ET. AL.  
PIN 1736-57-0060  
ZONE R-6  
VACANT

DAVID EARL HODGENS  
PIN 1748-07-2741  
ZONE CM  
VACANT

EXISTING CITY OF RALEIGH  
SANITARY SEWER EASEMENT  
DB 4131 PG 615  
BM 1987 PG 1120



PROJECT PIN	AREA
1736-87-4744	148.90 ACRES
1736-58-8374	100.71 ACRES
1736-49-6568	3.310 ACRES
1736-59-5586	47.13 ACRES
1736-59-9905	10.10 ACRES
1736-79-6942	20.68 ACRES
1736-89-2214	56.21 ACRES
1736-89-6928	3.75 ACRES
1736-99-7618	15.48 ACRES
<b>TOTAL AREA</b>	<b>406.27 ACRES</b>

- LEGEND**
- ▨ WETLANDS
  - ▤ NEUSE RIPARIAN BUFFER
  - ▩ TREE CONSERVATION AREA

1. Boundary by Withers and Ravenel survey dated 8/20/08.
2. Existing topographic information from field survey by Withers and Ravenel.
3. Existing Neuse Riparian Buffer and wetland delineation by Burdette Land Consulting.
4. Existing Tree Conservation data per plat by Withers and Ravenel, BOM 2007 Page 2817.

**DOVER, KOHL & PARTNERS**  
town planning  
1571 Sunset Drive  
Coral Gables, FL 33143  
305.666.0446

Tony M. Tate  
Landscape Architecture, PA  
5011 Southpark Drive, Suite 200  
Durham, North Carolina 27713  
919-484-8880

5401 North Master Plan  
Existing Conditions  
June 18, 2010

Commercial Properties  
Realty Trust  
5630 Bankers Avenue  
Baton Rouge, LA 70808  
225.924.7206



**L-2**



**LEGEND:**

	T1	(The Natural Zone)
	T2	(The Rural Zone)
	T3	(The Sub-Urban Zone)
	T4-R	(The Neighborhood General Restricted Zone)
	T4-O	(The Neighborhood General Open Zone)
	T5	(The Urban Center Zone)
	T6	(The Urban Core Zone)
	Civic	

- NOTES:**
1. BOUNDARY INFORMATION PROVIDED BY CH ENGINEERING
  2. ADJACENT PROPERTY INFORMATION PROVIDED BY WAKE COUNTY GIS.
  3. PLANAMETRICS FOR PROPERTY AND ADJACENT PROPERTIES PROVIDED WAKE COUNTY GIS.
  4. F.E.M.A. FLOOD INFORMATION PROVIDED BY C.H. ENGINEERING
  5. WETLANDS INFORMATION PROVIDED BY BURDETTE LAND CONSULTING
  6. TOPOGRAPHY INFORMATION PROVIDED BY FIELD INFO BY WITHERA AND RAVENEL.
  7. STREAMS/WETLANDS BUFFERS PROVIDED BY BURDETTE LAND CONSULTING
  8. THE DEDICATION OF R/W AND SLOPE EASEMENT FOR EXISTING STREETS WITH FRONTAGE ALONG THIS PROJECT (US 401) SHALL OCCUR IN PHASE 1.
  9. All inside turning radii shall be 28' or designed and proven to accommodate emergency vehicles.
  10. OWNER SHALL SUBMIT A PETITION FOR ANNEXATION AFTER THE APPROVAL OF THE PRELIMINARY PLAN.
  11. A MASTER SIGN PLAN SHALL BE APPROVED PRIOR TO FIRST BUILDING PERMIT.

**DOVER, KOHL & PARTNERS**  
 town planning  
 1571 Sunset Drive  
 Coral Gables, FL 33143  
 305.666.0446

Tony M. Tate  
 Landscape Architecture, PA  
 5011 Southpark Drive, Suite 200  
 Durham, North Carolina 27713  
 919-484-8880

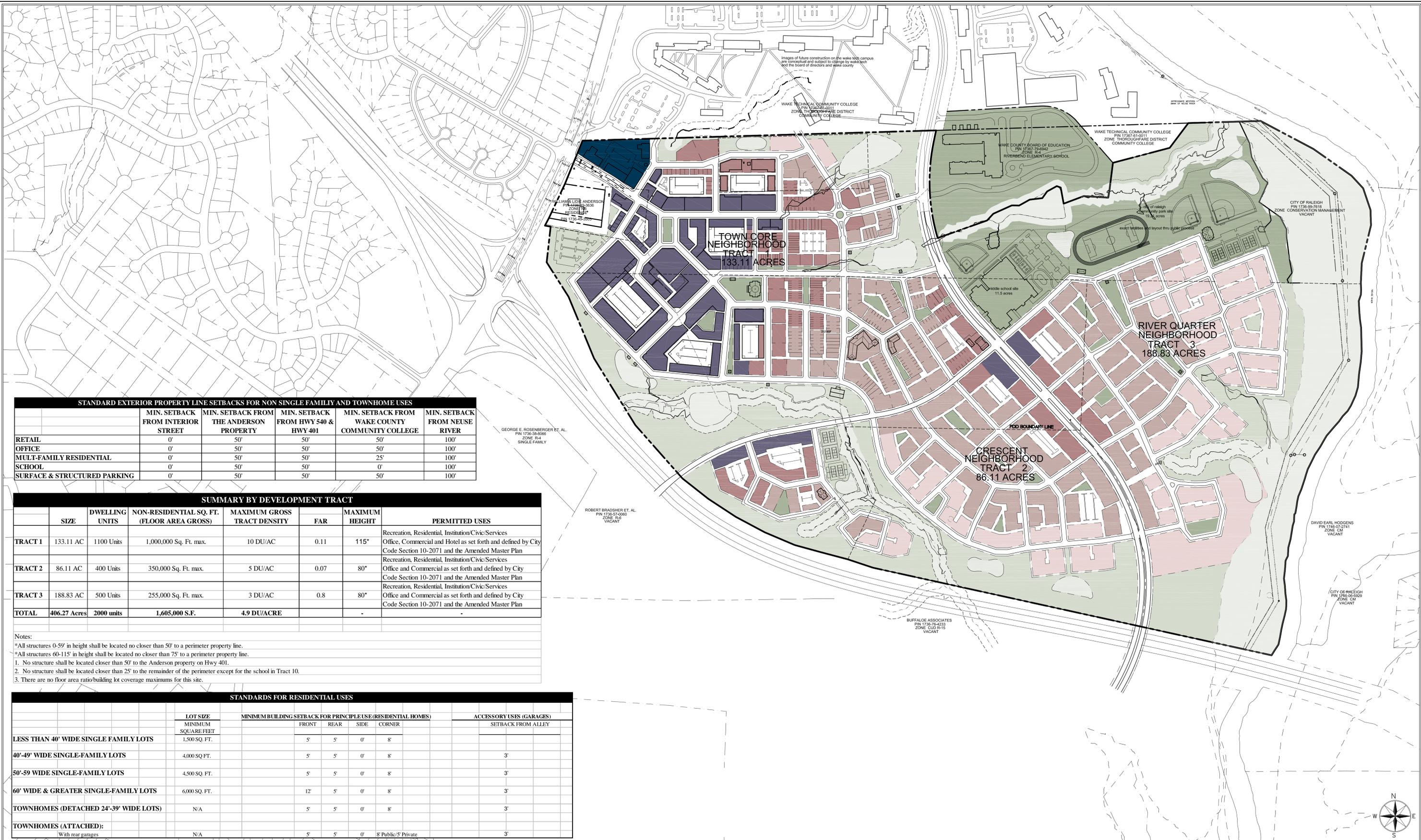
5401 North Master Plan  
 Transect Map  
 June 18, 2010

Commercial Properties  
 Realty Trust  
 5630 Bankers Avenue  
 Baton Rouge, LA 70808  
 225.924.7206



**L-3**

Copyright 2010 by Victor Dover and Joseph Kohl. Images, artworks, diagrams and other items produced by Dover, Kohl & Partners are for purposes of conceptual illustration only and do not represent a guarantee of any kind. These items are instruments of service which remain the property of Dover, Kohl & Partners and may not be duplicated without permission. Dover, Kohl & Partners and its sub-consultants shall not have any control over and shall not be responsible for construction means, procedures, safety precautions, or legal disclosures in the implementation of the project, or for errors or omissions by future consultants, developers, or government.



STANDARD EXTERIOR PROPERTY LINE SETBACKS FOR NON SINGLE FAMILY AND TOWNHOME USES					
	MIN. SETBACK FROM INTERIOR STREET	MIN. SETBACK FROM THE ANDERSON PROPERTY	MIN. SETBACK FROM HWY 540 & HWY 401	MIN. SETBACK FROM WAKE COUNTY COMMUNITY COLLEGE	MIN. SETBACK FROM NEUSE RIVER
RETAIL	0'	50'	50'	50'	100'
OFFICE	0'	50'	50'	50'	100'
MULT-FAMILY RESIDENTIAL	0'	50'	50'	25'	100'
SCHOOL	0'	50'	50'	0'	100'
SURFACE & STRUCTURED PARKING	0'	50'	50'	50'	100'

SUMMARY BY DEVELOPMENT TRACT							
	SIZE	DWELLING UNITS	NON-RESIDENTIAL SQ. FT. (FLOOR AREA GROSS)	MAXIMUM GROSS TRACT DENSITY	FAR	MAXIMUM HEIGHT	PERMITTED USES
TRACT 1	133.11 AC	1100 Units	1,000,000 Sq. Ft. max.	10 DU/AC	0.11	115'	Recreation, Residential, Institution/Civic/Services Office, Commercial and Hotel as set forth and defined by City Code Section 10-2071 and the Amended Master Plan
TRACT 2	86.11 AC	400 Units	350,000 Sq. Ft. max.	5 DU/AC	0.07	80'	Recreation, Residential, Institution/Civic/Services Office and Commercial as set forth and defined by City Code Section 10-2071 and the Amended Master Plan
TRACT 3	188.83 AC	500 Units	255,000 Sq. Ft. max.	3 DU/AC	0.8	80'	Recreation, Residential, Institution/Civic/Services Office and Commercial as set forth and defined by City Code Section 10-2071 and the Amended Master Plan
TOTAL	406.27 Acres	2000 units	1,605,000 S.F.	4.9 DU/ACRE	-	-	-

Notes:  
 \*All structures 0-59' in height shall be located no closer than 50' to a perimeter property line.  
 \*All structures 60-115' in height shall be located no closer than 75' to a perimeter property line.  
 1. No structure shall be located closer than 50' to the Anderson property on Hwy 401.  
 2. No structure shall be located closer than 25' to the remainder of the perimeter except for the school in Tract 10.  
 3. There are no floor area ratio/building lot coverage maximums for this site.

STANDARDS FOR RESIDENTIAL USES							
	LOT SIZE MINIMUM SQUARE FEET	MINIMUM BUILDING SETBACK FOR PRINCIPLE USE (RESIDENTIAL HOMES)				ACCESSORY USES (GARAGES)	
		FRONT	REAR	SIDE	CORNER	SETBACK FROM ALLEY	
LESS THAN 40' WIDE SINGLE FAMILY LOTS	1,500 SQ. FT.	5'	5'	0'	8'		
40'-49' WIDE SINGLE-FAMILY LOTS	4,000 SQ. FT.	5'	5'	0'	8'	3'	
50'-59' WIDE SINGLE-FAMILY LOTS	4,500 SQ. FT.	5'	5'	0'	8'	3'	
60' WIDE & GREATER SINGLE-FAMILY LOTS	6,000 SQ. FT.	12'	5'	0'	8'	3'	
TOWNHOMES (DETACHED 24'-39' WIDE LOTS)	N/A	5'	5'	0'	8'	3'	
TOWNHOMES (ATTACHED): With rear garages	N/A	5'	5'	0'	8' Public/5' Private	3'	

**DOVER, KOHL & PARTNERS**  
 town planning  
 1571 Sunset Drive  
 Coral Gables, FL 33143  
 305.666.0446

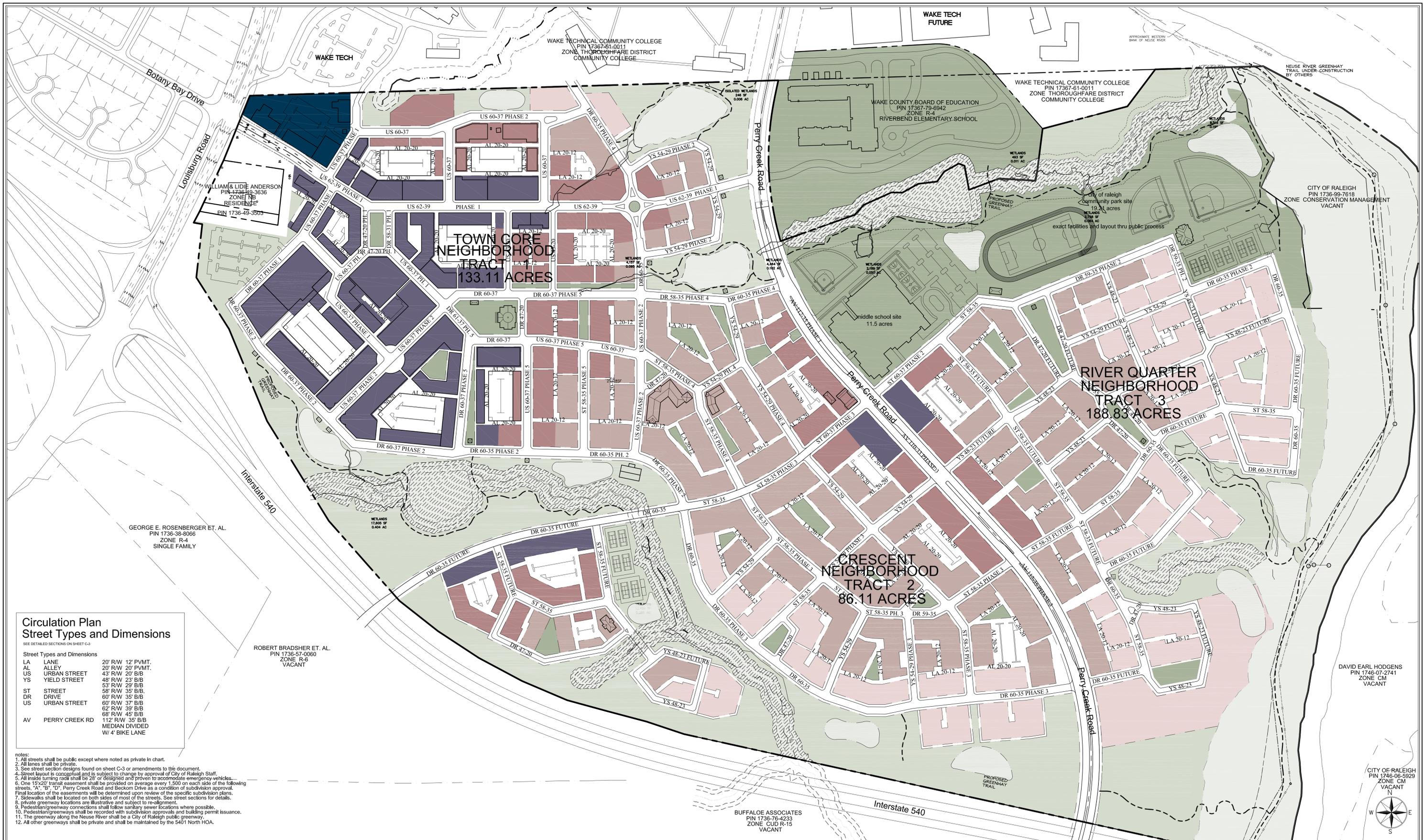
Tony M. Tate  
 Landscape Architecture, PA  
 5011 Southpark Drive, Suite 200  
 Durham, North Carolina 27713  
 919-484-8880

5401 North Master Plan  
 Tract Intensity  
 June 18, 2010

Commercial Properties  
 Realty Trust  
 5630 Bankers Avenue  
 Baton Rouge, LA 70808  
 225.924.7206

Scale: 1" = 300'  
 0' 150' 300' 600' 900 1800  
**L-4**

© Copyright 2010 by Victor Dover and Joseph Kohl. Images, artworks, diagrams and other items produced by Dover, Kohl & Partners are for purposes of conceptual illustration only and do not represent a guarantee of any kind. These items are instruments of service which remain the property of Dover, Kohl & Partners and may not be duplicated without permission. Dover, Kohl & Partners and its sub-consultants shall not have any control over and shall not be responsible for construction means, procedures, safety precautions, or legal disclosures in the implementation of the project, or for errors or omissions by future consultants, developers, or government.



**Circulation Plan  
Street Types and Dimensions**

SEE DETAILED SECTIONS ON SHEET C-3

Street Types and Dimensions	
LA LANE	20' RW 12' PVMT.
AL ALLEY	20' RW 20' PVMT.
US URBAN STREET	43' RW 20' B/B
YS YIELD STREET	48' RW 23' B/B
ST STREET	53' RW 29' B/B
DR DRIVE	58' RW 35' B/B
US URBAN STREET	60' RW 35' B/B
	60' RW 37' B/B
	62' RW 39' B/B
	68' RW 45' B/B
AV PERRY CREEK RD	112' RW 35' B/B MEDIAN DIVIDED W/ 4' BIKE LANE

- notes:
- All streets shall be public except where noted as private in chart.
  - All lanes shall be private.
  - See street section designs found on sheet C-3 or amendments to this document.
  - Street layout is conceptual and is subject to change by approval of City of Raleigh Staff.
  - All inside turning radii shall be 28' or designed and proven to accommodate emergency vehicles.
  - One 15x20' transit easement shall be provided on average every 1,500' on each side of the following streets: "A", "B", "D", Perry Creek Road and Beckom Drive as a condition of subdivision approval.
  - Final location of the easements will be determined upon review of the specific subdivision plans.
  - Sidewalks shall be located on both sides of most of the streets. See street sections for details.
  - Private greenway locations are illustrative and subject to re-alignment.
  - Pedestrian/greenway connections shall follow sanitary sewer locations where possible.
  - Pedestrian/greenways shall be recorded with subdivision approvals and building permit issuance.
  - The greenway along the Neuse River shall be a City of Raleigh public greenway.
  - All other greenways shall be private and shall be maintained by the 5401 North HOA.

**DOVER, KOHL & PARTNERS**  
town planning

1571 Sunset Drive  
Coral Gables, FL 33143  
305.666.0446

Tony M. Tate  
Landscape Architecture, PA

5011 Southpark Drive, Suite 200  
Durham, North Carolina 27713  
919-484-8880

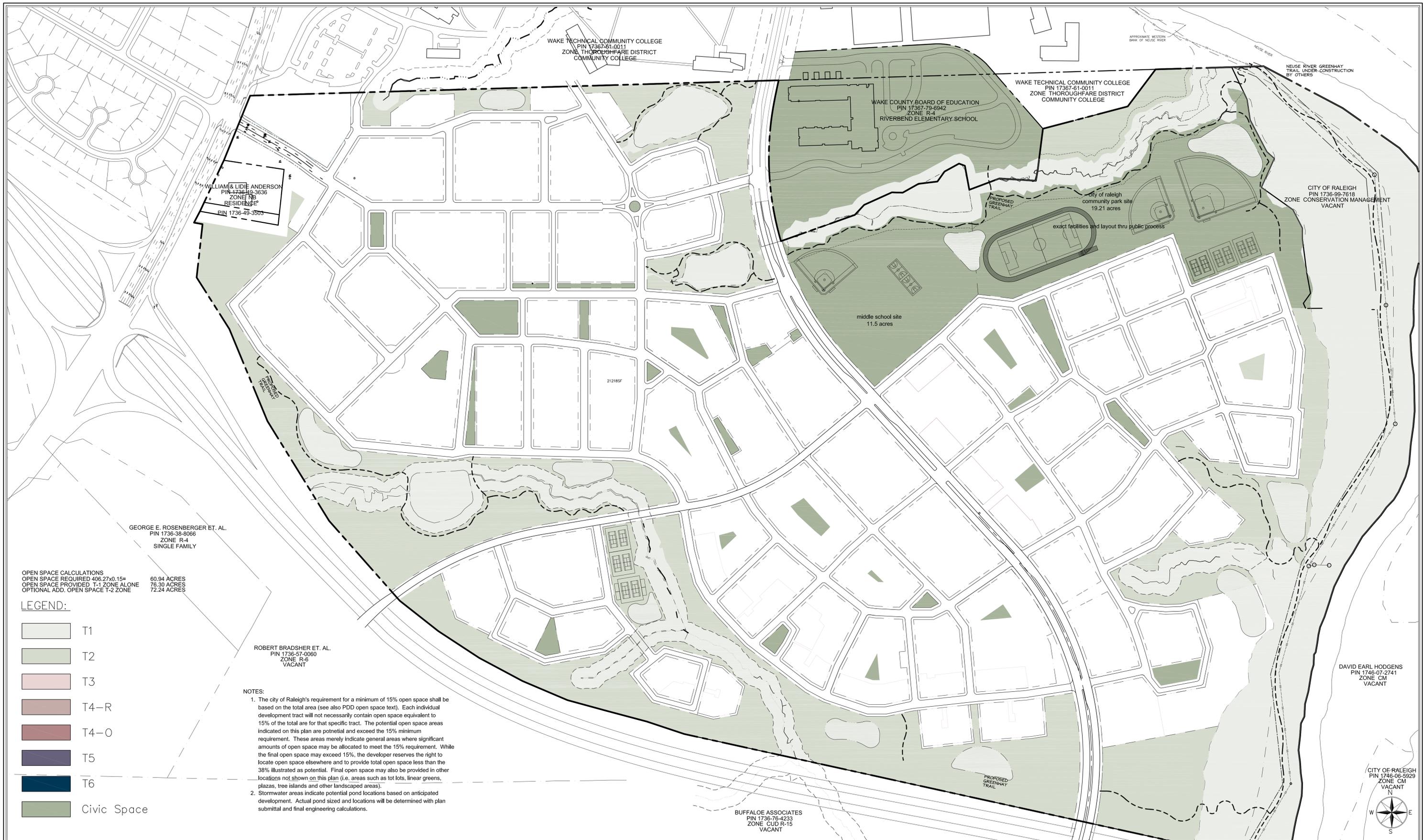
5401 North Master Plan  
Circulation Plan  
June 18, 2010

Commercial Properties  
Realty Trust

5630 Bankers Avenue  
Baton Rouge, LA 70808  
225.924.7206

Scale: 1" = 200'

**L-5**



WILLIAM & LIDIE ANDERSON  
 PIN 1736-49-3636  
 ZONE T-6  
 RESIDENTIAL  
 PIN 1736-49-3503

WAKE TECHNICAL COMMUNITY COLLEGE  
 PIN 17367-61-0011  
 ZONE THOROUGHFARE DISTRICT  
 COMMUNITY COLLEGE

WAKE COUNTY BOARD OF EDUCATION  
 PIN 17367-79-6942  
 ZONE R-4  
 RIVERBEND ELEMENTARY SCHOOL

WAKE TECHNICAL COMMUNITY COLLEGE  
 PIN 17367-61-0011  
 ZONE THOROUGHFARE DISTRICT  
 COMMUNITY COLLEGE

NEUSE RIVER GREENWAY  
 TRAIL UNDER CONSTRUCTION  
 BY OTHERS

CITY OF RALEIGH  
 PIN 1736-99-7618  
 ZONE CONSERVATION MANAGEMENT  
 VACANT

GEORGE E. ROSENBERGER ET. AL.  
 PIN 1736-38-8066  
 ZONE R-4  
 SINGLE FAMILY

ROBERT BRADSHAW ET. AL.  
 PIN 1736-57-0060  
 ZONE R-6  
 VACANT

DAVID EARL HODGENS  
 PIN 1746-07-2741  
 ZONE CM  
 VACANT

CITY OF RALEIGH  
 PIN 1746-06-5929  
 ZONE CM  
 VACANT

BUFFALO ASSOCIATES  
 PIN 1736-76-4233  
 ZONE CUD R-15  
 VACANT

OPEN SPACE CALCULATIONS  
 OPEN SPACE REQUIRED 406.27x0.15= 60.94 ACRES  
 OPEN SPACE PROVIDED T-1 ZONE ALONE 76.30 ACRES  
 OPTIONAL ADD. OPEN SPACE T-2 ZONE 72.24 ACRES

- LEGEND:**
- T1
  - T2
  - T3
  - T4-R
  - T4-O
  - T5
  - T6
  - Civic Space

**NOTES:**

- The City of Raleigh's requirement for a minimum of 15% open space shall be based on the total area (see also PDD open space text). Each individual development tract will not necessarily contain open space equivalent to 15% of the total area for that specific tract. The potential open space areas indicated on this plan are potential and exceed the 15% minimum requirement. These areas merely indicate general areas where significant amounts of open space may be allocated to meet the 15% requirement. While the final open space may exceed 15%, the developer reserves the right to locate open space elsewhere and to provide total open space less than the 38% illustrated as potential. Final open space may also be provided in other locations not shown on this plan (i.e. areas such as lot lots, linear greens, plazas, tree islands and other landscaped areas).
- Stormwater areas indicate potential pond locations based on anticipated development. Actual pond sized and locations will be determined with plan submittal and final engineering calculations.

**DOVER, KOHL & PARTNERS**  
 town planning  
 1571 Sunset Drive  
 Coral Gables, FL 33143  
 305.666.0446

Tony M. Tate  
 Landscape Architecture, PA  
 5011 Southpark Drive, Suite 200  
 Durham, North Carolina 27713  
 919-484-8880

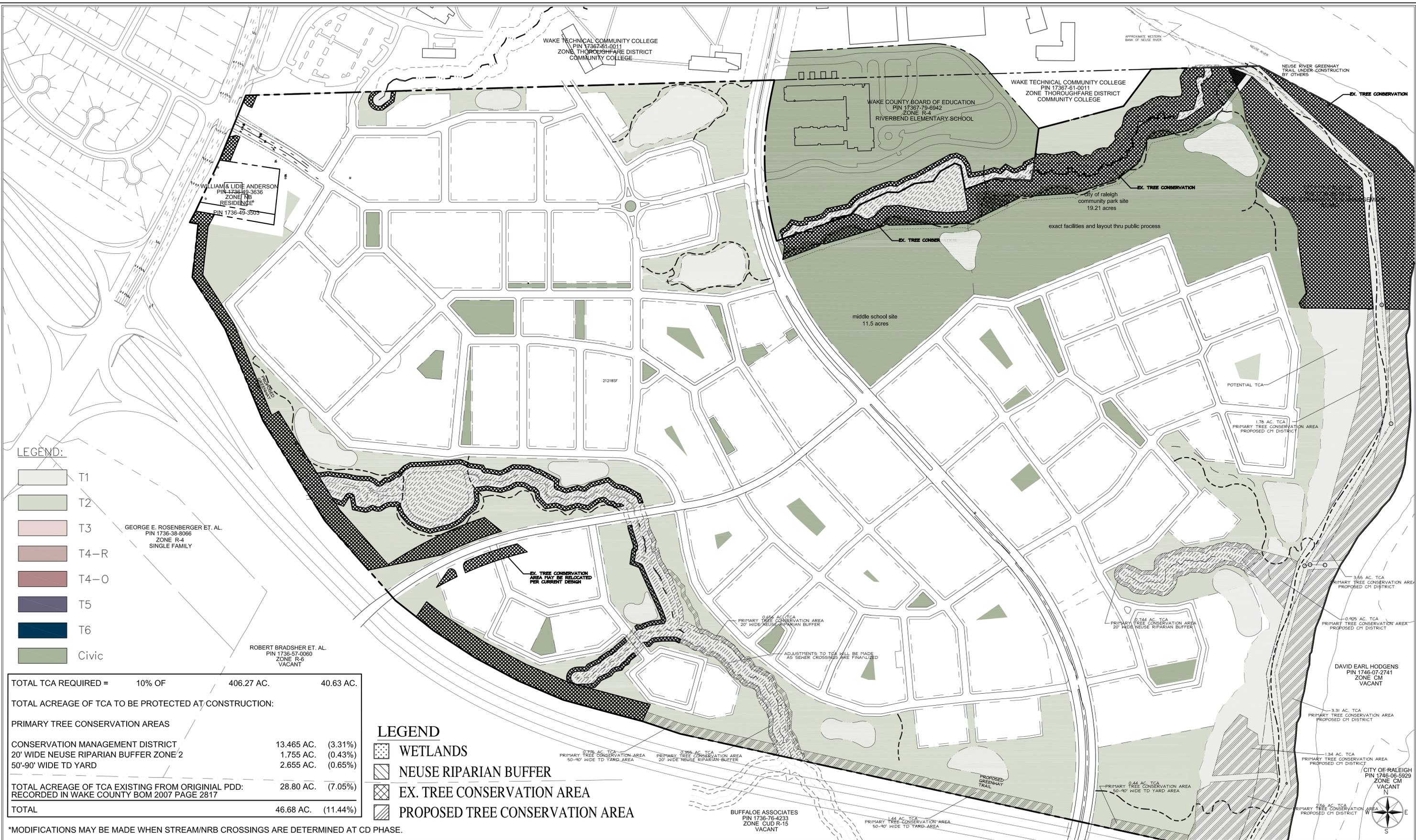
5401 North Master Plan  
 Open Space Plan  
 June 18, 2010

Commercial Properties  
 Realty Trust  
 5630 Bankers Avenue  
 Baton Rouge, LA 70808  
 225.924.7206

Scale: 1" = 200'  
 0' 100' 200' 400' 1/8 Mile 1/4 Mile

**L-6**

© Copyright 2009 by Victor Dover and Joseph Kohl. Images, artworks, diagrams and other items produced by Dover, Kohl & Partners are for purposes of conceptual illustration only and do not represent a guarantee of any kind. These items are instruments of service which remain the property of Dover, Kohl & Partners and may not be duplicated without permission. Dover, Kohl & Partners and its sub-consultants shall not have any control over and shall not be responsible for construction means, procedures, safety precautions, or legal disclosures in the implementation of the project, or for errors or omissions by future consultants, developers, or government.



**LEGEND:**

- T1
- T2
- T3
- T4-R
- T4-O
- T5
- T6
- Civic

TOTAL TCA REQUIRED =	10% OF	406.27 AC.	40.63 AC.
TOTAL ACREAGE OF TCA TO BE PROTECTED AT CONSTRUCTION:			
PRIMARY TREE CONSERVATION AREAS			
CONSERVATION MANAGEMENT DISTRICT	13.465 AC.	(3.31%)	
20' WIDE NEUSE RIPARIAN BUFFER ZONE/2	1.755 AC.	(0.43%)	
50'-90' WIDE TD YARD	2.655 AC.	(0.65%)	
TOTAL ACREAGE OF TCA EXISTING FROM ORIGINAL PDD: RECORDED IN WAKE COUNTY BOM 2007 PAGE 2817	28.80 AC.	(7.05%)	
<b>TOTAL</b>	<b>46.68 AC.</b>	<b>(11.44%)</b>	

**LEGEND**

- WETLANDS
- NEUSE RIPARIAN BUFFER
- EX. TREE CONSERVATION AREA
- PROPOSED TREE CONSERVATION AREA

**DOVER, KOHL & PARTNERS**  
town planning  
1571 Sunset Drive  
Coral Gables, FL 33143  
305.666.0446

Tony M. Tate  
Landscape Architecture, PA  
5011 Southpark Drive, Suite 200  
Durham, North Carolina 27713  
919-484-8880

5401 North Master Plan  
Tree Conservation Plan  
June 18, 2010

Commercial Properties  
Realty Trust  
5630 Bankers Avenue  
Baton Rouge, LA 70808  
225.924.7206



**L-7**

© Copyright 2009 by Victor Dover and Joseph Kohl. Images, artworks, diagrams and other items produced by Dover, Kohl & Partners are for purposes of conceptual illustration only and do not represent a guarantee of any kind. These items are instruments of service which remain the property of Dover, Kohl & Partners and may not be duplicated without permission. Dover, Kohl & Partners and its sub-consultants shall not have any control over and shall not be responsible for construction means, procedures, safety precautions, or legal disclosures in the implementation of the project, or for errors or omissions by future consultants, developers, or government.

City of Raleigh, NC  
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602  
One Exchange Plaza 3<sup>rd</sup> Floor  
Telephone: (919) 516-2626 FAX: (919) 516-2684  
[www.raleighnc.gov/planning/dprc](http://www.raleighnc.gov/planning/dprc)

CITY OF RALEIGH  
CITY PLANNING DEPT

JUN 18 AM 10:48

---

## MASTER PLAN APPLICATION

### PLANNED DEVELOPMENT OVERLAY DISTRICT

---

### Section A.

#### SUBMITTAL CHECKLIST

---

***AT THE TIME YOU SUBMIT, A PLANNING DEPARTMENT STAFF MEMBER WILL CHECK YOUR APPLICATION MATERIALS FOR COMPLETION. IF ANY OF THE FOLLOWING SUBMITTAL MATERIALS ARE MISSING OR INCOMPLETE, WE WILL ASK YOU TO COMPLETE THE PACKAGE AND RE-SUBMIT for the appropriate deadline date.*** This is an important step to ensure that your plan can be reviewed in a timely manner, so please plan on spending a few minutes with us when you submit. Please DO NOT simply leave your application materials with the receptionist.

***PLANS SHALL BE SUBMITTED TO THE DEVELOPMENT PLANS REVIEW CENTER, ONE EXCHANGE PLAZA 3<sup>RD</sup> FLOOR WITH OTHER REQUIRED DOCUMENTATION FOR ZONING CASES BY THE DEADLINE DATE.***

---

***PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit: Insufficient information may result in a change in your schedule of review.***

- \$2,570.00 FILING FEE.** This represents approval filing fee and re-zoning fee. Checks may be made out to the City of Raleigh. Payments may be made by cash, check, Visa or Master Card.

**Fee effective July 1, 2008**

Master Plans associated with a Planned Development District	<b>\$2,570.00</b>
Revisions to approved master plans	<b>\$1,285.00</b>

- COMPLETED RE-ZONING PETITION.** Available for download at <http://www.raleighnc.gov/planning/dprc/applications>, or pick up from 3<sup>rd</sup> floor, One Exchange Plaza.
- THIS APPLICATION FORM** completed and signed by the property owner (agent cannot sign for owner).
- USING "IMAPS", PLEASE SUBMIT A HIGHLIGHTED COPY OF YOUR PARCEL WITH YOUR PIN # AND A MOST RECENT AERIAL PHOTO OF THE PARCEL.**
- TWELVE COPIES OF MASTER PLAN DOCUMENTS.** You may chose to Include illustrative site plans, text, drawings, charts or illustrations necessary to explain the concepts and details of the master plan. See Section C of this application for necessary information to be included in a master plan submittal. See accompanying template provided.
- Three copies of the TRAFFIC IMPACT ANALYSIS** including the volumes generated by each use.



**NEW ! A DIGITAL COPY OF ONLY THE SITE PLAN AND ELEVATIONS.**

The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

***Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review.***

**NOTE!!! A FINAL DIGITAL OR REDUCED COPY OF THE PLAN IS TO BE SUBMITTED TO THE COORDINATING PLANNER ONCE ALL STAFF REVIEW COMMENTS HAVE BEEN APPROVED.** It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be saved in any of the following formats, listed in order of preference: .jpg, .gif, .pdf, on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

**PLANNED DEVELOPMENT APPROVAL PROCESS:**

The master plan will be reviewed by administrative staff, and comments will be sent to the applicant. At the point at which the Planning Director determines that the master plan submittal requirements are complete and adequate to properly review the proposal, a public hearing will be authorized on the request for re-zoning to Planned Development Overlay District. After the public hearing, the Master Plan and re-zoning request are referred to Planning Commission for a recommendation, and on to City Council for final consideration.

**Section B.**

**SUMMARY INFORMATION - (SHOW ON MASTER PLAN)**

**ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:**

DEVELOPMENT NAME: 5401 North  
LOCATION: Northeast corner of intersection of Interstate 540 and US Highway 401  
WAKE CO. PROP. IDENTIFICATION # (PIN) with property map 1736-49-6568, 1736-59-5586, 1736-59-9905, 1736-58-8374, 1736-87-4744, 1736-89-2214 and 1736-89-6928  
EXISTING ZONING DISTRICT(s): Residential-4, Residential-6 Conditional Use, and Thoroughfare District Conditional Use, all with Planned Development Conditional Use Overlay District, and Residential-6 Conditional Use with Special Highway Overlay District-1  
PROPOSED ZONING DISTRICT(s): Residential-4, Residential-6 Conditional Use, Thoroughfare District Conditional Use, all with Planned Development Conditional Use Overlay District  
INSIDE CITY LIMITS? No, except PIN 1736-89-6928

**CLIENT (Owner or Developer):**

Name(s) 5401 North, LLC (Owner) and Commercial Properties Development Corporation (Developer)  
Address: 5630 Bankers Avenue, Baton Rouge, Louisiana 70808  
Telephone: (225) 709-1715 FAX: (225) 924-1235  
E-Mail Address: cmartin@cpdcbr.com

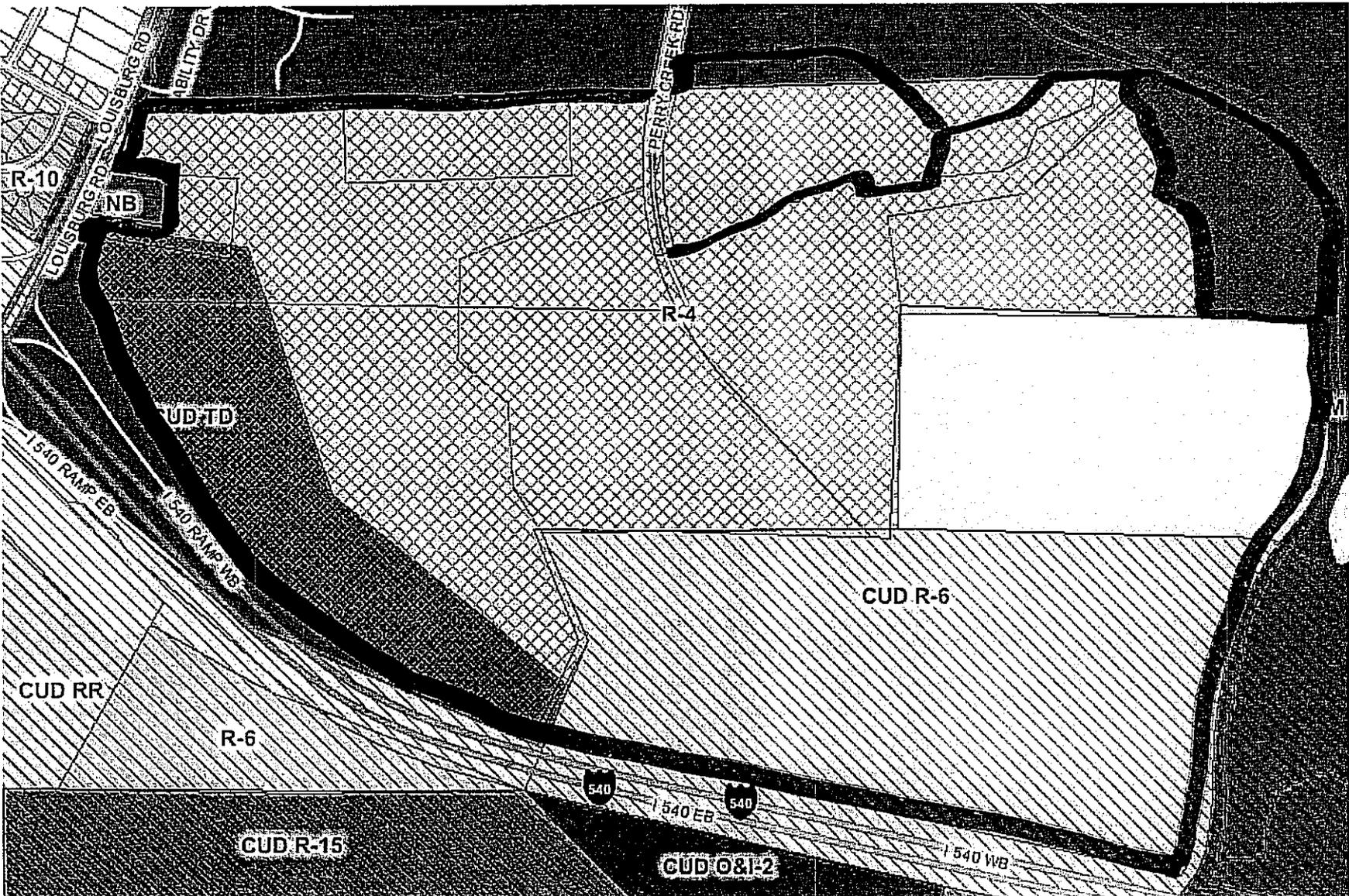
**CONSULTANT (Person to contact regarding questions or revisions to the plan):**

Name(s) Tony M. Tate  
Address: 5011 Southpark Drive, Suite 200, Durham, NC 27713  
Telephone: (919) 484-8880 FAX: (919) 484-8881  
E-Mail Address: tony@tmtla.com



0 400 800 1600 Feet





RESIDENTIAL ACRES: \_\_\_\_\_

Total residential units \_\_\_\_\_  
Single-family lots \_\_\_\_\_  
Multi-family units \_\_\_\_\_  
Group housing units \_\_\_\_\_  
Condominium units \_\_\_\_\_  
Congregate Care equivalent dwelling units \_\_\_\_\_  
Average residential density \_\_\_\_\_  
Maximum residential density \_\_\_\_\_  
Proposed minimum lot size for detached single family residential if requesting lots less than 5000 sq. ft. \_\_\_\_\_  
provide findings in accordance with 10-2057

INSTITUTIONAL ACRES: \_\_\_\_\_

Building Sq. Ft. \_\_\_\_\_

OFFICE ACRES: \_\_\_\_\_

Building Sq. Ft. \_\_\_\_\_

INDUSTRIAL ACRES: \_\_\_\_\_

Building Sq. Ft. \_\_\_\_\_

RETAIL ACRES: \_\_\_\_\_

Building Sq. Ft. \_\_\_\_\_

**% OF SITE THIS CONSTITUTES**

RECREATION ACRES: \_\_\_\_\_

Building Sq. ft. \_\_\_\_\_

OPEN SPACE ACRES: \_\_\_\_\_

Not-for-profit common area: \_\_\_\_\_

**% OF SITE IT CONSTITUTES**

Greenway (dedicated sq. ft.) \_\_\_\_\_

TREE CONSERVATION ACRES: \_\_\_\_\_

acreage \_\_\_\_\_

% OF SITE IT CONSTITUTES \_\_\_\_\_

Other public open space \_\_\_\_\_

**OWNER'S SIGNATURE:**

*In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed master plan as approved by the City.*

I hereby designate Tony M. Tate, Mack Paul and Michael Birch  
to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Date: 6.16.10

Signed: Carolyn E. Martin

Printed By: SAOP North, LLC  
Owner's name: Carolyn E. Martin, Vice President

**Section C.**

**DATA FOR MASTER PLAN DOCUMENTS**

**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF)**

(a) Sheet size.

- (1) Plan-view drawings for the master plan shall be drawn on one of three (3) standard sheet sizes. These are:
  - eighteen (18) by twenty-four (24) inches;
  - twenty-four (24) by thirty-six (36) inches;
  - thirty (30) by forty-two (42) inches;
- (2) Other supporting documentation may be submitted on 8 1/2" x 11" sheets, 11" x 17" sheets or 8 1/2" x 14" sheets.

(b) Key Information.

TOTAL SITE ACRES: 406.27 (369.41 being rezoned)

\* Target densities for each development tract comprising the overall size are provided in the Amended Master Plan. The actual mix of land uses, percentages of the total development and total acreage cannot be determined at this time.

RESIDENTIAL ACRES:           \*

Total residential units           2000  
Single-family lots           \*  
Multi-family units           \*  
Group housing units           \*  
Condominium units           \*  
Congregate Care equivalent dwelling units           150  
Average residential density           \*  
Maximum residential density           \*  
Proposed minimum lot size for detached single family residential if requesting lots less than 5000 sq. ft.           \* provide findings in accordance with 10-2057

INSTITUTIONAL ACRES:           \*

Building Sq. Ft.           200,000

OFFICE ACRES:           \*

Building Sq. Ft.           1,000,000

INDUSTRIAL ACRES:           0

Building Sq. Ft.           0

RETAIL ACRES:           \*

Building Sq. Ft.           405,000

% OF SITE THIS CONSTITUTES

RECREATION ACRES:           \*

Building Sq. ft.           \*

OPEN SPACE ACRES:           \*

Not-for-profit common area:           \*

% OF SITE IT CONSTITUTES

Greenway (dedicated sq. ft.)           \*

TREE CONSERVATION ACRES:           \*

acreaage           \*

% OF SITE IT CONSTUTUES           \*

Other public open space           \*

**OWNER'S SIGNATURE:**

*In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed master plan as approved by the City.*

*I hereby designate \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.*

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed  
Owner's name \_\_\_\_\_

**Section C.**

**DATA FOR MASTER PLAN DOCUMENTS**

**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF)**

(a) Sheet size.

- (1) Plan-view drawings for the master plan shall be drawn on one of three (3) standard sheet sizes. These are:
  - eighteen (18) by twenty-four (24) inches;
  - twenty-four (24) by thirty-six (36) inches;
  - thirty (30) by forty-two (42) inches;
- (2) Other supporting documentation may be submitted on 8 1/2" x 11" sheets, 11" x 17" sheets or 8 1/2" x 14" sheets.

(b) Key Information.

- (1) A vicinity sketch or key map at a scale of not more than one thousand (1000) feet to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the remainder of the preliminary subdivision plan;
- (2) True north arrow, with north being at the top of the map;
- (3) Scale of the map using engineer's scale (1"=10', 1"=50', etc.) and date of preparation, including all revision dates;

(c) Summary Information.

- (1) The name of the development, name of the owner and agent, name, address and telephone number and fax number of the designer who prepared the plan;
- (2) All information included in Section B. of this application;
- (3) For properties in a conditional use zoning district, list of zoning conditions should appear on the plan;
- (4) Proposed heights and setbacks.

(d) Property Information.

- (1) Boundary lines of the proposed development;
- (2) Existing easements including width dimensions and book and page references;
- (3) Property to be dedicated for public use, such as proposed easements, rights-of-way; or greenway, including acres, square feet and dimensions;
- (4) Street right-of-way lines and other property lines, drawn to scale;
- (5) Zoning district boundary lines;
- (6) Adjoining properties, land uses and owners names;
- (7) Existing wooded areas, streams and lakes;

(e) Transportation Information.

- (1) Preliminary circulation plan showing existing and proposed driveway and access point limitations, existing and proposed major streets, new and widened rights-of-way within and adjacent to the site;
- (2) Traffic Impact Analysis including volumes generated and impact on surrounding intersections;
- (3) Information on how the layout of land uses and facilities encourages transit and pedestrian access;
- (4) Cross-sections of proposed streets to serve the property covered by the Master Plan, including specifications for all cross-sections that involve alternative designs not included in the City's current development regulations;

(f) Land Use / Phasing / Open Space Information.

- (1) Proposed uses including locations and amounts, and a detailed list of uses allowed within each land use category specified. This plan should show a mixture of uses to provide convenient arrangements of complementary land uses, such as office, day care and residential;
- (2) Existing and proposed greenways, parks and open space, including designs for screening and buffering of conflicting land uses;
- (3) Maximum scale, floor area ratio, building lot coverage, impervious surface limitations or other proposed limitations on area and bulk;
- (4) Phasing of development, including covenants, assessments and other applicable restrictions, showing a generalized subdivision scheme;
- (5) Mechanisms for monitoring the construction of the land uses shown on the master plan, in order to assure that community facilities are completed and land use requirements are met;
- (6) Mechanisms for providing a unified approach to landscaping parking, driveways, drainage, sedimentation control and pedestrian circulation;
- (7) Maximum heights of buildings by land use category and a schedule of minimum yard setbacks by land use area in the Master Plan;
- (8) Location of outdoor uses such as display areas, landfills, cemeteries, quarries, mines, outdoor storage yards, chemical or petroleum refineries, "ready-mixed" concrete production, asphalt plants, community water and wastewater treatments tanks and facilities;

(g) Alternative Designs and Revisions.

- (1) Information to support any requested alternative design
  - parking reductions
  - street cross sections
  - SIGNAGE
  - LANDSCAPING
  - LOT SIZES 10-2057.

(2) The proposed type, nature and extent of revisions that will be approved by the City staff subsequent to the approval of the Master Plan;

(h) **Utility / Stormwater Information.**

- (1) Water and sewer plan for all uses proposed in the Master Plan, including location of existing and proposed sewer and water mains. Include estimate of average daily sewage flow demand for each phase;
- (2) Proposed stormwater management scheme, showing general methods of retaining or conveying stormwater throughout the site, and any adjoining off-site facilities, as well as proposed drainage easements in their general location;
- (3) Regulatory floodprone area elevations;

(i) **Special Information.**

- (1) In all Special Highway Overlay Districts, protective yard areas along major access corridors and principal arterials, and distance from interchange if along a side street;
- (2) In Reservoir Watershed Protection Areas, watercourse buffer areas as required in §10-3052(b), square foot amount of existing and proposed impervious surface area per lot, estimated amount of impervious surface area of proposed public and private streets and public improvements, the location of and areas served by facilities used to retain the first one-half (1/2) inch of storm water as required in §10-3052(a), the allocation of impervious surface limitations to lots;
- (3) In cluster unit developments, calculations for density transfers among different phases and from rights-of-way, building envelopes and maintenance easements when the development is to be approved with minimum setback less than 5 feet;
- (5) In Metro Park Protection Overlay Districts, watercourse buffer areas, impervious surface calculations, tree inventory if impervious surface area exceeds 30%, park buffer yards;
- (6) Phasing plan, if the construction of public improvements and/or the recording of lots is to be phased;
- (7) In Mobile Home zoning districts, an evacuation plan is to be filed with the Wake County Office of Emergency Preparedness for all mobile home parks located within floodprone areas;
- (8) Any other information that may be requested by the reviewing authority.

(j) **Tree Conservation Plan, if applicable, (Refer to TC-07-04 Tree Conservation Ordinance) (NEW).**

- (1) (Sheet 1) Requires a separate Tree Conservation Map with all proposed tree conservation areas (TCA's), see Section 10-2082.14);
- (2) Label Primary and Secondary Tree Conservation Areas utilizing the "Standardized Designation For Tree Conservation Areas" list.
- (3) (Sheet 2) Show existing and proposed grades, combining an accurate location of tree protection fence, also show acreage calculations of tree conservation areas as listed in Tree Conservation Data Sheet.
- (4) Completed Tree Conservation Data Sheet;
- (5) (Sheet(s) 3+) For the Secondary Tree Conservation Areas include the following;
  - a. Photo panoramic panel of proposed secondary TCA's. Each photo to represent 50 linear feet of tree conservation area. Include **(2 copies)**.
  - b. Certified tree cover report with description of each 50' of TCA. **(2 copies)**.
  - c. Most recent aerial photo.

(k) **Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers checklist (NEW)**  
Indicates the guidelines and principles that will be adhered to and the extent to which specified apply to the "key elements" described in the Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers. Use accompanying checklist provided.

(l) Below, Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan, including information such as Planning District, Small Area Plan, Corridor Plan, oversized focus area, PBOD, focus area and recommended use(s) for the property. **(NEW)**

The proposed map amendment is consistent with Policy LU 1.2 "Future Land Use Map and Zoning Consistency." The property is designated Neighborhood Mixed Use, Institutional, Medium Density Residential, Low Density Residential and Rural Residential, from west to east as the property spans from US Highway 401 to the Neuse River. The Amended Master Plan provides for the most intense mix of uses closest to US Highway 401, with a progressive step-down in intensity as the development moves east toward the Neuse River.

Further, because the development provided by the Amended Master Plan is consistent with the Comprehensive Plan, the condition of the proposed map amendment requiring development in accordance with the Amended Master Plan is consistent with Policy LU 1.3 "Conditional Use District Consistency."

The Amended Master Plan sets aside land for future parks and community facilities, and is therefore consistent with Policies LU 2.4 "Large Site Development" and LU 12.3 "Reservation for Community Facilities."

---

The Amended Master Plan transitions from pedestrian-oriented retail with upper-story housing, to institutional and office uses to lower density residential uses, consistent with Policy LU 5.4 "Density Transitions."

Policies LU 6.1 "Composition of Mixed Use Centers" and LU 7.6 "Pedestrian Friendly Development" are satisfied by the Amended Master Plan, which provides for a mix of uses, planned public spaces, and sidewalks throughout the Town Core Neighborhood.

The proposed map amendment satisfies many of the urban design guidelines applicable to mixed use centers.

Based on the foregoing, the proposed map amendment is consistent with the Comprehensive Plan.

# PRELIMINARY MASTER PLAN DOCUMENT FORM

Version date \_\_\_\_\_

---

## Summary Information

- (1) The name of the development, name of the owner and agent / contact person, address and telephone number.

## Property Information

- (1) Property to be dedicated for public use, such as proposed or existing easements, rights-of-way; greenway, including acres, square feet, acreage and dimensions.

## 1. Land Use / intensity

Description of uses proposed within each land use category specified. This plan should show a mixture of uses to provide convenient arrangements of complementary land uses.

Tract / Area 1

Tract / Area 2

Tract / Area 3

Tract / Area 4

## 2. Transportation Information

- a. TIA ( as an attachment):

Part 1- Preliminary Trip Analysis that compares rates for existing and proposed zoning, preliminary analysis of surrounding street capacities, and if possible trip generation rates derived from applicable Small Area Plans. AM Peak, PM Peak, and Daily trip generation for existing zoning and proposed conditions under maximum build out / worst case. Existing peak hour and ADT conditions for surrounding streets and intersections should also be submitted at this point. Perhaps preliminary traffic analysis of existing conditions might also be a good idea, as it doesn't change through the process. This part could be called TIA, Part 1.

Part 2- Distribution of the final site traffic and intersection analysis/ADT impacts based on that distribution.

## 3. Circulation Plan /Pedestrian/Bicycle Plan

- a. Indication of how guidelines from the Urban Design Guidelines checklist will be met under the "2. Streets and Drives" and the "6. Transit" sections.
- b. Showing circulation plan driveway and access point limitations, private street and driveway locations, existing streets within and adjoining the site, location of extended, new, and widened public streets rights of way that embrace the site. (This overlaps information noted above in Transportation).

- c. Any additional Information on how the layout of land uses and facilities encourages transit and pedestrian access.
- d. Pedestrian, Bicycle Circulation Plan, Pedestrian access, sidewalk widths, public and private connections, bicycle parking, Transit provision

**4. Utility / Stormwater Information**

- a. Water and sewer plan for all uses proposed in the Master Plan, including location of existing and proposed sewer and water mains. Include estimate of average daily sewage flow demand for each phase.
- b. Proposed stormwater management scheme, showing general methods of retaining or conveying stormwater throughout the site, and any adjoining off-site facilities, as well as proposed drainage easements in their general location.
- c. Regulatory flood prone area elevations, flood storage easements, watercourse buffer yards.

**5. Open Space Information / Greenway / Tree Preservation**

- a. Existing and proposed greenways, parks and open space, including designs for screening and buffering of conflicting land uses.
- b. Indication of how guidelines from the Urban Design Guidelines checklist will be met under the "Open Space" section.
- c. Required and provided open space.
- d. Tree Conservation areas, Areas for preservation of the existing landscape and trees; limitations on grading and tree removal.

**7. Buildings and Height 10-2057(f)(4)g.**

- a. Maximum scale, floor area ratio, building lot coverage, impervious surface limitations or other proposed limitations on area and bulk.
- b. Maximum heights of buildings in each tract or section by land use category and a schedule of minimum yard setbacks by land use area in the Master Plan. For final application, but can be submitted with preliminary application: Indication of how guidelines (if any) for building heights from the Urban Design Guidelines checklist will be met under the "1. Mixed-Use Key Elements" section.
- c. Preliminary sketch showing profile of primary buildings with street and general massing study of primary buildings.

**8. Yard Setbacks 10-2057 10-2057(f)(4)g.**

- a. Schedule of minimum /maximum yard setbacks and/or reference to zoning district yard standards (Setbacks cannot reduce those required by North Carolina Building Code or applicable overlay zoning districts or conditional use districts.)

**9. Urban Design Guidelines : (Complete attached checklist)**

General description of how the PDD will comply with the Urban Design Guidelines, based on the Urban Design Guidelines checklist. Descriptions of compliance with specific guidelines or key elements will be made below. Include description of "Core" area of the mixed-use development, and the "Transition" area.

**10. Alternative Designs as permitted by 10-2057 including specific findings or applicable standards why which the proposal is considered**

List of specific information to support any requested alternative design including parking reductions, lot sizes, signage, landscaping, tree preservation, street cross sections, signage or specific subdivision standards noted in 10-2056. Provide documentation to address the specific standards for each alternate.

Information to support any requested alternative design

---

- a. Parking reductions 10-2057(f)(4)h.
- b. Street cross sections 10-2057(f)(4)j.
- c. Signage 10-2083.1.b.(6)
- d. Landscaping 10-2082.4
- e. Tree Preservation 10-2082.14
- f. Lot sizes 10-2057(f)(2)l.
- g. Retail over 10% of the land area 10-2057(f)(4)b.4. / 10-2011(b)(3)g.

**11. Comprehensive Plan**

General description of how the PDD complies with the City Comprehensive Plan. Included would be any small area plans, neighborhood plans, focus area or other designations noted in the plan.

Applicability of how guidelines (if any) from the Urban Design Guidelines checklist will be met. See attachment.

**12. Special Information**

As each proposed Planned Development District, additional information may be requested upon review in accordance with 10-2057.

# URBAN DESIGN GUIDELINES CHECKLIST FOR KEY ELEMENTS

## **2.2 Elements**

- All Mixed Use Centers provide retail (such as eating establishments, food stores, banks and residential) uses within walking distance of each other. The core should provide office, convenience and personal service retail complying with maximum sizes for single establishments in the Retail use Guidelines of the Comp Plan. Village Centers may also provide entertainment uses.

*See page 8 of Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers*

Applicant Proposal:

Staff Response:

## **2.3 Transition to Surrounding Neighborhoods**

- Building heights are greatest in the core and transition to lower heights outward from the Core to the boundary of the Mixed Use Center. Buildings at the Edge are comparable in height and massing to the adjacent and nearby properties as well as surrounding neighborhoods.

*See page page 10 of Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers*

Applicant Proposal:

Staff Response:

## **2.4 Blocks, Streets and the Corridor**

- The Center's Road network connects directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the Center. Trips made from surrounding residential neighborhoods to the Center are possible without requiring travel along a major thoroughfare or arterial.

Applicant Proposal:

Staff Response:

- Streets interconnect within the development and with adjoining development. Cul-de-sacs and dead ends are discouraged. Streets are planned in accordance with City regulations and Plans.

Applicant Proposal:

Staff Response:

- Block faces have a length not exceeding 660'.

Applicant Proposal:

Staff Response:

# SITE DESIGN

## 3.1. Building placements

- To establish objectives of urban architecture and landscape design, streets are lined by buildings rather than parking lots, establishing physical definition of streets and public spaces as places of shared use.

Applicant Proposal:

Staff Response:

- Buildings are located within 25' of curb with off street parking behind or beside a building.

Applicant Proposal:

Staff Response:

- If located at a street intersection, main buildings or portions of buildings are placed at the corner. Parking, loading or service areas are not located at the intersection.

Applicant Proposal:

Staff Response:

## 3.2. Urban Open Space

- Open space is located where it is visible and accessible from public areas such as building entrances and sidewalks, ensuring that open space is well used.

Applicant Proposal:

Staff Response:

- Urban open spaces contain direct access from the adjacent streets. They are open along the adjacent sidewalks and allow for multiple points of entry. They are also visually permeable from the sidewalk, allowing the passerby to see directly into the space.

Applicant Proposal:

Staff Response:

- The perimeter of open spaces should consist of active uses that provide pedestrian traffic and uses for the space, including retail, cafes, restaurants and higher-density residential.

Applicant Proposal:

Staff Response:

- A properly defined urban open space is visually enclosed by the fronting building to create an outdoor room that is comfortable to its users.

Applicant Proposal:

Staff Response:

### 3.3 Public Seating

- Public spaces should provide for seating opportunities.

Applicant Proposal:

Staff Response:

### 3.7 Pedestrian, bicycle amenities

- A complete network of paths is provided that connects building entrances, parking, transit stops, public sidewalks and crossings, adjacent properties, adjoining off-street paths and other key destinations on or adjacent to the site.

Applicant Proposal:

Staff Response:

### 3.10 Automobile Parking

- Parking lots do not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.

Applicant Proposal:

Staff Response:

- Parking lots are located behind buildings or in the interior of a block. Parking lots do not occupy more than 1/3 of the frontage of adjacent building or no more than 64 feet, whichever is less.

Applicant Proposal:

Staff Response:

### 3.11 Parking Structures

- Parking structures are important and necessary elements of urban infrastructure. New structures contain the same level of materials and finishes as the principal building would.

Applicant Proposal:

Staff Response:

### 3.12 Transit Stops

- Appropriate building densities and land uses are within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile. Transit stops are a basic element in any mixed-use development and is integrated functionally and architecturally.

Applicant Proposal:

Staff Response:

- Convenient, comfortable pedestrian access between transit stops and building entrances are planned as part of the overall pedestrian network.

Applicant Proposal:

Staff Response:

### 3.13 Environmental Protection

- The development respects natural resources. Sensitive areas, such as areas with slopes in excess of 15% for watercourses, floodplains are acknowledged and development in these areas is minimized. Where practical, these features are conserved as open space amenities and incorporated into the overall site design.

Applicant Proposal:

Staff Response:

## STREET DESIGN

### 4.1 Street Design Principles

- Streets are designed to be pedestrian oriented, as integral parts of the designed community. A network of streets is provided dispersing traffic and providing connectivity. A network of sidewalks and bicycle lanes are located within the right of way and provide an attractive and safe mode of travel for cyclists and pedestrians. These apply to all streets up to and including thoroughfares, particularly those that enter the Mixed Use Center.

Applicant Proposal:

Staff Response:

- Sidewalks are a minimum of 5' to 8' in width and located on both sides of the street. Sidewalks in commercial areas are a minimum of 12-16' in width to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.

Applicant Proposal:

Staff Response:

- Streets are designed with street trees planted in a manner appropriate with their function. Commercial streets are designed with street trees that compliment the face of the buildings and provide a shade canopy for the pedestrian. Residential streets incorporate street trees to provide shade and a visual buffer from the street. Typical planting width is 6-8', tree sizes meeting minimum of 6-1/4" caliper and consistent with City landscaping, lighting and street site distance requirements.

Applicant Proposal:

Staff Response:

### 4.2 Special definition

- Buildings establish spatial definition. This is achieved with architectural elements with an appropriate height to width ratio. A 1:6 height to width ratio is the minimum for this definition with an average ration of 1:3.

Applicant Proposal:

Staff Response:

## BUILDING DESIGN

### 5.4 Façade Treatment

- Primary building entrance is architecturally and functionally designed on the front façade of the building facing the primary public street. The entrance is designed to convey prominence on the fronting façade.

Applicant Proposal:

Staff Response:

- The ground level of the building offers pedestrian interests along the sidewalks and paths, including windows, entrances and architectural detail. Signage, awnings and ornamentation are encouraged.

Applicant Proposal:

Staff Response:

### 5.5 Street Level Activity

- The sidewalks remain the principal place of pedestrian movement and casual social interaction. Designs and uses are complementary of that function.

Applicant Proposal:

Staff Response: