

LEGEND'S EDGE DEVELOPMENT CONCEPT PLAN

VERONA, WISCONSIN

OCTOBER 12, 2016

DEVELOPER

PAN CAPITAL LAND LLC

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PROJECT ARCHITECT

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PROJECT OVERVIEW

PROJECT INTENT

Pan Capital Land LLC is seeking City of Verona Plan Commission and Common Council approval of a Planned Development (PD) for a 65 Acre, mixed-use development to be called Legend's Edge.

PROJECT LOCATION

The Legend's Edge Development will be located immediately north of County Road PD, east of Shady Oak Lane, and west of Woods Road at the northwest edge of Verona, WI. Legend's Edge lies at the end of the terminal moraine west of the University Ridge Golf Course and north of the Epic Software Systems campus. Historically this property has primarily been used for agricultural purposes.

INTRODUCTION

Legend's Edge represents the start of a new era of development for the City of Verona. Located at the intersection of County Road PD and Northern Lights Road at the northwest edge of Verona, Legend's Edge will fill an important role in supporting the continued growth of the city of Verona. The north/northwest portion of Verona is a growing edge of the city that is currently underserved for retail businesses including groceries and hotel rooms. Legend's Edge provides Verona with the opportunity to help further establish itself as a destination for modern workers looking for amenity-rich housing with close access to both support services and outdoor recreational opportunities.

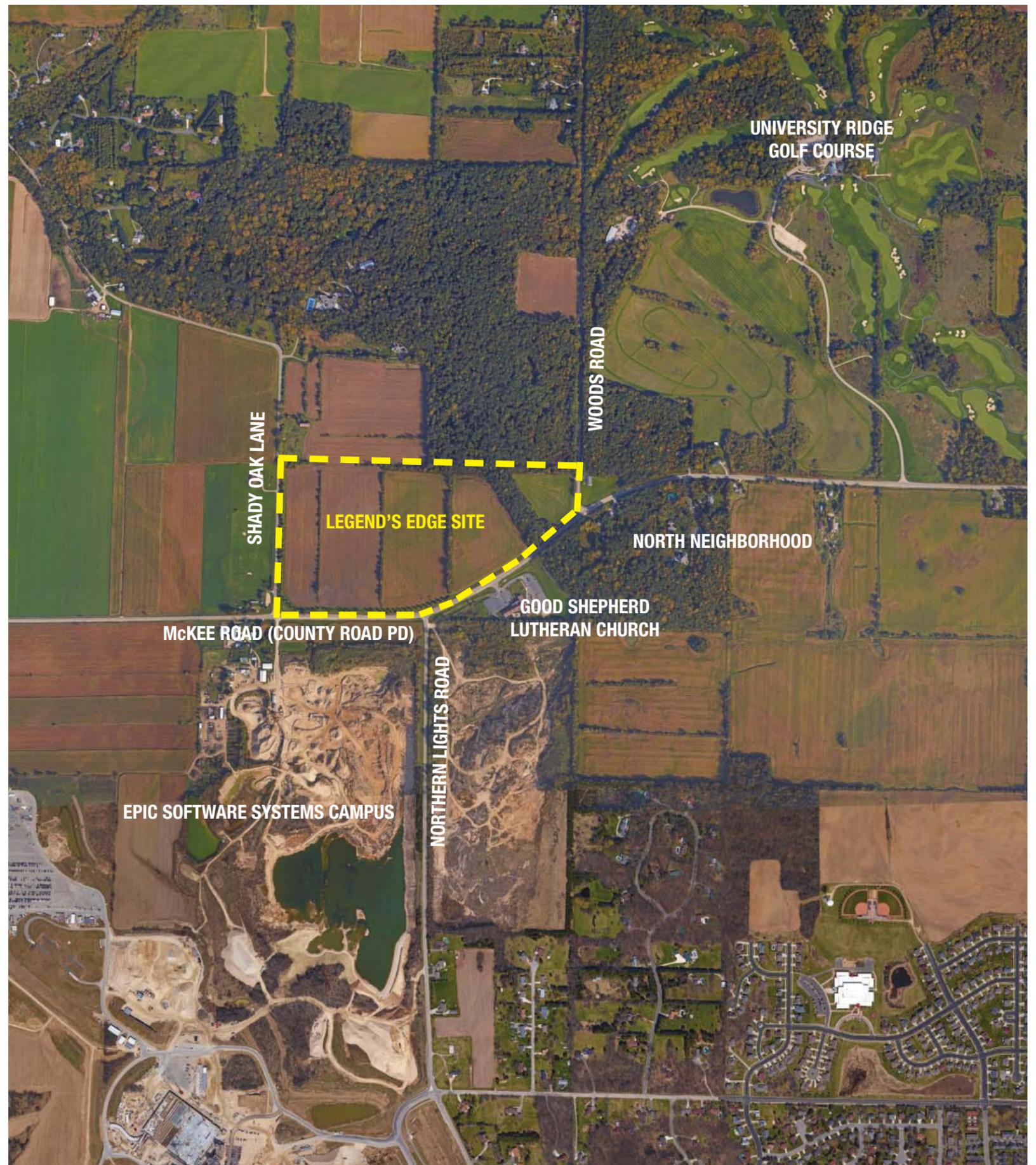
Legend's Edge is envisioned as a modern lifestyle community including state-of-the-art residential and hotel accommodations with full-service retail amenities, organized within natural and landscaped park areas, trees, and water features. The proposed density of housing within the site is intended to support and catalyze a dynamic retail environment for all of Verona.

PAN Capital Land LLC is a local, family-run company. The owners live here and their children have grown up here. It is their desire to work with the City of Verona to create high quality, high construction-value living, shopping and recreational spaces that help Verona remain a destination for families, workers and businesses alike as Verona grows. It is also the intention of PAN Capital to move forward quickly with the development of Legend's Edge. We will continue to work with the city to achieve full approvals for this project so that our vision will become reality.

PROJECT THEMES AND IMAGES

Legend's Edge intends to take a fresh, 'urban contemporary' look at living. The design— in both massing and materials— envisions modernity; clean lines with a palette of glass, metal, stone and wood. There will be an emphasis on quality materials, durability and construction practices to ensure an enduring development that can appeal across generations.

Nearly all of the requisite parking is carefully removed from sight and sequestered behind inviting residential and retail program. The resulting community experience of buildings in the landscape, connects visitor and resident to park spaces and retail amenities, via bike paths and pedestrian walkways. In addition to connectivity within the site, attention has been paid to create connections with the surrounding neighborhoods in order to encourage walking and bicycling, including access to the Ice Age National Scenic Trail and the proposed off-road paths of the City of Verona North Neighborhood Plan (adopted February 9, 2015).



PROJECT OVERVIEW

MIX OF DWELLING UNIT TYPES AND/OR LAND USES

The plan for Legend's Edge includes 3 multi-family residential buildings, comprised of approximately 250 dwelling units each across 5 levels, with additional ground floor retail or townhomes. These buildings will include a mix of 1, 2, and 3 bedroom units plus a small number of townhomes to appeal to individuals and families at a range of stages of their career. In addition, each residential building will provide amenities such as fitness space, an indoor/outdoor rooftop multi-purpose recreation room, gardens, lounges and a swimming pool in order to compete with similar developments in downtown Madison.

A 275 key short-term and extended stay hotel is concurrently envisioned, with a ground floor fine-dining retail restaurant, retail shops and a full-service retail fitness center. There is currently only one other 3+ star hotel in Verona which means that most of the overnight stays for Verona business (e.g., Epic training programs) is handled by Madison. The hotel at Legend's Edge will provide convenience for local companies/visitors and return tax dollars to the city. Additional retail restaurants and shops link residents and hotel guests across the site via terraced plazas and landscaped walkways.

A full-service grocery completes a full menu of retail choices for the entire Legend's Edge community and surrounding neighborhoods. This grocery will serve the growing north and west sides of Verona which are currently underserved. A 2.7 acre recreational park central to the three Legend's Edge residential buildings and Master Plan provides open park space for residents and visitors and reinforces the core value of living in a natural setting of light, landscape and views.

In addition, a 5-story building housing medical, dental, and daycare facilities along with a small retail/drive-thru banking facility is proposed for the portion of the site at the intersection of Woods Road and County Road PD.

As stated earlier, we intend to move forward quickly with this development. We are planning a phased development with infrastructure work starting in late 2016 and early 2017. Building construction should begin in the third and fourth quarters of 2017, with work on Parcel A (hotel) and Parcel C (residential) planned to go forward first.

APPROXIMATE RESIDENTIAL DENSITIES AND NON-RESIDENTIAL LAND USE INTENSITIES

Overall site

DU/acre: 14 du
FAR: 1.02
Impervious Surface Area Ratio: 0.25
Landscape Surface Ratio: 0.52

8 Primary Parcels (A-H)

Parcel A - Mixed Use Hotel

FAR: 1.7
Impervious Surface Area Ratio: 0.34
Landscape Surface Ratio: 0.20

Parcel B - Residential building

DU/acre: 52 du
FAR: 2.8
Impervious Surface Area Ratio: 0.09
Landscape Surface Ratio: 0.29

Parcel C - Mixed Use Residential building

DU/acre: 52 du
FAR: 3.5
Impervious Surface Area Ratio: 0.125
Landscape Surface Ratio: 0.25

Parcel D - Retail and Restaurants

FAR: 0.24
Impervious Surface Area Ratio: 0.61
Landscape Surface Ratio: 0.20

Parcel E - Landscaped Recreational Park

Impervious Surface Area Ratio: 0.24
(Hockey Rink and Sidewalks)
Landscape Surface Ratio: 0.76

Parcel F - Retail/Grocery Store

FAR: 0.47
Impervious Surface Area Ratio: 0.29
Landscape Surface Ratio: 0.20

Parcel G - Mixed Use Residential/Retail

DU/acre: 52 du
FAR: 2.9
Impervious Surface Area Ratio: 0.13
Landscape Surface Ratio: 0.17

Parcel H - Mixed Use Commercial

FAR: 0.24
Impervious Surface Area Ratio: 0.61
Landscape Surface Ratio: 0.20

COMMUNITY CONTEXT

General Treatment of Natural Features

Legend's Edge has been designed to work with, and take advantage of, the existing site. The glacial ridge of the terminal moraine is to remain undeveloped and celebrated as a focal point and backdrop for views from throughout the development. As many mature trees as possible will be protected and preserved. In addition, significant quantities of new trees will be added throughout the site.

The buildings follow the contours of the site, building into and within the existing topography where possible. This allows the development to minimize cut and fill and maximize views in all directions. In addition, most of the parking is embedded within the residential buildings creating a park-like environment for residents and visitors. Planted green roofs will be used on select areas of the larger buildings, and residential buildings will have balconies for all units, as well as planted terraces in some locations further connecting residents with the natural setting.

Water and Stormwater Management

Water (and stormwater) management will be a priority in the design process. Large areas of green space, green roofs and pervious paving materials for walking and bicycling paths will be used to minimize runoff. Bioswales and other stormwater management techniques will be incorporated in order to manage all stormwater on site. Naturally low locations to the west end of the site will be used for stormwater retention.

A detailed stormwater management plan will be developed to satisfy Local, County, and State ordinance and regulations, along with recommendations established by CARPC.

The area allocated for stormwater management on the Legend's Edge site plan were set aside in anticipation of the following design criteria being requirements for the Legend's Edge development:

- 90% pre to post-development stay-on volume for the one year average annual rainfall.
- Maintain pre to post-development peak flows for the 1, 2, 10 and 100-year storm events.
- 80% of total suspended solids removal for water quality.

- Maintain pre-development groundwater recharge rates.
- Mitigate thermal impacts in the cold water watershed.
- Provide oil and grease control.
- Environmental corridors and associated easements will be provided for all stormwater management facilities.

The potential exists throughout the development for additional stormwater management measures to be implemented such as bioretention basins, bio swales, permeable pavement, and underground infiltration facilities.

Hotel Pond and Waterfall

A consultant that specializes in the design and construction of water features will be added to the Legend's Edge development team to spearhead the design of the hotel waterfall and pond. Designing an efficient and reliable pumping system that utilizes the existing topography will be a top design priority. The waterfall and hotel pond will be privately owned and maintained.

GENERAL RELATIONSHIP OF THE PROJECT TO NEARBY PROPERTIES AND PUBLIC STREETS

Adjoining Land Uses

- North: The area north of the current proposal is currently a mix of farmland, wooded ridge, existing single-family residential, and woodland
- Southeast: The area directly to the southeast, south of County Road PD and east of Northern Lights Road (previously N. Nine Mound Road), is occupied by the West Campus of the Good Shepherd Lutheran Church.
- South: The area directly to the south, south of County Road PD and west of Northern Lights Road, is a non-mineral mining operation.
- West: The area to the west, across Shady Oak Lane, is currently occupied by farmland and the Verona Meadows Golf Driving Range. Further to the west is a 100-year flood plain.

Nearby Natural and Cultural Resources

Legend's Edge is located near the Ice Age National Scenic Trail. Located entirely within Wisconsin, the Ice Age Trail extends from Interstate State Park on the Minnesota border to Potawatomi State Park on Lake Michigan, traversing more than 1,000 miles, following the edge of the last continental glacier in

Wisconsin. Biking and walking access to the Ice Age Trail is part of the Legend's Edge Master Plan.

Traffic Analysis

In 2013 AECOM prepared a traffic impact analysis (TIA) on behalf of the City of Verona for the Epic Farm Campus and proposed Campus 4 and Campus 5 developments. The purpose of the study was to determine the roadway and operational improvements required to mitigate the traffic safety and capacity impacts as a result of the Epic developments. The objectives of the recommended improvements were to provide adequate capacity to maintain traffic flow with acceptable operations at completion of the developments, and to address any safety impacts from the development traffic.

The TIA also included traffic from three off-site planned developments. Two proposed commercial developments, specifically the West End and Erbach Developments, are situated in the southeast corner of the W. Verona Avenue I US 18/151 intersection. The West End development traffic was planned to include 605,000 square feet (SF) of hotel, restaurants, office and retail, and 106 residential units. The Erbach Development traffic was planned to include 344,000 SF of office and retail, and 264 residential units.

At that time, the proposed development north of the County Road PD I Nine Mound Road intersection (Legend's Edge) was assumed to consist of two 100 room hotels occupying 10 acres, a 40,000 SF shopping center occupying 10 acres and multi-family apartments occupying the remaining 45 acres at a density of 12/acre. AECOM analyzed the impacts of the new development traffic on eight key intersections in the development area.

The Legend's Edge development team has agreed to work with City staff to update the traffic model using traffic projections for the Legend's Edge development and recent traffic counts on County Road PD. The objective of the updated modeling is to confirm the proposed improvements will provide adequate capacity to maintain traffic flow with acceptable operations at completion of the developments and to address any safety impacts from the development traffic.



PROJECT OVERVIEW

GENERAL RELATIONSHIP TO THE CITY OF VERONA PLANNING DOCUMENTS

City of Verona and Town of Verona Intergovernmental Agreement (dated 6/20/2016)

Legend's Edge is part of a 'City-Town Interest Area'—an area of potential future City growth that the city envisions as having a higher potential for municipal development in the future—as defined by this agreement. The City and Town agree that this is an area in which full urban development may occur under the provisions of the agreement. Lands in this area may be annexed to the city only upon unanimous consent of the owners of the lands.

City of Verona North Neighborhood Plan (dated 2/9/2015)

While Legend's Edge is not part of the area defined in the City of Verona North Neighborhood Plan, many of the issues and opportunities, as well as the recommendations, put forward by the Plan are also applicable to Legend's Edge.

Like the North Neighborhood, Legend's Edge represents an ideal area to accommodate the City's future population growth, as well as the commercial development needed to serve the City's growing population. Legend's Edge is located between urbanized Verona to the south and urbanized Madison to the north and east. Development of this neighborhood will help fill the gap between both urbanized areas. Legend's Edge also has the opportunity to cater to Epic employees by providing a walkable and bikeable neighborhood within close proximity to their headquarters.

City of Verona Comprehensive Plan (dated 9/14/2009)

There is no doubt that the City of Verona faces significant population, household and employment growth, as noted in the Introduction to its Comprehensive Plan. While there are always challenges to be addressed when accommodating growth, there are also many opportunities. Legend's Edge represents a new era of development for Verona, with innovative buildings at higher densities. This design intent allows more of the site to remain open land, while sequestering a majority of the parking within the residential buildings, preventing the area from becoming a 'sea of parking'. Instead Legend's Edge allows the natural beauty of southeastern Wisconsin to be preserved and enjoyed by all.

Legend's Edge supports the following objectives and policies of the City of Verona Comprehensive Plan:

Chapter 1: Issues and Opportunities *General Goal One: Maintain the City of Verona as Hometown U.S.A.*

- **Objective 1-B: Continue to maintain a distinction between the City and outlying rural areas.**
Policy: Promote 'smart growth' and direct new urban growth to the existing city and to the growing 'edge' of the city.
Policy: Prevent urban development within the planning area outside of the City of Verona until the lands are annexed unto the city.
- **Objective 1-C: Continue to provide quality parks, and quality recreational and cultural facilities and events**
Policy: Continue to support parks, park development, library, senior center, and other community facilities and services
Policy: Continue to support active parks (ball fields, play-grounds, etc...) and passive parks (natural areas, unimproved open spaces, etc...) throughout the city

General Goal Two: Manage Urban Growth and Urban Development

- **Objective 2-B: Continue to promote non-residential growth to strengthen the local economy and diversify the tax base**

Chapter 2: Housing

Housing Goal Three: Encourage a variety of new housing options within the City

- **Objective 3-A: Provide a mix of owner-occupied and rental housing**
Policy: During the review and approval of new development, consider continuing to respond to market demands for both rental and owner-occupied housing development
- **Objective 3-B: Provide a mix of single-family, duplex, and multi-family housing options.**
Policy: Consider allowing multi-family housing densities to exceed 12 units per acre only

when high design and aesthetic criteria can be satisfied and when the goals of the residential phasing plan can be accomplished

Chapter 3: Transportation

Transportation Goal Two: Provide adequate transportation systems in and around Verona to insure easy movement of people and goods

- **Objective 2-B: Require new development to accommodate future traffic**
Policy: Continue to discourage/limit cul-de-sacs in favor of through-streets so new developments connect with existing developments.
- **Objective 2-D: Accommodate bicycle traffic**
Policy: Continue to create off-street bicycle paths according to the city's bike path plan
- **Objective 2-E: Consider accommodation for other types of vehicles as transportation alternatives**
Policy: Consider accommodations for electric vehicles, Segways, and other non-traditional transportation alternatives
- **Objective 2-F: Improve pedestrian facilities**
Policy: Continue to require new commercial and residential developments to provide sidewalks

Chapter 4: Utilities and Community Facilities

Utilities and Community Facilities Goal One: Provide High Quality community facilities

- **Objective 1-A: Continue to provide first-class community facilities**
Policy: Reserve lands for regional trail systems as the city grows, especially along the Ice Age Trail, Sugar River, and Badger Mill Creek

Utilities and Community Facilities Goal Three: Provide high-quality and cost-effective utilities and infrastructure

- **Objective 3-B: Sidewalks**
Policy: Require sidewalks in all new developments, including residential, commercial, and industrial developments

- **Objective 3-E: Storm Water Management Systems (Storm Sewers and Basins)**

Policy: Provide storm water managements systems to protect surface water quality and to provide ground water recharge

Policy: Require storm water detention/retention facilities to be attractively maintained

Chapter 5: Natural and Cultural Resources

Natural and Cultural Resources Goal One: Protect the Natural Environment

- **Objective 1-A: Continue to comply with Natural Preservation and Environmental Protection**
Policy: Protect environmental corridors; wetlands, flood plains, natural springs, and other natural resources
- **Objective 1-B: Protect the quantity and quality of local surface waters and resources**
Policy: Promote the use of rain-gardens and other 'micro-measures' to protect local surface waters

Chapter 6: Economic Development & Agriculture

Economic Development and Agriculture Goal One: Promote a diverse local economy in the planning area by promoting industrial, retail, and non-retail commercial, and agriculture development

- **Objective 1-B: Encourage new retail commercial development in appropriate locations**
Policy: Continue to carefully evaluate retail development outside of the downtown area, Verona Avenue, and Main Street.
- **Objective 1-D: Utilize room-tax revenues for tourism and economic development efforts**
Policy: Continue to work with the Chamber of Commerce for use of room-tax revenues

Chapter 8: Land Use

Land Use Goal One: Continue traditional land-use patterns for the city as the city grows

- **Objective 1-B: Direct new residential development to the 'growing edge' of the city.**
Policy: Direct new residential subdivisions to areas along the city's corporate limits through annexations and expansions of the city's urban service area

Land Use Goal Two: Prevent Land-use conflicts

- **Objective 2-A: Direct urban development to areas designated for urbanization**
Policy: Continue to exercise extraterritorial plat approval jurisdiction to prevent low-intensity urbanization outside the city limits within the planning area

Land Use Goal Three: Protect the Environment

- **Objective 3-A: Continue to require adequate storm water management and other environmental protection measures for development**
Policy: Investigate the creation of a storm water utility to cover expenses for complying with storm water management requirements area

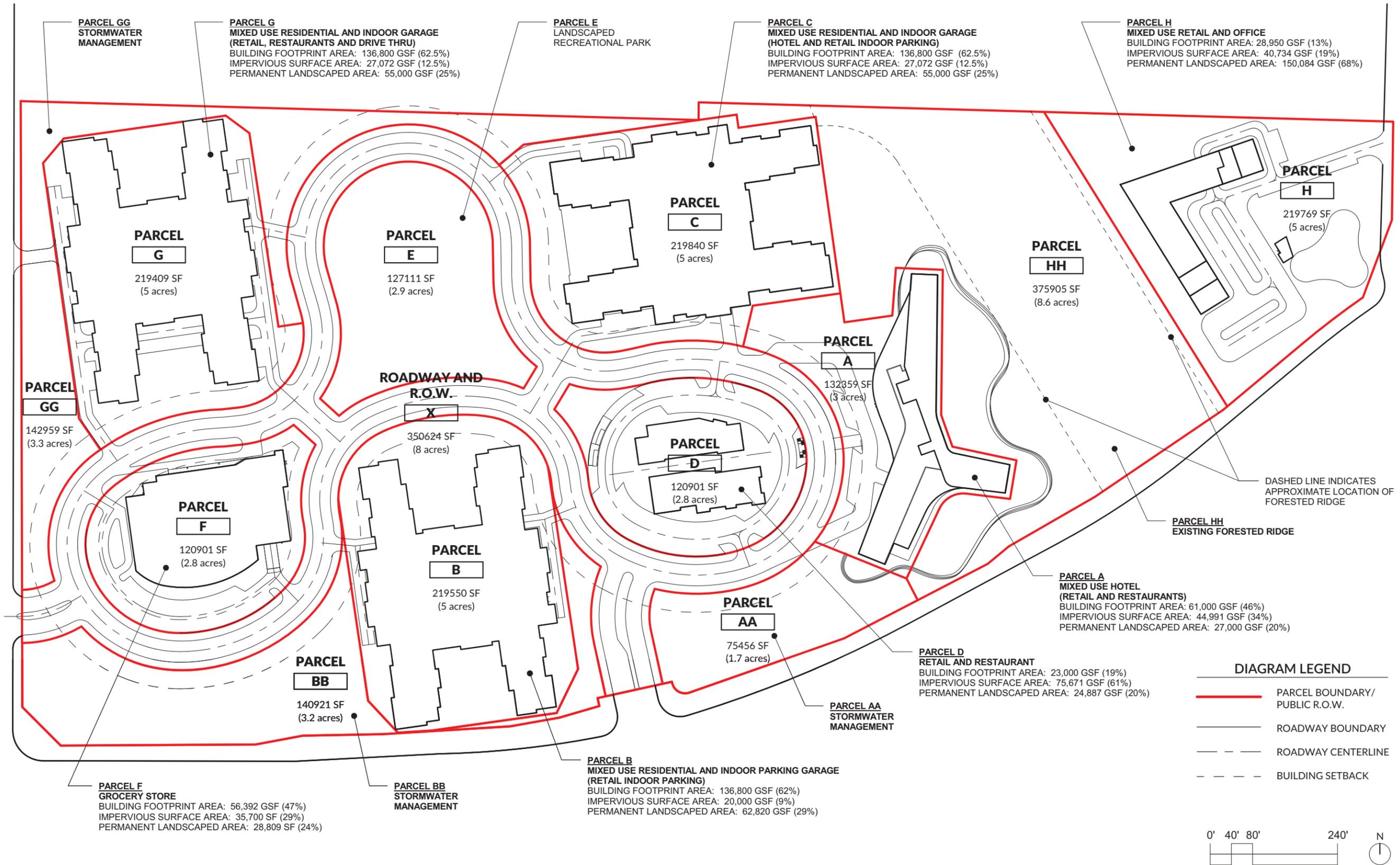
PROJECT OVERVIEW

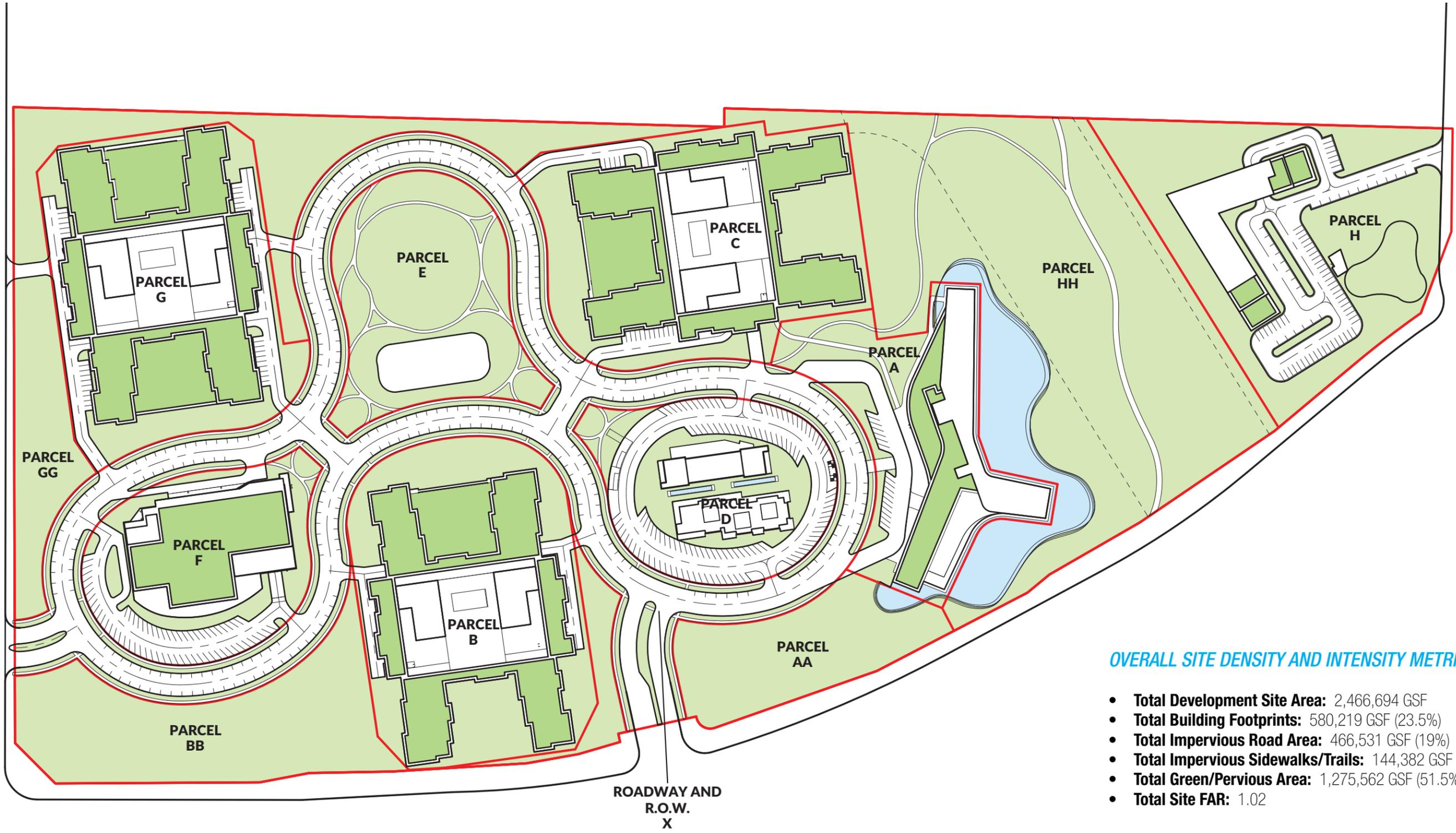
RATIONALE FOR PLANNED UNIT DEVELOPMENT ZONING

Pan Capital Land LLC is requesting Planned Development zoning for the Legend's Edge development in order to provide the development with the flexibility necessary to create a significant mixed-use development while still complying substantially with the intents of the City of Verona zoning and land development requirements. In specific, Planned Development will allow Legend's Edge:

- Design flexibility in residential unit density and building heights in order to create the population density necessary to support modern amenities for residents and a vibrant retail environment
- Flexibility in providing required off-street parking in order to limit surface parking and thus site coverage--allowing large areas of open land (including a 2.9 acre recreational park and the existing glacial ridge) to be preserved for resident and visitor alike
- Building coverage variances in order to create parcels that will allow phasing the development within the site thus allowing certain parcels (hotel, residential) to start quickly into construction
- Building parcel set back reductions in order to encourage pedestrian movement within landscaped areas between parcels







OVERALL SITE DENSITY AND INTENSITY METRICS

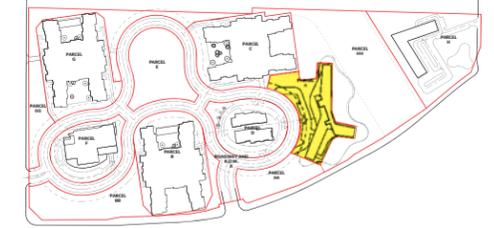
- **Total Development Site Area:** 2,466,694 GSF
- **Total Building Footprints:** 580,219 GSF (23.5%)
- **Total Impervious Road Area:** 466,531 GSF (19%)
- **Total Impervious Sidewalks/Trails:** 144,382 GSF (6%)
- **Total Green/Pervious Area:** 1,275,562 GSF (51.5%)
- **Total Site FAR:** 1.02





PARCEL A

PRELIMINARY ZONING DENSITY, INTENSITY AND BULK STANDARDS



PRELIMINARY LIST OF REQUESTED ZONING EXEMPTIONS

PARCEL A – URBAN COMMERCIAL (UC) DISTRICT - MIXED USE HOTEL WITH ACCESSORY RESTAURANTS AND RETAIL

Land Use Exemption

Urban Commercial

- 13-1-54(b)(2)f and 13-1-54(b)(2)i - Conditional use for Indoor Commercial Entertainment and Commercial Indoor Lodging

Density and Intensity Exemptions

Urban Commercial

- 13-1-54(d)(1)b - Indoor Lodging: Exemption to increase the maximum building coverage of 40% (46% Proposed)

Bulk Exemptions

Urban Commercial

- 13-1-54(d)(2)c(5) - Indoor Lodging: Exemption to reduce the Building to Non-Residential rear lot line setback of 25 Feet (10 Feet Proposed)
- 13-1-54(d)(2)e - Indoor Lodging: Exemption to increase the maximum building height of 45 Feet (78 Feet Proposed)

Landscaping Exemptions

Urban Commercial

- No Exemptions

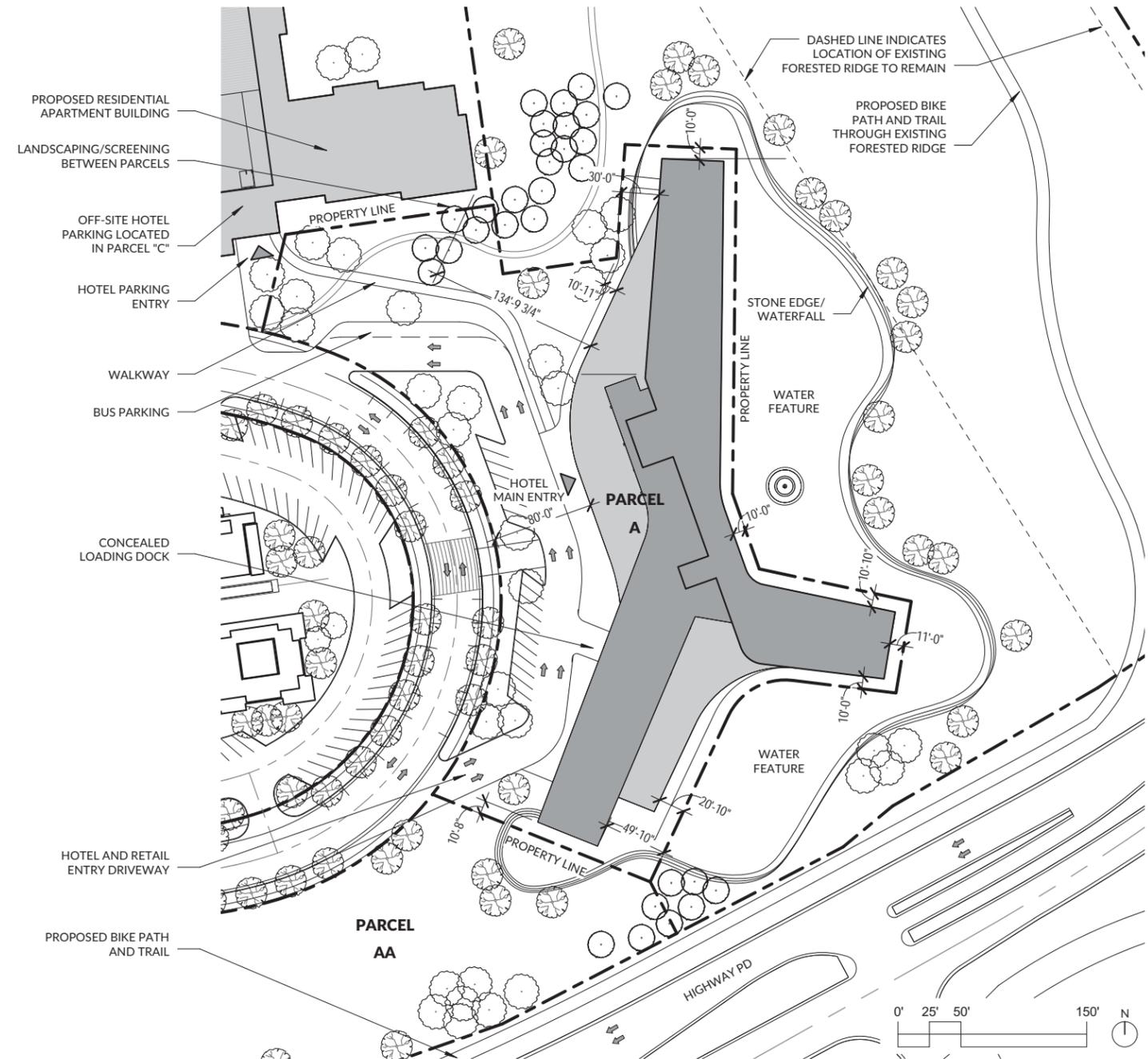
Parking and Loading Requirements Exemptions

Urban Commercial

- 13-1-89(k)4 – Indoor Lodging: Exemption to reduce the required one parking space per bedroom, plus one space for each employee on the largest work shift (Three parking spaces for every four bedrooms and one space per employee on largest shift Proposed)

SITE PLAN

PARCEL A – URBAN COMMERCIAL (UC) DISTRICT - MIXED USE HOTEL WITH ACCESSORY RESTAURANTS AND RETAIL



PARCEL A

ZONING ANALYSIS

PARCEL A – URBAN COMMERCIAL (UC) DISTRICT - NON RESIDENTIAL

PROPOSED PARCEL METRICS SUMMARY

Building Description: Dual Brand Mixed Use Hotel, Retail and Entertainment (At Grade and Rooftop Restaurants with Outdoor Dining Capability)

Parcel Area: 3.0 Acres (132,991 gsf)

Building Gross Area: 227,100 gsf

FAR: 1.7

Impervious Surface Area: 34% (44,991 gsf)

Landscape Surface Area: 20% (27,000 gsf - 0.2 LSR)

Building Footprint Gross Area: 61,000 gsf

Building Footprint Site Coverage: 46%

Building Maximum Height: 78'-0" (6 Stories - Fully Sprinklered Building)

Off Street Parking Description: Combination of Surface and Enclosed Structure Parking. (Enclosed Parking will be provided off site in adjacent Parcel C)

Off Street Parking Count Provided: 18 Off Street Surface Parking Spaces (Guest check-in) and 2 Off Street Bus Parking Spaces (535 Additional Enclosed Parking Spaces Provided in Parcel C)

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-89(k) Commercial Land Uses						
Commercial Indoor Lodging						
13-1-89(K)(1)	Commercial Indoor Lodging Description/Definition	Commercial Indoor Lodging	Commercial Indoor Lodging		Yes	No
13-1-89(K)(2)	Permitted by right	N/A	N/A		N/A	N/A
13-1-89(K)(3)a	If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.	Customer Entrance 100ft min. from Residential Property	100ft min.		Yes	No
13-1-89(K)(3)b	Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 13-1-249).	.60 Min. Bufferyard Opacity	Will Comply		Yes	No
13-1-89(K)(3)c	Within the NO and SO District, each and every room must take primary access via an individual interior door, and may not be accessed via an external balcony, porch or deck, except for emergency purposes.	N/A	All Rooms will be accessed from indoor corridors		Yes	No
13-1-89(K)(3)d	Shall comply with Section 13-1-363, standards and procedures applicable to all conditional uses.	Administrative and Review Process Standards and Procedures	Will Comply		Yes	No
13-1-89(K)4	Parking Regulations: One space per bedroom, plus one space for each employee on the largest work shift.	One parking space per bedroom and one space per employee on largest shift 276 Bedrooms + 30 Employees on largest shift = 306 P	Three parkings spaces for every four bedrooms and one space per employee on largest shift Proposed Total Parking = 237 P	Providing 75% of required parking	No	Yes
13-1-89(h) Commercial Land Uses						
Indoor Commercial Entertainment (Proposed: restaurant, rooftop bar, fitness center, coffee shop)						
13-1-89(h)(1)	Indoor Commercial Entertainment Description	Indoor Commercial Entertainment	Restaurant, Outdoor Patios, Rooftop Restaurant and Patios & Fitness Center		Yes	No
13-1-89(h)(2)	Permitted by right	N/A	N/A		N/A	N/A
13-1-89(h)(3)	If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.	Customer Entrance 100ft min. from Residential Property	100ft min.		Yes	No
13-1-89(h)(3)b	Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 13-1-249).	.60 Min. Bufferyard Opacity	Will Comply		Yes	No
13-1-89(h)(3)c	Shall comply with Section 13-1-363, standards and procedures applicable to all conditional uses.	Administrative and Review Process Standards and Procedures	Will Comply		Yes	No
Minimum Number of Off Street Parking						
Indoor Commercial Entertainment						
13-1-89(K)(4)	Parking Regulations: One space per every 3 patron seats or lockers (whichever is greater); or one space per 3 persons at the maximum capacity of the establishment (whichever is greater).	One space per every 3 persons Occupancy Estimate = 200 (Fitness) + 682 (Restaurants, Coffee and Bars) Required Parking Estimate = 294 P	Proposed Total Parking = 294 P		Yes	No
13-1-89(c) Commercial Land Uses						
Indoor Sales or Service (Proposed: retail jewelry store)						
13-1-89(c)(1)	Description. Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or nonpersonal or nonprofessional services, entirely within an enclosed building.	Indoor Sales and Service	Indoor Sales and Service		Yes	No
13-1-89(c)(2)	Permitted by Right (NC, SC, UC, CC).	UC	Complies		Yes	No

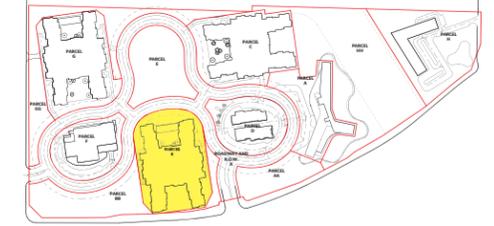
REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-89(c)(4)	Shall comply with Section 13-1-363, standards and procedures applicable to all conditional uses.	Administrative and Review Process Standards and Procedures	Will Comply		Yes	No
Minimum Number of Off Street Parking Indoor Sales						
13-1-89(K)(4)	Parking Regulations. One space per 300 sf of gross floor area.	One Space per 300 gsf of gross floor area. Required Parking Estimate = 4 P	One Space per 300 gsf Proposed Total Parking = 4 P		Yes	No
13-1-54 Urban Commercial (UC)						
13-1-54(b)(1)i	Land Uses Permitted by Right: (i) Indoor Sales or Service	Indoor Sales or Service	Indoor Sales or Service		Yes	No
13-1-54(b)(2) f & i	Land Uses Permitted as Conditional Use: (f) Indoor Commercial Entertainment and (i) Commercial Indoor Lodging	Conditional Use	Indoor Commercial Entertainment and Indoor Commercial Lodging		Yes	No
Non Residential Density and Intensity Requirements						
13-1-54(d)(1)a	Minimum Landscape Surface Ratio (LSR)	0.1	>0.1	Estimated Landscape Surface area 27,000sf (0.2 LSR)	Yes	No
13-1-54(d)(1)b	Maximum Building Coverage	40%	46%	Building Footprint 61,000 gsf	No	Yes
13-1-54(d)(1)c	Maximum Building Size	n/a	n/a		Yes	No
Non Residential Bulk Requirements						
13-1-54(d)(2)a	Minimum Lot Area	6,500 sf	>6,500 sf		Yes	No
13-1-54(d)(2)b	Minimum Lot Width / Minimum Street Frontage	66 feet / 50 feet	> 66 feet / > 50 feet		Yes	No
Minimum Setbacks						
13-1-54(d)(2)c(1)	Building To Front or Street Site Lot Line	15 Feet	80 Feet		Yes	No
13-1-54(d)(2)c(2)	Building To Residential Site Lot Line	10 Feet	100 Feet		Yes	No
13-1-54(d)(2)c(4)	Building To Non-Residential Side Lot Line	10 Feet	10 Feet		Yes	No
13-1-54(d)(2)c(5)	Building To Non-Residential Rear Lot Line	25 Feet	10 Feet	A proposed water feature will be directly adjacent to the majority of the length of the rear lot line	No	Yes
13-1-54(d)(2)c(6)	Peripheral Setback. See 13-1-249(d)(2)	0.3	Intent is to Comply	Landscape Designer to be Consulted	Yes	No
13-1-54(d)(2)c(7)	Minimum Paved Surface Setback	5 Feet From Side or Rear 10 Feet From Street	> 5 Feet; >10 Feet		Yes	No
Minimum Building Separation						
13-1-54(d)(2)d	Minimum Building Separation	20 Feet	134 Feet		Yes	No
Maximum Building Height						
13-1-54(d)(2)e	Maximum Building Height	45 Feet	78 Feet	Building to be equipped with Automated Sprinkler System	No	Yes
Minimum Number of Off Street Parking						
13-1-54(d)(2)f	Minimum Number of Off-Street Parking	Reference Parking Requirements by specific land use.	Reference Parking Requirements by specific land use.		Yes	No
Landscaping Requirements - Nonresidential						

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-54(d)(3)a	20 Landscaping Points per 100 Linear Feet of Building Foundation	301 Points	Will Comply	Foundation Length = 1,505 Feet	Yes	No
13-1-54(d)(3)b	5 Landscaping Points per 1,000sf of Gross Floor Area	1136 Points	Will Comply		Yes	No
13-1-54(d)(3)c	20 Landscaping Points per 100 Linear Feet of Street Frontage	74 Points	Will Comply	Street Frontage Length = 370 Feet	Yes	No
13-1-249	Required Bufferyard Opacity Values	0.3	Will Comply	Landscape Designer to be Consulted	Yes	No
13-1-282	Visibility Standards (Urban Residential to Urban Commercial Lot)	TBD - reference table on 13-1-249	Will Comply	Verify	Yes	No



PARCEL B

PRELIMINARY ZONING DENSITY, INTENSITY AND BULK STANDARDS



PRELIMINARY LIST OF REQUESTED ZONING EXEMPTIONS

PARCEL B – URBAN RESIDENTIAL (UR) DISTRICT – APARTMENTS AND TOWNHOMES

Land Use Exemption

Urban Residential

- 13-1-49(a)(1) - Exemption to permit a MGD greater than 12du per Acre (52du per Acre proposed)
- 13-1-49(b)(2)c - Conditional use for Apartments: Exemption to reduce the required 3,600sf per dwelling unit (875sf per dwelling unit proposed)

Density and Intensity Exemptions

Urban Residential

- 13-1-49(c)(1)a(1) - Exemption to permit a MGD greater than 12du per Acre (52du per Acre proposed)
- 13-1-49(c)(1)a(3) - Exemption to permit a maximum building coverage to exceed 40% (62% Proposed)
- 13-1-49(c)(1)a(4) - Exemption to permit a landscape surface Ratio to be less than 0.5 (0.29 Proposed)
- 13-1-49(c)(2)a(4) - Exemption to reduce the Minimum Lot Area required for one, two and three bedroom apartments. (Proposed 878 sf/du)

Bulk Exemptions

Urban Residential

- 13-1-49(c)(2)c(1) - Exemption to reduce the front or street side lot line to house from lot line to house setback of 35 feet (20 feet on the east and west side of the parcel and to 5 feet on south side of parcel facing Highway PD proposed)
- 13-1-49(c)(2)c(5) - Exemption to reduce the rear lot line to house setback of 25 feet (5 feet on north side of the parcel proposed)
- 13-1-49(c)(2)d - Exemption to reduce the minimum apartment and townhomes dwelling unit separation of 30 feet (0 feet proposed)
- 13-1-49(c)(2)e - Exemption to increase the maximum allowable building height of 35 feet (110 feet proposed)
- 13-1-49(c)(2)i - Exemption to reduce the minimum roof pitch of 3:12 slope (1/4" per foot flat roof proposed)
- 13-1-49(c)(2)j - Exemption to reduce the minimum roof eave width of 18 inches (0 inches proposed)

Landscaping Exemptions

Urban Residential

- No Exemptions

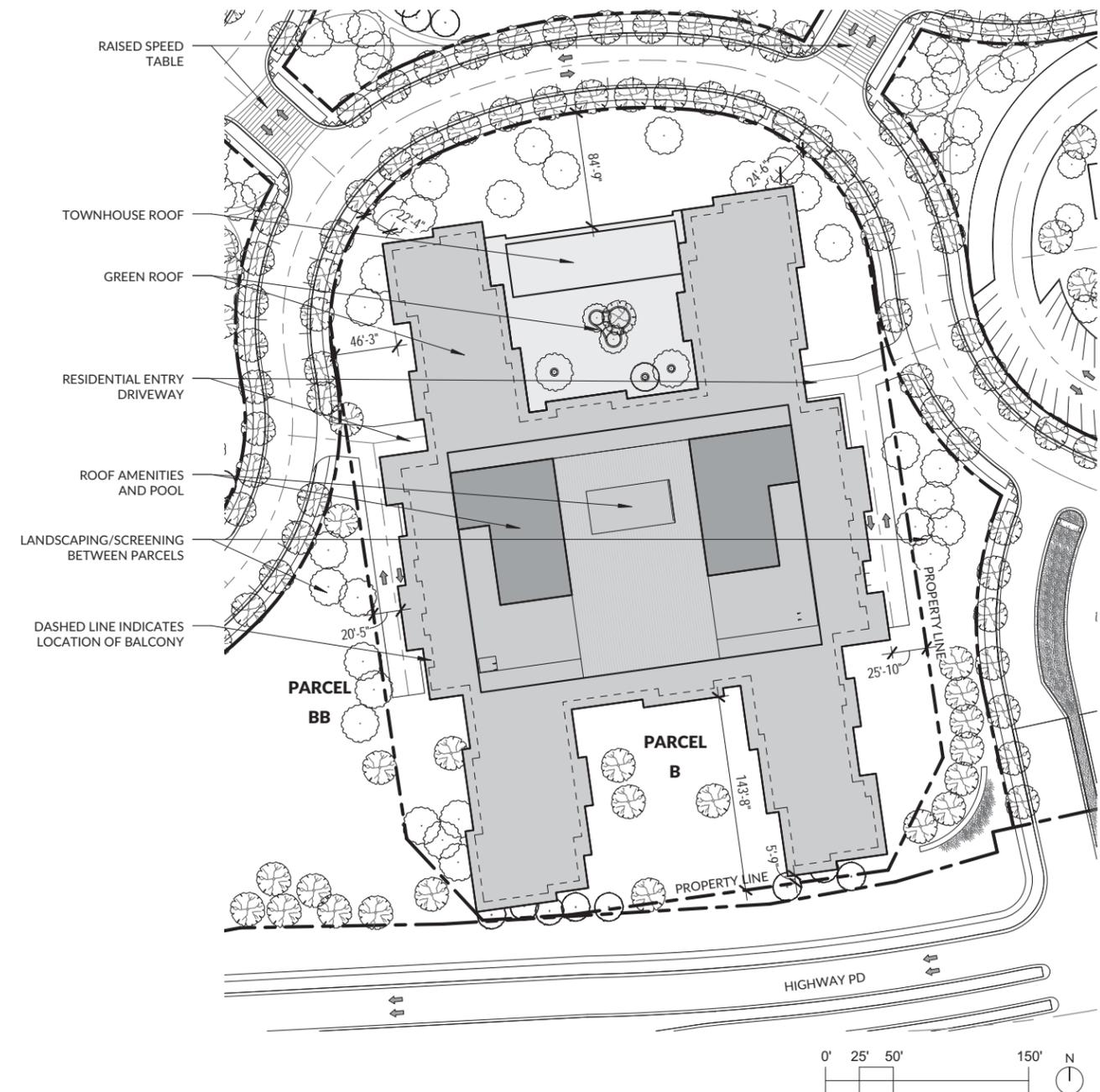
Parking and Loading Requirements Exemptions

Urban Residential

- 13-1-49(c)(2)(g)(2); 13-1-49(c)(2)(g)(3); 13-1-49(c)(2)(g)(2) – Exemption to reduce the required 2 parking spaces per One Bedroom (1.5 parking spaces per One Bedroom unit proposed)

SITE PLAN

PARCEL B – URBAN RESIDENTIAL (UR) DISTRICT – APARTMENTS AND TOWNHOMES



PARCEL B

ZONING ANALYSIS

PARCEL B – URBAN RESIDENTIAL (UR) DISTRICT – APARTMENTS AND TOWNHOMES

PROPOSED PARCEL METRICS SUMMARY

Building Description: 254 Unit Apartment Building with an enclosed Parking Garage and Rooftop Amenities

Parcel Area: 5.0 Acres (219,620 gsf)

Building Gross Area: 620,145 gsf

FAR: 2.8

Impervious Surface Area: 20,000 gsf (9% Parcel Coverage)

Landscape Surface Area: 62,820 gsf (29% Parcel Coverage)

Building Footprint Gross Area: 136,800 gsf (62% Parcel Coverage)

Building Footprint Site Coverage: 62%

Building Maximum Height: 99'-0" (7 Stories above Grade)

Off Street Parking Description: Combination of Surface and Enclosed Structure Parking

Off Street Parking Count Provided: 723 Spaces (Enclosed Structure Parking (707 Spaces) + Surface Parking (16 Spaces))

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-86 Residential Land Uses						
13-1-86(e)(3)a	Shall comply with the City's adopted residential policies, including any phasing policies which limit the number of apartment or multiplex dwelling units that may be constructed		Will comply with residential policies however a higher density of dwelling units is being proposed		No	Yes
13-1-86(e)(3)b	Shall provide high-quality architectural design and pleasing aesthetics, including "four-sided" architecture, substantial amounts of windows, and detailed architectural features		Will Comply		Yes	No
13-1-86(e)(3)c	Shall use substantial amounts of high-quality exterior materials such as brick, stone, or cementitious siding		Will Comply		Yes	No
13-1-86(e)(3)d	Shall enhance and promote the general character of the surrounding area		Will Comply		Yes	No
13-1-49 Urban Residential (UR) District						
13-1-49(a)(1);	Maximum Gross Density (MGD) of 12 Dwelling Units per Gross Acre	12du per 1 Gross Acre	51du per 1 Gross Acre		No	Yes
13-1-49(b)(1)b	Land Uses Permitted by Right - Townhouse: 3,600 sf Lot	3,600 sf Lot	219,620 sf Lot	4 Townhouse Units	Yes	No
13-1-49(b)(2)c	Land Uses Permitted as Conditional Use: Apartment: 3,600 sf per du	3,600 sf per du	878 sf per du	250 Apartment Units on 5 Acre Lot	No	Yes
Residential Density and Intensity Requirements Conventional Development						
13-1-49(c)(1)a(1)	Maximum Gross Density (MGD) of 12 Dwelling Units per Gross Acre	12du per 1 Gross Acre	51du per 1 Gross Acre		No	Yes
13-1-49(c)(1)a(2)	Minimum Zoning District Area	1 Acre	5 Acres		Yes	No
13-1-49(c)(1)a(3)	Maximum Building Coverage	40%	62%		No	Yes
13-1-49(c)(1)a(4)	Landscape Surface Ratio (LSR): .50	0.5	0.29		No	Yes
Minimum Lot Area						
13-1-49(c)(2)a(1)	Minimum Lot Area: Townhouse	3,600 sf	219,620 gsf	4 Townhouse Units	Yes	No
13-1-49(c)(2)a(4)	Minimum Lot Area: Apartment	One Bedroom: 3,000 sf/du Two Bedroom: 3,600 sf/du Three Bedroom: 3,900 sf/du	One Bedroom: 875 sf/du Two Bedroom: 875 sf/du Three Bedroom: 875 sf/du	One Bedroom: 155 du Two Bedroom: 85 du Three Bedroom: 10 du Total Lot Area = 219,620 gsf (TLA/250 du=875 sf/du)	No	Yes
Minimum Lot Width						
13-1-49(c)(2)b(1)	Minimum Lot Width: Townhouse	20 feet / 34 feet Corner Lot	398 feet		Yes	No
13-1-49(c)(2)b(4)	Minimum Lot Width Apartment: 66 feet, 80 feet corner lot	66 feet / 80 feet	398 feet		Yes	No

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
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**Minimum Setbacks
(Apartments and Townhomes)**

13-1-49(c)(2)c(1)	Front or Street Side Lot Line to House: 25 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.	35 feet	20 feet on East and West Side; 5 feet on South side of lot		No	Yes
13-1-49(c)(2)c(2)	Front or Street Side Lot Line to Garage: 25 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.	35 feet	35 feet min.	Indoor/enclosed garage	Yes	No
13-1-49(c)(2)c(3)	Side Lot Line to House or Garage: 15 feet	15 feet	20 Feet min.		Yes	No
13-1-49(c)(2)c(4)	Total of Both Sides, Lot Lines to House/Garage	30 feet	40 feet	20 feet + 20 feet = 40 feet	Yes	No
13-1-49(c)(2)c(5)	Rear Lot Line to House or Garage: 25 feet	25 feet	5 feet	Rear lot line is min. of 58' from CTH PD	No	Yes
13-1-49(c)(2)c(6)	Side Lot Line to Accessory Structure: 3 feet	n/a			n/a	n/a
13-1-49(c)(2)c(7)	Rear Lot Line to Accessory Structure: 3 feet	n/a			n/a	n/a
13-1-49(c)(2)c(8)	Peripheral Setback: See Section 13-1-249(d)(2) along zoning district boundary		TBD		TBD	TBD
13-1-49(c)(2)c(9)	Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street	> 5 feet; >10 feet	> 5 feet; >10 feet	Side and rear lot lines to be identified and agreed on with the City of Verona.	Yes	No

**Minimum Dwelling Unit Separation
(Apartments and Townhomes)**

13-1-49(c)(2)d	Minimum Dwelling Unit Separation: 30 feet	30 feet	0 feet		No	No
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Maximum Height of Dwelling Unit

13-1-49(c)(2)e	Maximum Height of Dwelling Unit: 35 feet	35 feet	99 feet	Penthouse level (15') is set back from exterior wall	No	Yes
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Minimum Number of Off Street Parking

13-1-49(c)(2)(g)(2) 13-1-49(c)(2)(g)(3) 13-1-49(c)(2)(g)(2)	Minimum Number of Off-Street Parking	One Bedroom: 2 P Two Bedroom: 2.5 P Three Bedroom: 3 P Two Bdr Townhouse: 2.5 P Total Parking Required: 563 P	One Bedroom: 1.5 P Two Bedroom: 2.5 P Three Bedroom: 3 P Two Bdr Townhouse: 2.5 P Visitors: 1 P for every 5 du Total Parking Proposed: 537 P	One Bedroom: 155 du Two Bedroom: 85 du Three Bedroom: 10 du Two Bedroom Townhouses: 4 du 254 Total du	No	Yes
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Minimum Dwelling Core Dimensions

13-1-49(c)(2)(h)(2) 13-1-49(c)(2)(h)(3)	Minimum Dwelling Core Dimensions	One Bedroom Units: 800 SF Two Bedroom Units: 1,000 SF	One Bedroom Units: 800 SF Two Bedroom Units: 1,000 SF Three Bedroom: 1,900 SF		Yes	No
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REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
Minimum Roof Pitch						
13-1-49(c)(2)i	Minimum Roof Pitch: 3:12	3:12 Slope	1/4" per Foot Min. Slope		No	Yes
Minimum Eave Width						
13-1-49(c)(2)j	Minimum Eave Width: 18 Inches	18 Inch Eave Width	No Eaves		No	Yes
Landscaping Requirements - Nonresidential (Multifamily)						
13-1-49(d)(3)a	50 landscaping points per 100 linear feet of building foundation	1,111 points	Will Comply	Total Foundation Length = 2,221' LF	Yes	No
13-1-49(d)(3)b	20 landscaping points per 1,000 sf of gross floor area.	621 points	Will Comply	Building Gross Floor Area = 620,145 gsf	Yes	No
13-1-49(d)(3)c	50 landscaping points per 100 linear feet of street frontage.	808 points	Will Comply	500 lf on West side and 500 lf on East Side of Building. 308 lf on South side and 308 lf on North side of Building.	Yes	No
13-1-49(d)(3)d	100 landscaping points per 10,000 sf paved area/20 stalls.	300 points	Will Comply	Paved Area = 20,000 gsf Paved Parking = 20 spots	Yes	No
Additional Points from Bufferyard Requirements		TBD	Will Comply		Yes	No
Total Required		2,840 points	Will Comply	Landscape Designer to be Consulted	Yes	Yes



PARCEL C

PRELIMINARY ZONING DENSITY, INTENSITY AND BULK STANDARDS



PRELIMINARY LIST OF REQUESTED ZONING EXEMPTIONS

PARCEL C – URBAN RESIDENTIAL (UR) DISTRICT – APARTMENTS AND TOWNHOMES

SITE PLAN

PARCEL C – URBAN RESIDENTIAL (UR) DISTRICT – APARTMENTS AND TOWNHOMES

Land Use Exemption

Urban Residential

- 13-1-49(a)(1) - Exemption to permit a MGD greater than 12du per Acre (52du per Acre proposed)
- 13-1-49(b)(2)c - Conditional use for Apartments: 3,600sf per dwelling unit (875sf per dwelling unit proposed)

Density and Intensity Exemptions

Urban Residential

- 13-1-49(c)(1)a(1) - Exemption to permit a MGD greater than 12du per Acre (52du per Acre proposed)
- 13-1-49(c)(1)a(3) - Exemption to permit a maximum building coverage to exceed 40% (62.5% Proposed)
- 13-1-49(c)(1)a(4) - Exemption to permit a landscape surface Ratio to be less than 0.5 (0.25 Proposed)
- 13-1-49(c)(2)a(4) - Exemption to reduce the Minimum Lot Area required for one, two and three bedroom apartments. (Proposed 875 sf/du)

Bulk Exemptions

Urban Residential

- 13-1-49(c)(2)c(3) - Exemption to reduce the side lot line to house or garage setback of 15 feet (5 feet proposed)
- 13-1-49(c)(2)c(5) - Exemption to reduce the rear lot line to house setback of 25 feet (5 feet on the north side of the parcel proposed)
- 13-1-49(c)(2)c(9) - Exemption to reduce the minimum paved surface setback of 5 feet from side or rear and 10feet from street (0 feet at north side of property proposed)
- 13-1-49(c)(2)d - Exemption to reduce the minimum apartment and townhomes dwelling unit separation of 30 feet (0 feet proposed)
- 13-1-49(c)(2)e - Exemption to increase the maximum allowable building height of 35 feet (110 feet proposed)
- 13-1-49(c)(2)i - Exemption to reduce the minimum roof pitch of 3:12 slope (1/4" per foot flat roof proposed).
- 13-1-49(c)(2)j - Exemption to reduce the minimum roof eave width of 18 inches (0 inches proposed)

Landscaping Exemptions

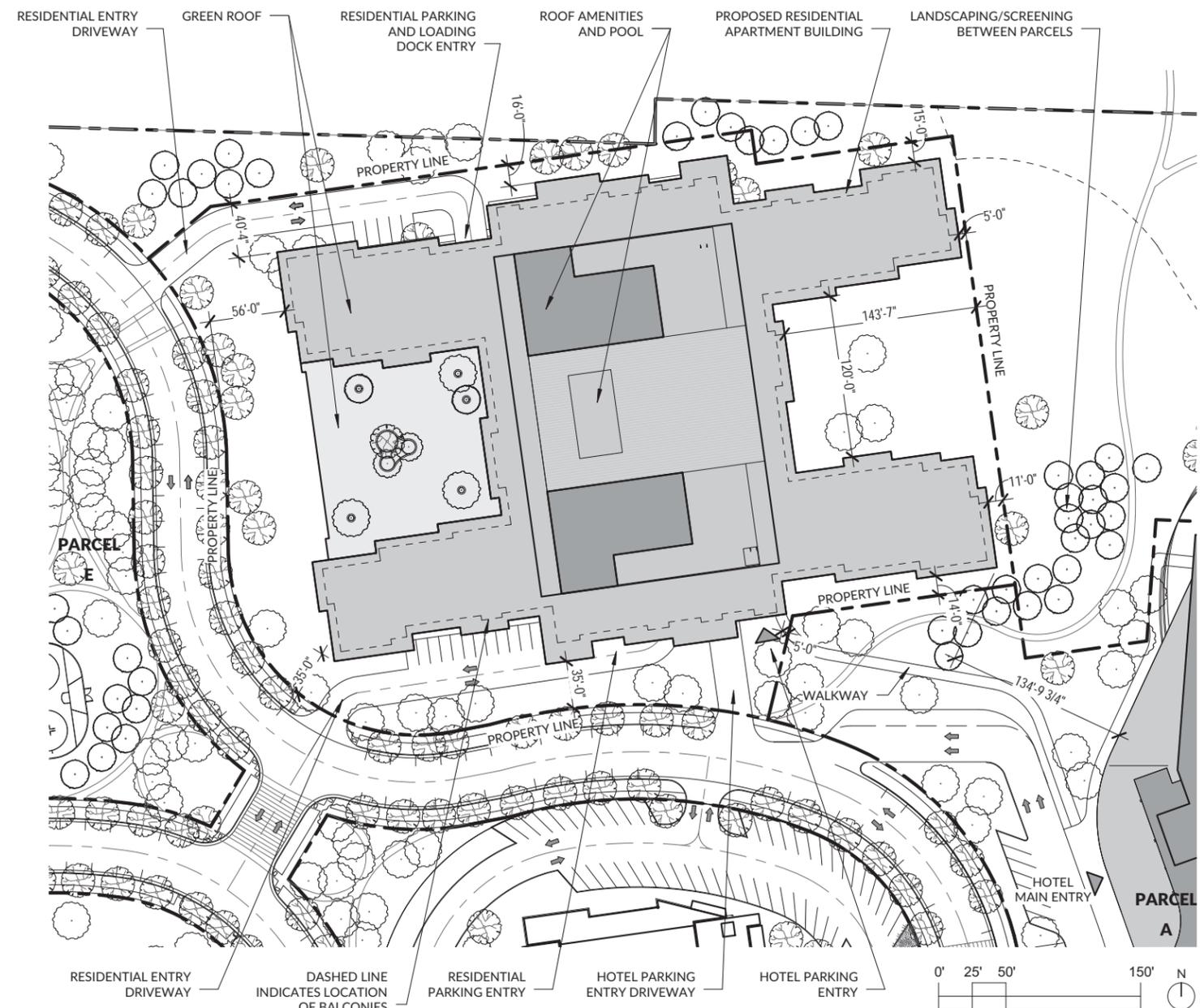
Urban Residential

- No Exemptions

Parking and Loading Requirements Exemptions

Urban Residential

- 13-1-49(c)(2)(g)(2); 13-1-49(c)(2)(g)(3); 13-1-49(c)(2)(g)(2) – Exemption to reduce the required Minimum Number of Off-Street Parking from 2 parking spaces per One Bedroom to 1.5 parking spaces per One Bedroom unit.



PARCEL C

ZONING ANALYSIS

PARCEL C – URBAN RESIDENTIAL (UR) DISTRICT – APARTMENTS AND TOWNHOMES

PROPOSED PARCEL METRICS SUMMARY

Building Description: 262 Unit Apartment Building with an enclosed Parking Garage and Rooftop Amenities

Parcel Area: 5.0 Acres (218,872 gsf)

Building Gross Area: 772,000 gsf

FAR: 3.5

Impervious Surface Area: 27,072 gsf (12.5% Parcel Coverage)

Landscape Surface Area: 55,000 gsf (25% Parcel Coverage)

Building Footprint Gross Area: 136,800 gsf (62.5% Parcel Coverage)

Building Footprint Site Coverage: 62.5%

Building Maximum Height: 110'-0" (8 Stories above Grade - 1 Story below Grade)

Off Street Parking Description: Combination of Surface and Enclosed Structure Parking

Off Street Parking Count Provided: 1119 Spaces (Enclosed Structure Parking (1101 Spaces) + Surface Parking (18 Spaces))

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-86 Residential Land Uses						
13-1-86(e)(3)a	Shall comply with the City's adopted residential policies, including any phasing policies which limit the number of apartment or multiplex dwelling units that may be constructed		Will comply with residential policies however a higher density of dwelling units is being proposed		No	Yes
13-1-86(e)(3)b	Shall provide high-quality architectural design and pleasing aesthetics, including "four-sided" architecture, substantial amounts of windows, and detailed architectural features		Will Comply		Yes	No
13-1-86(e)(3)c	Shall use substantial amounts of high-quality exterior materials such as brick, stone, or cementitious siding		Will Comply		Yes	No
13-1-86(e)(3)d	Shall enhance and promote the general character of the surrounding area		Will Comply		Yes	No
13-1-49 Urban Residential (UR) District						
13-1-49(a)(1);	Maximum Gross Density (MGD) of 12 Dwelling Units per Gross Acre	12du per 1 Gross Acre	52du per 1 Gross Acre		No	Yes
13-1-49(b)(1)b	Land Uses Permitted by Right - Townhouse: 3,600 sf Lot	3,600 sf Lot	218,872 sf Lot	8 Townhouse Units	Yes	No
13-1-49(b)(2)c	Land Uses Permitted as Conditional Use: Apartment: 3,600 sf per du	3,600 sf per du	862 sf per du	254 Apartment Units on 5 Acre Lot	No	Yes
Residential Density and Intensity Requirements Conventional Development						
13-1-49(c)(1)a(1)	Maximum Gross Density (MGD) of 12 Dwelling Units per Gross Acre	12du per 1 Gross Acre	52du per 1 Gross Acre		No	Yes
13-1-49(c)(1)a(2)	Minimum Zoning District Area	1 Acre	5 Acres		Yes	No
13-1-49(c)(1)a(3)	Maximum Building Coverage	40%	62.50%		No	Yes
13-1-49(c)(1)a(4)	Landscape Surface Ratio (LSR): .50	0.5	0.25		No	Yes
Minimum Lot Area						
13-1-49(c)(2)a(1)	Minimum Lot Area: Townhouse	3,600 sf	218,872 gsf		Yes	No
13-1-49(c)(2)a(4)	Minimum Lot Area: Apartment	One Bedroom: 3,000 sf/du Two Bedroom: 3,600 sf/du Three Bedroom: 3,900 sf/du	One Bedroom: 862 sf/du Two Bedroom: 862 sf/du Three Bedroom: 862 sf/du	One Bedroom: 157 du Two Bedroom: 87 du Three Bedroom: 10 du Total: 254 du Total Lot Area = 218,872 gsf (TLA/254 du= 862 sf/du)	No	Yes
Minimum Lot Width						
13-1-49(c)(2)b(1)	Minimum Lot Width: Townhouse	20 feet / 34 feet Corner Lot	398 feet		Yes	No
13-1-49(c)(2)b(4)	Minimum Lot Width Apartment: 66 feet, 80 feet corner lot	66 feet / 80 feet	398 feet		Yes	No

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
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**Minimum Setbacks
(Apartments and Townhomes)**

13-1-49(c)(2)c(1)	Front or Street Side Lot Line to House: 25 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.	35 feet	35 feet		Yes	No
13-1-49(c)(2)c(2)	Front or Street Side Lot Line to Garage: 25 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.	35 feet	Varies: 35 feet min.	Indoor/enclosed garage	Yes	No
13-1-49(c)(2)c(3)	Side Lot Line to House or Garage: 15 feet	15 feet	5 feet		No	Yes
13-1-49(c)(2)c(4)	Total of Both Sides, Lot Lines to House/Garage	30 feet	40 feet	35 feet + 5 feet = 40 feet	Yes	No
13-1-49(c)(2)c(5)	Rear Lot Line to House or Garage: 25 feet	25 feet	5 feet		No	Yes
13-1-49(c)(2)c(6)	Side Lot Line to Accessory Structure: 3 feet	n/a			n/a	n/a
13-1-49(c)(2)c(7)	Rear Lot Line to Accessory Structure: 3 feet	n/a			n/a	n/a
13-1-49(c)(2)c(8)	Peripheral Setback: See Section 13-1-249(d)(2) along zoning district boundary		TBD		TBD	TBD
13-1-49(c)(2)c(9)	Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street	> 5 feet; >10 feet	Requirement is met on west and south boundaries. Requirement is not met on north and east boundaries.	Side and rear lot lines to be identified and agreed on with the City of Verona.	No	Yes

**Minimum Dwelling Unit Separation
(Apartments and Townhomes)**

13-1-49(c)(2)d	Minimum Dwelling Unit Separation: 30 feet	30 feet	0 feet	Proposed Residential building is 120 feet from the nearest Proposed Hotel Building.	No	No
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Maximum Height of Dwelling Unit

13-1-49(c)(2)e	Maximum Height of Dwelling Unit: 35 feet	35 feet	110 feet		No	Yes
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Minimum Number of Off Street Parking

13-1-49(c)(2)(g)(2) 13-1-49(c)(2)(g)(3) 13-1-49(c)(2)(g)(2)	Minimum Number of Off-Street Parking	One Bedroom: 2 P Two Bedroom: 2.5 P Three Bedroom: 3 P Two Bdr Townhouse: 2.5 P Three Bdr Townhouse: 3 P	One Bedroom: 1.5 P Two Bedroom: 2.5 P Three Bedroom: 3 P Two Bdr Townhouse: 2.5 P Three Bdr Townhouse: 3 P Visitors: 1 P for every 5 du Total Parking Proposed: 558 P	One Bedroom: 157 du Two Bedroom: 87 du Three Bedroom: 10 du Two Bedroom Townhouses: 6 du Three Bedroom Townhouses: 2 du 262 Total du	No	Yes
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Minimum Dwelling Core Dimensions

13-1-49(c)(2)(h)(2) 13-1-49(c)(2)(h)(3)	Minimum Dwelling Core Dimensions	One Bedroom Units: 800 SF Two Bedroom Units: 1,000 SF	One Bedroom Units: 800 SF Two Bedroom Units: 1,000 SF Three Bedroom: 1,900 SF		Yes	No
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Minimum Roof Pitch

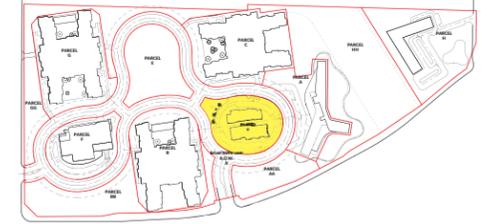
13-1-49(c)(2)i	Minimum Roof Pitch: 3:12	3:12 Slope	1/4" per Foot Min. Slope		No	Yes
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REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
Minimum Eave Width						
13-1-49(c)(2)j	Minimum Eave Width: 18 Inches	18 Inch Eave Width	No Eaves		No	Yes
Landscaping Requirements - Nonresidential (Multifamily)						
13-1-49(d)(3)a	50 landscaping points per 100 linear feet of building foundation	1,111 points	Will Comply	Total Foundation Length = 2,221' lf	Yes	No
13-1-49(d)(3)b	20 landscaping points per 1,000 sf of gross floor area.	772 points	Will Comply	Building Gross Floor Area = 772,000 sf	Yes	No
13-1-49(d)(3)c	50 landscaping points per 100 linear feet of street frontage.	403 points	Will Comply	306 lf on West side of Building. 500 lf on South side of Building.	Yes	No
13-1-49(d)(3)d	100 landscaping points per 10,000 sf paved area/20 stalls.	371 points	Will Comply	Paved Area = 27,072 gsf Paved Parking = 20 spots	Yes	No
Additional Points from Bufferyard Requirements		TBD	Will Comply		Yes	No
Total Required		2,657 points	Will Comply		Yes	No



PARCEL D

PRELIMINARY ZONING DENSITY, INTENSITY AND BULK STANDARDS



PRELIMINARY LIST OF REQUESTED ZONING EXEMPTIONS

PARCEL D – URBAN COMMERCIAL (UC) DISTRICT - RETAIL AND RESTAURANT

SITE PLAN

PARCEL D – URBAN COMMERCIAL (UC) DISTRICT - RETAIL AND RESTAURANT

Land Use Exemption

- Urban Commercial
- No Exemptions

Density and Intensity Exemptions

- Urban Commercial
- No Exemptions

Bulk Exemptions

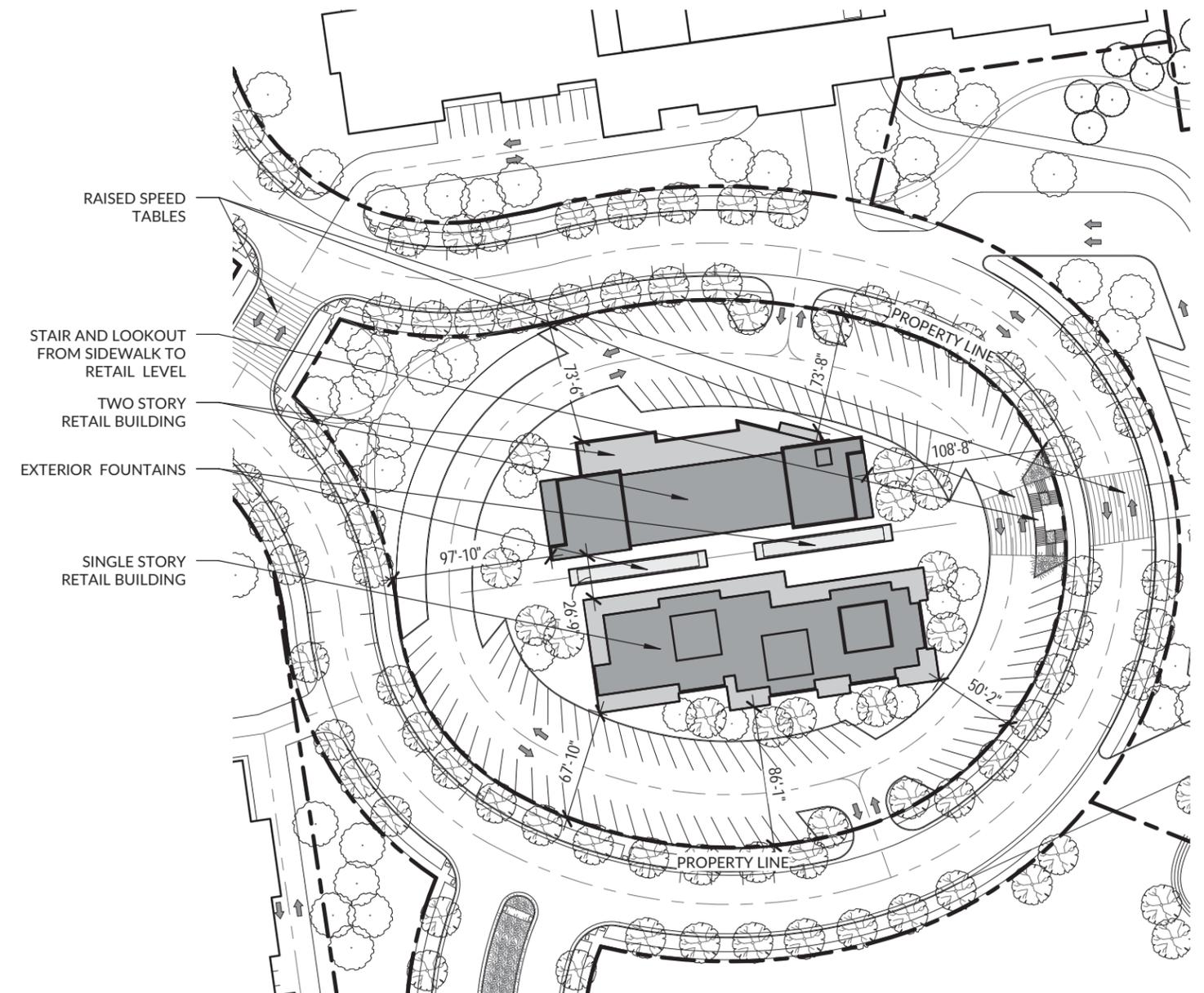
- Urban Commercial
- 13-1-54(d)(2)c(7) - Exemption to reduce the minimum paved surface setback of 10 feet at street (0 feet proposed)

Landscaping Exemptions

- Urban Commercial
- No Exemptions

Parking and Loading Requirements Exemptions

- Urban Commercial
- No Exemptions



PARCEL D

ZONING ANALYSIS

PARCEL D – URBAN COMMERCIAL (UC) DISTRICT - RETAIL AND RESTAURANT

PROPOSED PARCEL METRICS SUMMARY

Building Description: Low Rise Retail and Restaurants

Parcel Area: 2.8 Acres (123,558 gsf)

Building Gross Area: 30,000 gsf

FAR: 0.24

Impervious Surface Area: 61% (75,671 gsf)

Landscape Surface Area: 20% (24,887 gsf - 0.2 LSR)

Building Footprint Gross Area: 23,000 gsf

Building Footprint Site Coverage: 19%

Building Maximum Height: 35'-0"

Off Street Parking Description: Combination of Surface and Enclosed Structure Parking. (Enclosed Parking will be provided off site in adjacent Parcel B)

Off Street Parking Count Provided: 118 Surface Parking Spaces (Additional 56 Enclosed Parking Spaces Provided in Parcel B)

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-89(c) Commercial Land Uses Indoor Sales or Service						
Retail shops						
13-1-89(c)(1)	Indoor Sales or Service Description	Indoor Sales or Service	Indoor Sales or Service		Yes	No
13-1-89(c)(2)	Permitted by right: UC Urban Commercial	UC	UC		Yes	N/A
13-1-89(c)(3)	Conditional Use Regulations: n/a	n/a	n/a		n/a	No
Minimum Number of Off Street Parking Indoor Sales						
13-1-89(c)(4)	Parking Regulations. One space per 300 sf of gross floor area.	One Space per 300 gsf of gross floor area. (24,000 gsf) Estimated Required Parking = 80 P	One Space per 300 gsf of gross floor area. (24,000 gsf) Proposed Total Parking = 80 P		Yes	No
13-1-89(h) Commercial Land Uses Indoor Commercial Entertainment						
13-1-89(h)(1)	Indoor Commercial Entertainment Description	Indoor Commercial Entertainment	Restaurant, Outdoor Patios, Rooftop Restaurant and Patios		Yes	No
13-1-89(h)(2)	Permitted by right	N/A	N/A		N/A	N/A
13-1-89(h)(3)a	If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.	Customer Entrance 100ft min. from Residential Property	100ft min.		Yes	No
13-1-89(h)(3)b	Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 13-1-249).	.60 Min. Bufferyard Opacity	Will Comply		Yes	No
13-1-89(h)(3)c	Shall comply with Section 13-1-363, standards and procedures applicable to all conditional uses.	Administrative and Review Process Standards and Procedures	Will Comply		Yes	No
Minimum Number of Off Street Parking Indoor Commercial Entertainment						
13-1-89(K)(4)	Parking Regulations: One space per every 3 patron seats or lockers (whichever is greater); or one space per 3 persons at the maximum capacity of the establishment (whichever is greater).	One Space per 3 patrons (6,000 gsf) Estimated Required Parking = 94 P	One Space per 3 patrons (6,000 gsf) Proposed Total Parking = 94 P		Yes	No
13-1-54 Urban Commercial (UC)						
Restaurant(s)						
13-1-54(b)(1)i	Land Uses Permitted by Right: (i) Indoor Sales or Service	Indoor Sales or Service	Indoor Sales or Service		Yes	No
13-1-54(b)(2) f	Land Uses Permitted as Conditional Use: (f) Indoor Commercial Entertainment and	Conditional Use	Indoor Commercial Entertainment and Indoor Commercial Lodging		Yes	No
Non Residential Density and Intensity Requirements						
13-1-54(d)(1)a	Minimum Landscape Surface Ratio (LSR)	0.1	0.2	Estimated Landscape Surface area 24,887sf (0.2 LSR)	Yes	No
13-1-54(d)(1)b	Maximum Building Coverage	40%	19%	Building Footprint 23,000 gsf	Yes	No
13-1-54(d)(1)c	Maximum Building Size	n/a	n/a		Yes	No
Non Residential Bulk Requirements						
13-1-54(d)(2)a	Minimum Lot Area	6,500 sf	>6,500 sf		Yes	No
13-1-54(d)(2)b	Minimum Lot Width / Minimum Street Frontage	66 feet / 50 feet	> 66 feet / > 50 feet		Yes	No
Minimum Setbacks						

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-54(d)(2)c(1)	Building To Front or Street Site Lot Line	15 Feet	Varies, min. 90 Feet		Yes	No
13-1-54(d)(2)c(2)	Building To Residential Site Lot Line	10 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(4)	Building To Non-Residential Side Lot Line	10 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(5)	Building To Non-Residential Rear Lot Line	25 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(6)	Peripheral Setback. See 13-1-249(d)(2)	0.3	In Progress - Intent is to Comply	Landscape Designer to be Consulted	Yes	No
13-1-54(d)(2)c(7)	Minimum Paved Surface Setback	5 Feet From Side or Rear 10 Feet From Street	0 Feet	Paved Parking is at Lot Line	No	Yes

Minimum Building Separation

13-1-54(d)(2)d	Minimum Building Separation	20 Feet	> 20 Feet	Typically 180 Feet min. to adjacent Residential and Hotel Bldgs.	Yes	No
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Maximum Building Height

13-1-54(d)(2)e	Maximum Building Height	45 Feet	35 Feet		Yes	No
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Minimum Number of Off Street Parking

13-1-54(d)(2)f	Minimum Number of Off-Street Parking	Reference Parking Requirements by specific land use.	Reference Parking Requirements by specific land use.		Yes	No
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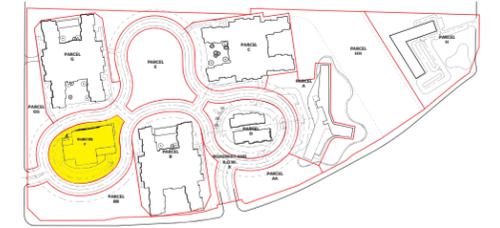
Landscaping Requirements - Nonresidential

13-1-54(d)(3)a	20 Landscaping Points per 100 Linear Feet of Building Foundation	280 Points	Will Comply		Yes	No
13-1-54(d)(3)b	5 Landscaping Points per 1,000sf of Gross Floor Area	150 Points	Will Comply		Yes	No
13-1-54(d)(3)c	20 Landscaping Points per 100 Linear Feet of Street Frontage	140 Points	Will Comply		Yes	No
13-1-249	Required Bufferyard Opacity Values	TBD - reference table on 13-1-249	Will Comply		Yes	No
13-1-282	Visibility Standards (Urban Residential to Urban Commercial Lot)	0.3	Will Comply	Landscape Designer to be Consulted	Yes	No



PARCEL F

PRELIMINARY ZONING DENSITY, INTENSITY AND BULK STANDARDS



PRELIMINARY LIST OF REQUESTED ZONING EXEMPTIONS

PARCEL F – URBAN COMMERCIAL (UC) DISTRICT - GROCERY STORE

SITE PLAN

PARCEL F – URBAN COMMERCIAL (UC) DISTRICT - GROCERY STORE

Land Use Exemption

- Urban Commercial
- No Exemptions

Density and Intensity Exemptions

- Urban Commercial
- 13-1-54(d)(1)b - Exemption to increase the maximum building coverage of 40% (47% proposed)

Bulk Exemptions

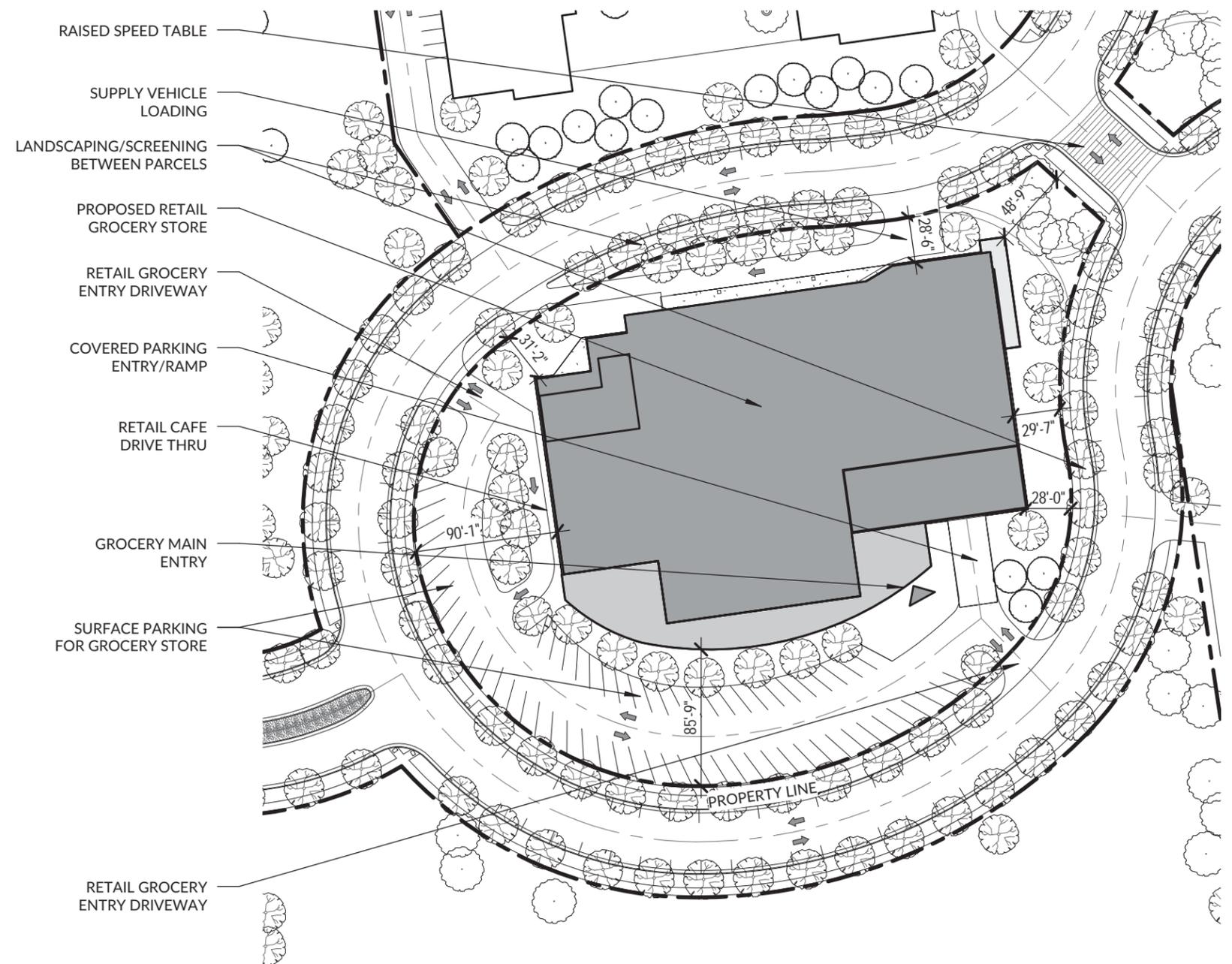
- Urban Commercial
- 13-1-54(d)(2)c(7) - Exemption to reduce the minimum paved surface setback of 10 feet at street (0 feet proposed)

Landscaping Exemptions

- Urban Commercial
- No Exemptions

Parking and Loading Requirements Exemptions

- Urban Commercial
- No Exemptions



PARCEL F

ZONING ANALYSIS

PARCEL F – URBAN COMMERCIAL (UC) DISTRICT - GROCERY STORE

PROPOSED PARCEL METRICS SUMMARY

Building Description: Low Rise Grocery Store

Parcel Area: 2.8 Acres (120,901 gsf)

Building Gross Area: 56,392 gsf

FAR: 0.47

Impervious Surface Area: 29% (35,700 gsf)

Landscape Surface Area: 24% (28,809 gsf - 0.2 LSR)

Building Footprint Gross Area: 56,392 gsf

Building Footprint Site Coverage: 47%

Building Maximum Height: 45'-0"

Off Street Parking Description: Combination of Enclosed Structure Parking and Surface Lot Parking

Off Street Parking Count Provided: 197 Parking Spaces (Enclosed Parking (129 Spaces), Surface Parking (68 Spaces))

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-89(c) Commercial Land Uses Indoor Sales or Service	(Grocery)					
13-1-89(c)(1)	Indoor Sales or Service Description	Indoor Sales or Service	Indoor Sales or Service		Yes	No
13-1-89(c)(2)	Permitted by right: UC Urban Commercial	UC	UC		Yes	N/A
13-1-89(c)(3)	Conditional Use Regulations: n/a	n/a	n/a		n/a	No
Minimum Number of Off Street Parking Indoor Sales						
13-1-89(c)(4)	Parking Regulations. One space per 300 sf of gross floor area.	One Space per 300 gsf of gross floor area. Required Parking Estimate = 187 P (56,392 gsf)	One Space per 300 gsf Proposed Parking = 187 P (56,392 gsf)		Yes	No
13-1-54 Urban Commercial (UC)						
13-1-54(b)(1)i	Land Uses Permitted by Right: (i) Indoor Sales or Service	Indoor Sales or Service	Indoor Sales or Service		Yes	No
Non Residential Density and Intensity Requirements						
13-1-54(d)(1)a	Minimum Landscape Surface Ratio (LSR)	0.1	0.2		Yes	No
13-1-54(d)(1)b	Maximum Building Coverage	40%	47%	Building Footprint 56,392 gsf	No	Yes
13-1-54(d)(1)c	Maximum Building Size	n/a	n/a		Yes	No
Non Residential Bulk Requirements						
13-1-54(d)(2)a	Minimum Lot Area	6,500 sf	>6,500 sf		Yes	No
13-1-54(d)(2)b	Minimum Lot Width / Minimum Street Frontage	66 feet / 50 feet	> 66 feet / > 50 feet		Yes	No
Minimum Setbacks						
13-1-54(d)(2)c(1)	Building To Front or Street Site Lot Line	15 Feet	80 Feet		Yes	No
13-1-54(d)(2)c(2)	Building To Residential Site Lot Line	10 Feet	> 10 Feet		Yes	No
13-1-54(d)(2)c(4)	Building To Non-Residential Side Lot Line	10 Feet	> 10 Feet		Yes	No
13-1-54(d)(2)c(5)	Building To Non-Residential Rear Lot Line	25 Feet	25 Feet		Yes	No
13-1-54(d)(2)c(6)	Peripheral Setback. See 13-1-249(d)(2)	0.3	In Progress - Intent is to Comply	Landscape Designer to be Consulted	Yes	No
13-1-54(d)(2)c(7)	Minimum Paved Surface Setback	5 Feet From Side or Rear 10 Feet From Street	0 Feet		No	Yes
Minimum Building Separation						
13-1-54(d)(2)d	Minimum Building Separation	20 Feet	> 20 Feet	Typically 180 Feet min. to adjacent Residential and Hotel Bldgs.	Yes	No
Maximum Building Height						
13-1-54(d)(2)e	Maximum Building Height	45 Feet	45 Feet		Yes	No
Minimum Number of Off Street Parking						

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-54(d)(2)f	Minimum Number of Off-Street Parking	Reference Parking Requirements by specific land use.	Reference Parking Requirements by specific land use.		Yes	No

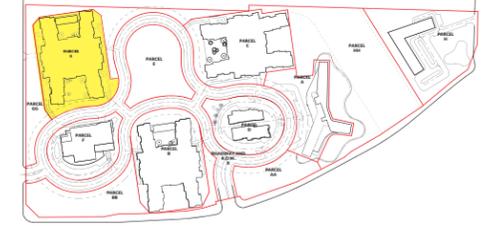
Landscaping Requirements - Nonresidential

13-1-54(d)(3)a	20 Landscaping Points per 100 Linear Feet of Building Foundation	200	Will Comply	Foundation Length = 1,000 Feet	Yes	No
13-1-54(d)(3)b	5 Landscaping Points per 1,000sf of Gross Floor Area	300	Will Comply	Building Area = 60,000 gsf	Yes	No
13-1-54(d)(3)c	20 Landscaping Points per 100 Linear Feet of Street Frontage	200	Will Comply	Building Frontage = 1,000 Feet	Yes/No	No
13-1-249	Required Bufferyard Opacity Values	TBD - reference table on 13-1-249	Intent is to Comply	Landscape Designer to be Consulted	Yes	No
13-1-282	Visibility Standards (Urban Residential to Urban Commercial Lot)	TBD - reference table on 13-1-249	Intent is to Comply	Landscape Designer to be Consulted	Yes	No



PARCEL G

PRELIMINARY ZONING DENSITY, INTENSITY AND BULK STANDARDS



PRELIMINARY LIST OF REQUESTED ZONING EXEMPTIONS

PARCEL G – URBAN RESIDENTIAL (UR) DISTRICT - APARTMENTS AND TOWNHOMES

Land Use Exemption

Urban Residential

- 13-1-49(a)(1) - Exemption to permit a MGD greater than 12du per Acre (52du per Acre proposed)
- 13-1-49(b)(2)c - Conditional use for Apartments: 3,600sf per dwelling unit (875sf per dwelling unit proposed)

Density and Intensity Exemptions

Urban Residential

- 13-1-49(c)(1)a(1) - Exemption to permit a MGD greater than 12du per Acre (52du per Acre proposed)
- 13-1-49(c)(1)a(3) - Exemption to permit a maximum building coverage to exceed 40% (70% Proposed)
- 13-1-49(c)(1)a(4) - Exemption to permit a landscape surface Ratio to be less than 0.5 (0.17 Proposed)
- 13-1-49(c)(2)a(4) - Exemption to reduce the Minimum Lot Area required for one, two and three bedroom apartments. (Proposed 875 sf/du)

Bulk Exemptions

Urban Residential

- 13-1-49(c)(2)c(3) - Exemption to reduce the front or street side lot line to house from lot line to house setback of 35 feet (24 feet on the east side of the parcel proposed)
- 13-1-49(c)(2)c(5) - Exemption to reduce the rear lot line to house setback of 25 feet (0 feet proposed on the north side of the parcel)
- 13-1-49(c)(2)c(9) - Exemption to reduce the minimum paved surface setback of 5 feet from side or rear and 10feet from street (Requirement is met on East Side; 3 feet from property line on West Side)
- 13-1-49(c)(2)d - Exemption to reduce the minimum apartment and townhomes dwelling unit separation of 30 feet (0 feet proposed)
- 13-1-49(c)(2)d - Exemption to reduce the minimum apartment and townhomes dwelling unit separation of 30 feet (0 feet proposed)
- 13-1-49(c)(2)e - Exemption to increase the maximum allowable building height of 35 feet (110 feet proposed)
- 13-1-49(c)(2)i - Exemption to reduce the minimum roof pitch of 3:12 slope (1/4" per foot flat roof proposed).
- 13-1-49(c)(2)j - Exemption to reduce the minimum roof eave width of 18 inches (0 inches proposed)

Landscaping Exemptions

Urban Residential

- No Exemptions

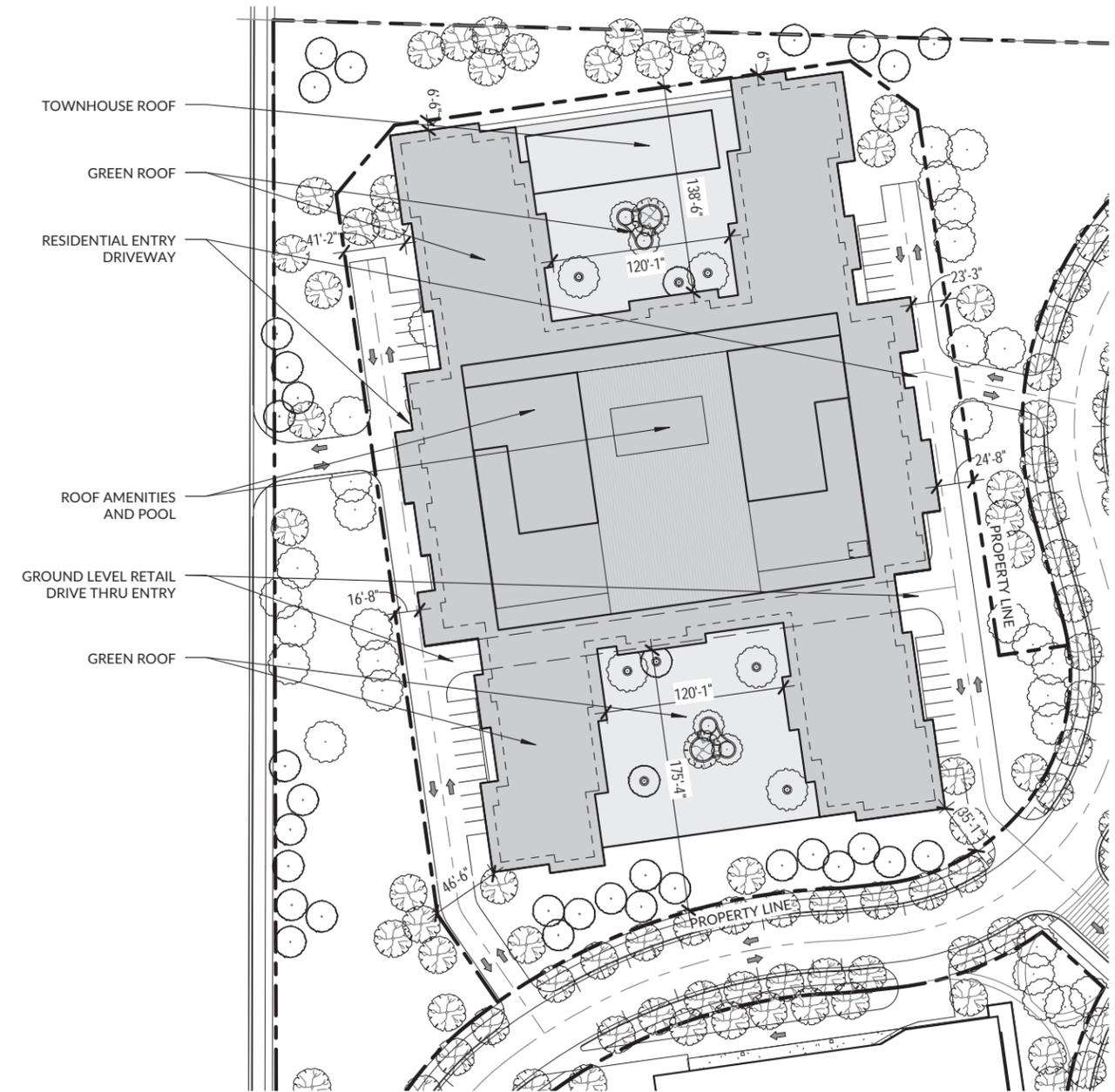
Parking and Loading Requirements Exemptions

Urban Residential

- 13-1-49(c)(2)(g)(2); 13-1-49(c)(2)(g)(3); 13-1-49(c)(2)(g)(2) – Exemption to reduce the required Minimum Number of Off-Street Parking from 2 parking spaces per One Bedroom to 1.5 parking spaces per One Bedroom unit.

SITE PLAN

PARCEL G – URBAN RESIDENTIAL (UR) DISTRICT - APARTMENTS AND TOWNHOMES AND URBAN COMMERCIAL (UC) DISTRICT - RETAIL



PARCEL G

ZONING ANALYSIS

PARCEL G – URBAN RESIDENTIAL (UR) DISTRICT - APARTMENTS AND TOWNHOMES

PROPOSED PARCEL METRICS SUMMARY

Building Description: 254 Unit Mixed Use Apartment Building with an enclosed Parking Garage, Rooftop and Retail/Drive Thru

Parcel Area: 5.0 Acres (219,689 gsf)

Building Gross Area: 637,145 gsf

FAR: 2.9

Impervious Surface Area: 28,000 gsf (13% Parcel Coverage)

Landscape Surface Area: 37,868 gsf (17% Parcel Coverage)

Building Footprint Gross Area: 153,821 gsf

Building Footprint Site Coverage: 70%

Building Maximum Height: 99'-0" (7 Stories above Grade)

Off Street Parking Description: Combination of Surface and Enclosed Structure Parking

Off Street Parking Count Provided: 774 Parking Spaces (Enclosed Structure Parking (729 Spaces) + Surface Parking (45 Spaces))

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-86 Residential Land Uses						
13-1-86(e)(3)a	Shall comply with the City's adopted residential policies, including any phasing policies which limit the number of apartment or multiplex dwelling units that may be constructed		Will comply with residential policies however a higher density of dwelling units is being proposed		No	Yes
13-1-86(e)(3)b	Shall provide high-quality architectural design and pleasing aesthetics, including "four-sided" architecture, substantial amounts of windows, and detailed architectural features		Will Comply		Yes	No
13-1-86(e)(3)c	Shall use substantial amounts of high-quality exterior materials such as brick, stone, or cementitious siding		Will Comply		Yes	No
13-1-86(e)(3)d	Shall enhance and promote the general character of the surrounding area		Will Comply		Yes	No
13-1-49 Urban Residential (UR) District						
13-1-49(a)(1);	Maximum Gross Density (MGD) of 12 Dwelling Units per Gross Acre	12du per 1 Gross Acre	51du per 1 Gross Acre		No	Yes
13-1-49(b)(1)b	Land Uses Permitted by Right - Townhouse: 3,600 sf Lot	3,600 sf Lot	219,689 gsf Lot	4 Townhouse Units	Yes	No
13-1-49(b)(2)c	Land Uses Permitted as Conditional Use: Apartment: 3,600 sf per du	3,600 sf per du	878 sf per du	250 Apartment Units on 5 Acre Lot	No	Yes
Residential Density and Intensity Requirements Conventional Development						
13-1-49(c)(1)a(1)	Maximum Gross Density (MGD) of 12 Dwelling Units per Gross Acre	12du per 1 Gross Acre	51du per 1 Gross Acre		No	Yes
13-1-49(c)(1)a(2)	Minimum Zoning District Area	1 Acre	5 Acres		Yes	No
13-1-49(c)(1)a(3)	Maximum Building Coverage	40%	70%		No	Yes
13-1-49(c)(1)a(4)	Landscape Surface Ratio (LSR): .50	0.5	0.13		No	Yes
Minimum Lot Area						
13-1-49(c)(2)a(1)	Minimum Lot Area: Townhouse	3,600 sf	218,872 gsf		Yes	No
13-1-49(c)(2)a(4)	Minimum Lot Area: Apartment	One Bedroom: 3,000 sf/du Two Bedroom: 3,600 sf/du Three Bedroom: 3,900 sf/du	One Bedroom: 875 sf/du Two Bedroom: 875 sf/du Three Bedroom: 875 sf/du	One Bedroom: 155 du Two Bedroom: 85 du Three Bedroom: 10 du Total: 250 du Total Lot Area = 219,689 gsf (TLA/250 du = 875 sf/du)	No	Yes
Minimum Lot Width						
13-1-49(c)(2)b(1)	Minimum Lot Width: Townhouse	20 feet / 34 feet Corner Lot	398 feet		Yes	No
13-1-49(c)(2)b(4)	Minimum Lot Width Apartment: 66 feet, 80 feet corner lot	66 feet / 80 feet	398 feet		Yes	No
Minimum Setbacks (Apartments and Townhomes)						
13-1-49(c)(2)c(1)	Front or Street Side Lot Line to House: 25 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.	35 feet	24 feet		No	Yes

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-49(c)(2)c(2)	Front or Street Side Lot Line to Garage: 25 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.	35 feet	Varies: 35 feet min.	Indoor/enclosed garage	Yes	No
13-1-49(c)(2)c(3)	Side Lot Line to House or Garage: 15 feet	15 feet	15 feet		Yes	No
13-1-49(c)(2)c(4)	Total of Both Sides, Lot Lines to House/Garage	30 feet	30 feet		Yes	No
13-1-49(c)(2)c(5)	Rear Lot Line to House or Garage: 25 feet	25 feet	0 feet		No	Yes
13-1-49(c)(2)c(6)	Side Lot Line to Accessory Structure: 3 feet	n/a			n/a	n/a
13-1-49(c)(2)c(7)	Rear Lot Line to Accessory Structure: 3 feet	n/a			n/a	n/a
13-1-49(c)(2)c(8)	Peripheral Setback: See Section 13-1-249(d)(2) along zoning district boundary		TBD		TBD	TBD
13-1-49(c)(2)c(9)	Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street	> 5 feet; >10 feet	Requirement is met on East Side; 3 feet from property line on West Side		No	Yes

Minimum Dwelling Unit Separation (Apartments and Townhomes)

13-1-49(c)(2)d	Minimum Dwelling Unit Separation: 30 feet	30 feet	0 feet		No	No
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Maximum Height of Dwelling Unit

13-1-49(c)(2)e	Maximum Height of Dwelling Unit: 35 feet	35 feet	99 feet		No	Yes
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Minimum Number of Off Street Parking

13-1-49(c)(2)(g)(2) 13-1-49(c)(2)(g)(3) 13-1-49(c)(2)(g)(2)	Minimum Number of Off-Street Parking	One Bedroom: 2 P Two Bedroom: 2.5 P Three Bedroom: 3 P Two Bdr Townhouse: 2.5 P Three Bdr Townhouse: 3 P Total Parking Required: 574 P	One Bedroom: 1.5 P Two Bedroom: 2.5 P Three Bedroom: 3 P Two Bdr Townhouse: 2.5 P Visitors: 1 P for every 5 du Total Parking Proposed: 537 P	One Bedroom: 155 du Two Bedroom: 85 du Three Bedroom: 10 du Two Bedroom Townhouses: 4 du 254 Total du	No	Yes
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Minimum Dwelling Core Dimensions

13-1-49(c)(2)(h)(2) 13-1-49(c)(2)(h)(3)	Minimum Dwelling Core Dimensions	One Bedroom Units: 800 SF Two Bedroom Units: 1,000 SF	One Bedroom Units: 800 SF Two Bedroom Units: 1,000 SF Three Bedroom: 1,900 SF		Yes	No
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Minimum Roof Pitch

13-1-49(c)(2)i	Minimum Roof Pitch: 3:12	3:12 Slope	1/4" per Foot Min. Slope		No	Yes
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Minimum Eave Width

13-1-49(c)(2)j	Minimum Eave Width: 18 Inches	18 Inch Eave Width	No Eaves		No	Yes
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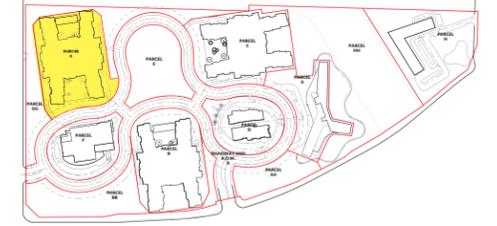
Landscaping Requirements - Nonresidential (Multifamily)

13-1-49(d)(3)a	50 landscaping points per 100 linear feet of building foundation	1,111 points	Will Comply	Total Foundation Length = 2,221' lf	Yes	Yes
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REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-49(d)(3)b	20 landscaping points per 1,000 sf of gross floor area.	772 points	Will Comply	Building Gross Floor Area = 772,000 sf	Yes	Yes
13-1-49(d)(3)c	50 landscaping points per 100 linear feet of street frontage.	403 points	Will Comply	306 lf on West side of Building. 500 lf on South side of Building.	Yes	Yes
13-1-49(d)(3)d	100 landscaping points per 10,000 sf paved area/20 stalls.	371 points	Will Comply	Paved Area = 27,072 gsf Paved Parking = 20 spots	Yes	Yes
Additional Points from Bufferyard Requirements		TBD	Intent is to comply			
Total Required		2,657 points			Yes	Yes

PARCEL G

PRELIMINARY ZONING DENSITY, INTENSITY AND BULK STANDARDS



PRELIMINARY LIST OF REQUESTED ZONING EXEMPTIONS

PARCEL G – URBAN COMMERCIAL (UC) DISTRICT - AUXILIARY RETAIL

Land Use Exemption

- Urban Commercial
- No Exemptions

Density and Intensity Exemptions

- Urban Commercial
- No Exemptions

Bulk Exemptions

- Urban Commercial
- 13-1-54(d)(2)c(7) - Exemption to reduce the minimum paved surface setback of 5 feet from side or rear and 10 feet from street (0 Feet proposed on portions of south lot line)

Landscaping Exemptions

- Urban Commercial
- No Exemptions

Parking and Loading Requirements Exemptions

- Urban Commercial
- 13-1-89(k)(4) – Exemption to reduce the required one parking space per every 3 patron seats or lockers (whichever is greater); or one parking space per 3 persons at the maximum capacity of the establishment (whichever is greater). (One parking space per 7.5 patrons proposed)

SITE PLAN

PARCEL G - URBAN COMMERCIAL (UC) DISTRICT - RETAIL



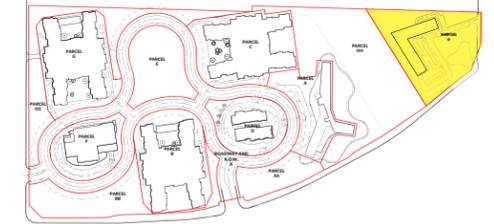
REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-89(c) Commercial Land Uses Indoor Sales or Service						
13-1-89(c)(1)	Indoor Sales or Service Description	Indoor Sales or Service	Indoor Sales or Service		Yes	No
13-1-89(c)(2)	Permitted by right: UC Urban Commercial	UC	UC		Yes	N/A
13-1-89(c)(3)	Conditional Use Regulations: n/a	n/a	n/a		n/a	No
Minimum Number of Off Street Parking Indoor Sales						
13-1-89(c)(4)	Parking Regulations. One space per 300 sf of gross floor area.	One Space per 300 gsf of gross floor area. (11,350 gsf) Estimated Required Parking = 38 Spaces	One Space per 300 gsf of gross floor area. (11,350 gsf) Proposed Total Parking = 38 Spaces		Yes	No
13-1-89(h) Commercial Land Uses Indoor Commercial Entertainment						
13-1-89(h)(1)	Indoor Commercial Entertainment Description	Indoor Commercial Entertainment	Restaurant, Drive Thru and Outdoor Patios		Yes	No
13-1-89(h)(2)	Permitted by right	N/A	N/A		N/A	N/A
13-1-89(h)(3)a	If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.	Customer Entrance 100ft min. from Residential Property	100ft min.		Yes	No
13-1-89(h)(3)b	Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 13-1-249).	.60 Min. Bufferyard Opacity	Will Comply		Yes	No
13-1-89(h)(3)c	Shall comply with Section 13-1-363, standards and procedures applicable to all conditional uses.	Administrative and Review Process Standards and Procedures	Will Comply		Yes	No
Minimum Number of Off Street Parking Indoor Commercial Entertainment						
13-1-89(K)(4)	Parking Regulations: One space per every 3 patron seats or lockers (whichever is greater); or one space per 3 persons at the maximum capacity of the establishment (whichever is greater).	One Space per 3 patrons (10,000 gsf) Estimated Required Parking = 180 Spaces	One Space per 5 patrons (10,000 gsf) Estimated Required Parking = 108 Spaces	Expectation that less parking will be required because of large population in walking distance as well as the provision of drive-thru access.	No	Yes
13-1-54 Urban Commercial (UC)						
13-1-54(b)(1)i	Land Uses Permitted by Right: (i) Indoor Sales or Service	Indoor Sales or Service	Indoor Sales or Service		Yes	No
13-1-54(b)(2) f	Land Uses Permitted as Conditional Use: (f) Indoor Commercial Entertainment and	Conditional Use	Indoor Commercial Entertainment and Indoor Commercial Lodging		Yes	No

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
Non Residential Density and Intensity Requirements						
13-1-54(d)(1)a	Minimum Landscape Surface Ratio (LSR)	0.1	0.2	Estimated Landscape Surface area 24,887sf (0.2 LSR)	Yes	No
13-1-54(d)(1)b	Maximum Building Coverage	40%	19%	Building Footprint 23,000 gsf	Yes	No
13-1-54(d)(1)c	Maximum Building Size	n/a	n/a		Yes	No
Non Residential Bulk Requirements						
13-1-54(d)(2)a	Minimum Lot Area	6,500 sf	>6,500 sf		Yes	No
13-1-54(d)(2)b	Minimum Lot Width / Minimum Street Frontage	66 feet / 50 feet	> 66 feet / > 50 feet		Yes	No
Minimum Setbacks						
13-1-54(d)(2)c(1)	Building To Front or Street Site Lot Line	15 Feet	Varies, min. 90 Feet		Yes	No
13-1-54(d)(2)c(2)	Building To Residential Site Lot Line	10 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(4)	Building To Non-Residential Side Lot Line	10 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(5)	Building To Non-Residential Rear Lot Line	25 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(6)	Peripheral Setback. See 13-1-249(d)(2)	0.3	In Progress - Intent is to Comply	Landscape Designer to be Consulted	Yes	No
13-1-54(d)(2)c(7)	Minimum Paved Surface Setback	5 Feet From Side or Rear 10 Feet From Street	0 Feet	Paved Parking is at Lot Line	No	Yes
Minimum Building Separation						
13-1-54(d)(2)d	Minimum Building Separation	20 Feet	> 20 Feet	Typically 180 Feet min. to adjacent Residential and Hotel Bldgs.	Yes	No
Maximum Building Height						
13-1-54(d)(2)e	Maximum Building Height	45 Feet	35 Feet		Yes	No
Minimum Number of Off Street Parking						
13-1-54(d)(2)f	Minimum Number of Off-Street Parking	Reference Parking Requirements by specific land use.	Reference Parking Requirements by specific land use.		Yes	No
Landscaping Requirements - Nonresidential						
13-1-54(d)(3)a	20 Landscaping Points per 100 Linear Feet of Building Foundation	280 Points	Will Comply		Yes	No
13-1-54(d)(3)b	5 Landscaping Points per 1,000sf of Gross Floor Area	150 Points	Will Comply		Yes	No
13-1-54(d)(3)c	20 Landscaping Points per 100 Linear Feet of Street Frontage	140 Points	Will Comply		Yes	No
13-1-249	Required Bufferyard Opacity Values	TBD - reference table on 13-1-249	Will Comply		Yes	No
13-1-282	Visibility Standards (Urban Residential to Urban Commercial Lot)	0.3	Will Comply	Landscape Designer to be Consulted	Yes	No



PARCEL H

PRELIMINARY ZONING DENSITY, INTENSITY AND BULK STANDARDS



PRELIMINARY LIST OF REQUESTED ZONING EXEMPTIONS

PARCEL H – URBAN COMMERCIAL (UC) DISTRICT - OFFICE, RETAIL AND DAYCARE

Land Use Exemption

Urban Commercial

- 13-1-49(a)(1) - Exemption to permit a MGD greater than 12du per Acre (52du per Acre proposed)
- 13-1-49(b)(2)c - Conditional use for Apartments: 3,600sf per dwelling unit (875sf per dwelling unit proposed)

Density and Intensity Exemptions

Urban Commercial

- 13-1-49(c)(1)a(1) - Exemption to permit a MGD greater than 12du per Acre (52du per Acre proposed)
- 13-1-49(c)(1)a(3) - Exemption to permit a maximum building coverage to exceed 40% (62.5% Proposed)
- 13-1-49(c)(1)a(4) - Exemption to permit a landscape surface Ratio to be less than 0.5 (0.25 Proposed)
- 13-1-49(c)(2)a(4) - Exemption to reduce the Minimum Lot Area required for one, two and three bedroom apartments. (Proposed 875 sf/du)

Bulk Exemptions

Urban Commercial

- 13-1-49(c)(2)c(3) - Exemption to reduce the side lot line to house setback from 25 feet to 5 feet on the east side of the parcel.
- 13-1-49(c)(2)c(5) - Exemption to reduce the rear lot line to house setback from 25 feet to 5 feet on the north side of the parcel.
- 13-1-49(c)(2)c(8) - Possible Exemption TBD
- 13-1-49(c)(2)c(9) - Exemption to reduce the minimum paved surface setback to be less than 5 feet from side or rear and 10 feet from street.
- 13-1-49(c)(2)d - Exemption to reduce the minimum apartment and townhomes dwelling unit separation from 30 feet to 0 feet
- 13-1-49(c)(2)e - Exemption to increase the maximum allowable building height from 35 feet to 110 feet.
- 13-1-49(c)(2)i - Exemption to permit a flat roof with a minimum slope of 1/4" per foot.
- 13-1-49(c)(2)j - Exemption to allow for a flat roof without a roof eave of 18 inches.

Landscaping Exemptions

Urban Commercial

- No Exemptions

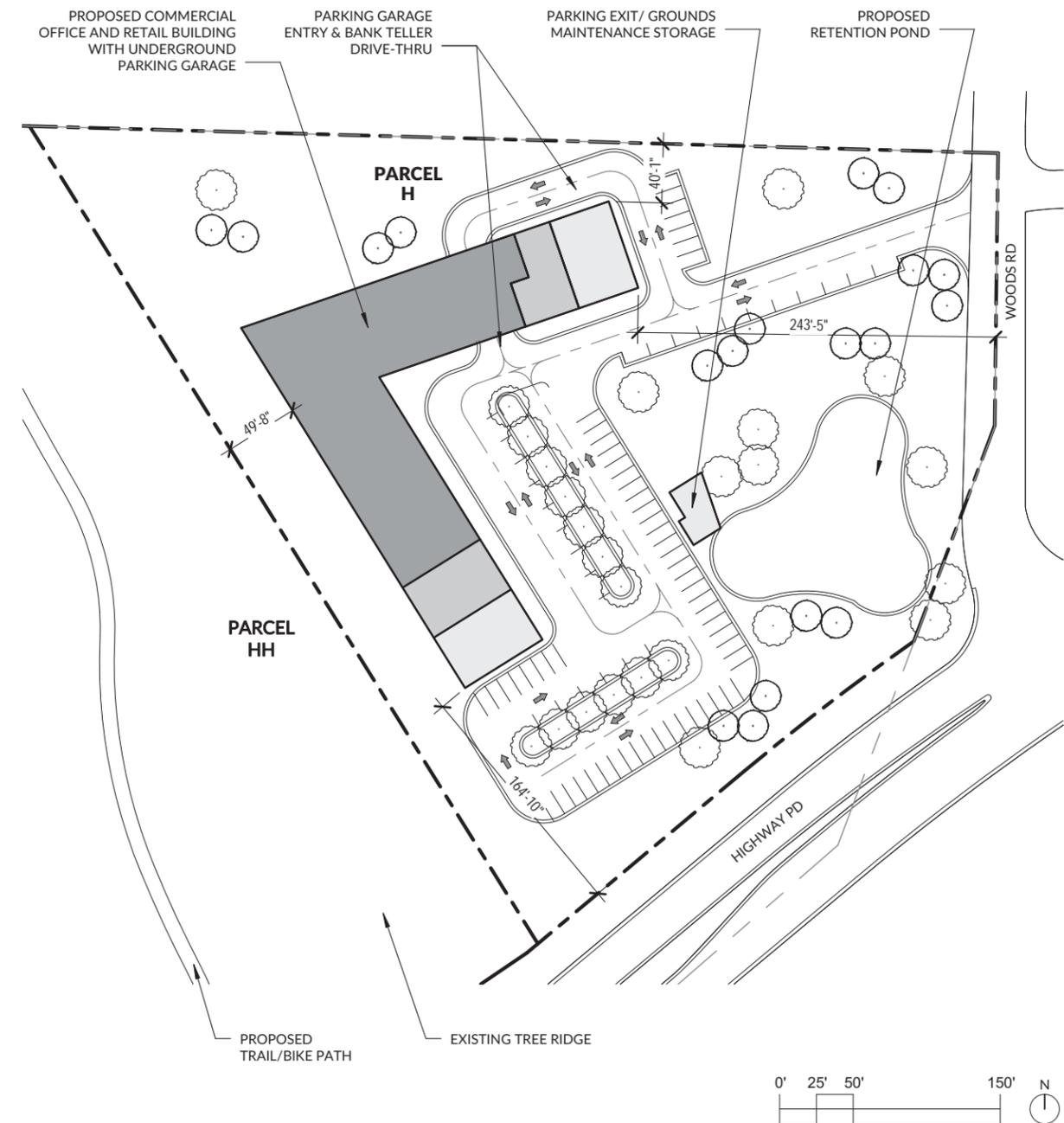
Parking and Loading Requirements Exemptions

Urban Commercial

- 13-1-89(k)4 – Indoor Lodging: Exemption to provide three parking spaces for every four bedrooms and one space per employee on largest shift.
- 13-1-89(k)4 – Indoor Commercial Entertainment: Exemption to provide one parking space per 100gsf of building gross area.

SITE PLAN

PARCEL H – URBAN COMMERCIAL (UC) DISTRICT - OFFICE, RETAIL AND DAYCARE



PARCEL H

ZONING ANALYSIS

PARCEL H – URBAN COMMERCIAL (UC) DISTRICT - MEDICAL OFFICE, BANK, RETAIL AND DAYCARE

PROPOSED PARCEL METRICS SUMMARY

Building Description: Mixed Use Medical, Dental, and Daycare Building with an enclosed Parking Garage, Rooftop and Bank/Drive Thru

Parcel Area: 5.0 Acres (219,769 gsf)

Building Gross Area: 132,308 gsf

FAR: 1.7

Impervious Surface Area: 40,734 gsf (19% Parcel Coverage)

Landscape Surface Area: 150,084 gsf (68% Parcel Coverage)

Building Footprint Gross Area: 28,950 gsf

Building Footprint Site Coverage: 13%

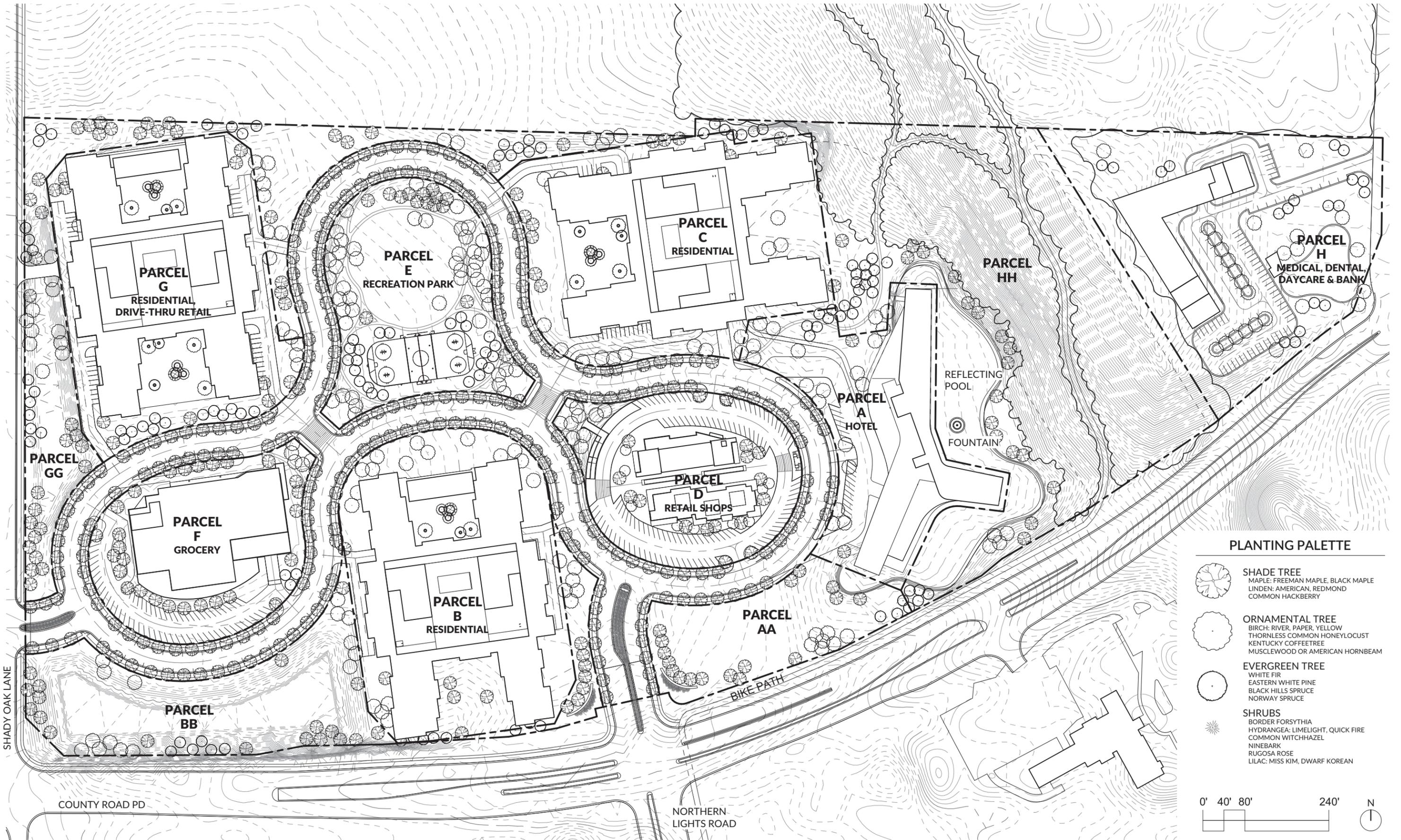
Building Maximum Height: 41'-0" (3 Stories Fully Sprinklered Building)

Off Street Parking Description: Combination of Surface and Enclosed Structure Parking

Off Street Parking Count Provided: 239 Parking Spaces (162 Enclosed Parking Spaces + 77 Surface Parking Spaces)

REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
13-1-89(b) Commercial Land Uses Personal or Professional Service						
13-1-89(b)(1)	Personal or Professional Service Description	Personal or Professional Service	Personal or Professional Service		Yes	No
13-1-89(b)(2)	Permitted by right: UC Urban Commercial	UC	UC		Yes	N/A
13-1-89(b)(3)	Conditional Use Regulations: n/a	n/a	n/a		n/a	No
Minimum Number of Off Street Parking Personal or Professional Services						
13-1-89(b)(4)+B11:G12BB11:W11	Parking Regulations. One space per 300 sf of gross floor area.	One Space per 300 gsf of gross floor area (46,700 gsf). Estimated Required Parking = 156 P	One Space per 300 gsf Proposed Parking = 156 P		Yes	No
13-1-89(m) Commercial Land Uses Group Day Care Center						
13-1-89(m)(1)	Group Day Care Center Description	Group Day Care	Group Day Care		Yes	No
13-1-89(m)(2)	Permitted by right	N/A	N/A		N/A	N/A
13-1-89(m)(3)a	Facility shall provide a bufferyard with a minimum opacity of .50 along all property borders abutting residentially zoned property (see Section 13-1-249).	N/A	N/A		Yes	No
13-1-89(m)(3)b	Shall comply with Section 13-1-363, standards and procedures applicable to all conditional uses.	Administrative and Review Process Standards and Procedures	Will Comply		Yes	No
13-1-89(m)(3)c	Property owner's permission is required as part of the conditional use permit application.	Property owner's permission is required as part of the conditional use permit application.	Will comply		Yes	No
Minimum Number of Off Street Parking Group Day Care Center						
13-1-89(m)(4)	Parking Regulations: One space per 5 students, plus one space for each employee on the largest work shift.	Parking Regulations: One space per 5 students, plus one space for each employee on the largest work shift. Estimated Required Parking = 76 P	Parking Regulations: One space per 5 students, plus one space for each employee on the largest work shift. Provided Parking = 76 P		Yes	No
13-1-54 Urban Commercial (UC)						
13-1-54(b)(1)i	Land Uses Permitted by Right: (i) Indoor Sales or Service	Indoor Sales or Service	Indoor Sales or Service		Yes	No
13-1-54(b)(2) f	Land Uses Permitted as Conditional Use: (f) Indoor Commercial Entertainment and	Conditional Use	Indoor Commercial Entertainment and Indoor Commercial Lodging		Yes	No
Non Residential Density and Intensity Requirements						
13-1-54(d)(1)a	Minimum Landscape Surface Ratio (LSR)	0.1	0.2	Estimated Landscape Surface area 24,887sf (0.2 LSR)	Yes	No
13-1-54(d)(1)b	Maximum Building Coverage	40%	19%	Building Footprint 23,000 gsf	Yes	No
13-1-54(d)(1)c	Maximum Building Size	n/a	n/a		Yes	No
Non Residential Bulk Requirements						
13-1-54(d)(2)a	Minimum Lot Area	6,500 sf	>6,500 sf		Yes	No
13-1-54(d)(2)b	Minimum Lot Width / Minimum Street Frontage	66 feet / 50 feet	> 66 feet / > 50 feet		Yes	No

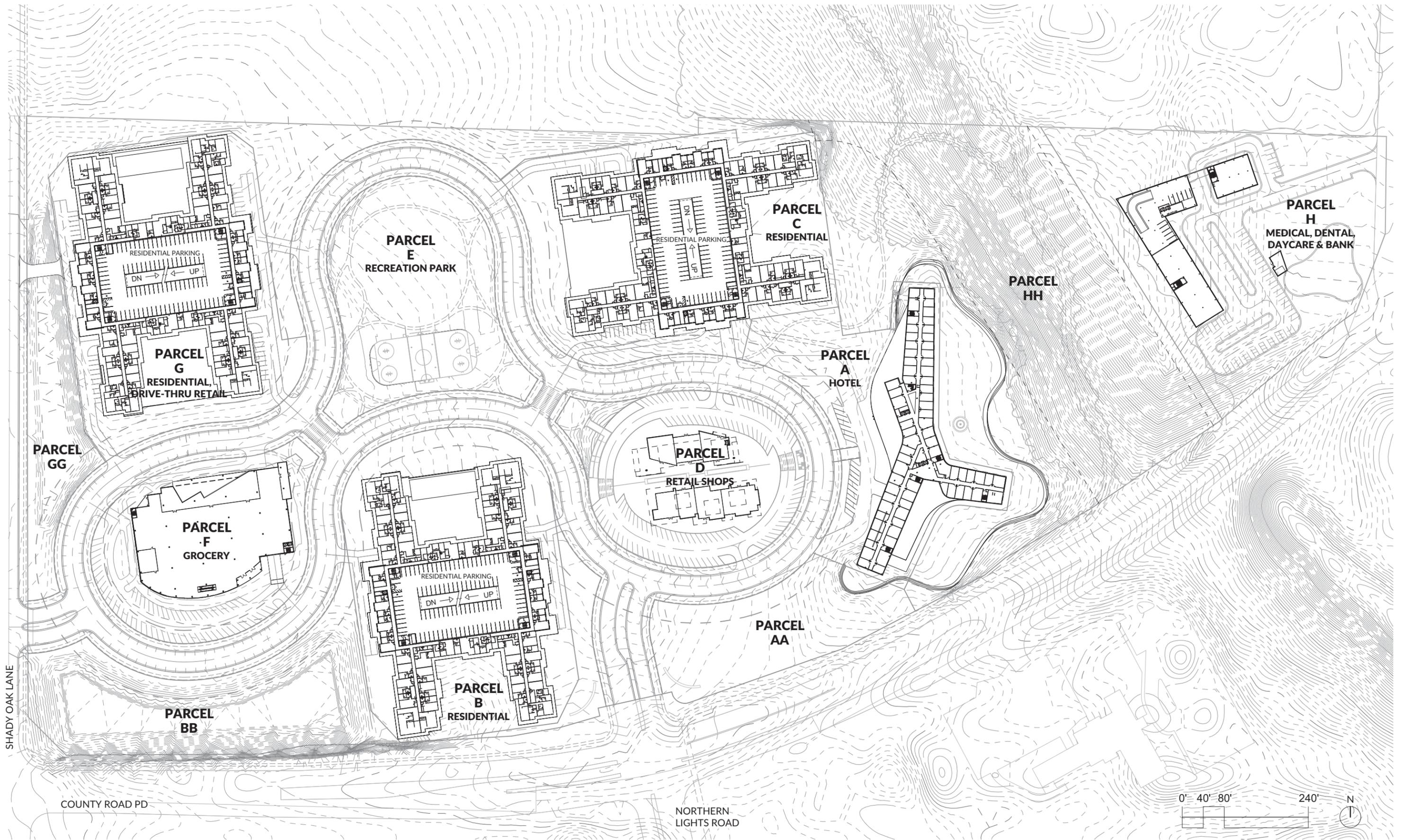
REFERENCED CITY OF VERONA CODE SECTION	CITY OF VERONA ZONING CODE REQUIREMENT	REQUIRED OR PERMITTED	PROPOSED	NOTES	ZONING MET	VARIANCE OR EXEMPTION REQUESTED
Minimum Setbacks						
13-1-54(d)(2)c(1)	Building To Front or Street Site Lot Line	15 Feet	Varies, min. 90 Feet		Yes	No
13-1-54(d)(2)c(2)	Building To Residential Site Lot Line	10 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(4)	Building To Non-Residential Side Lot Line	10 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(5)	Building To Non-Residential Rear Lot Line	25 Feet	Varies, min. 160 Feet		Yes	No
13-1-54(d)(2)c(6)	Peripheral Setback. See 13-1-249(d)(2)	0.3	In Progress - Intent is to Comply	Landscape Designer to be Consulted	Yes	No
13-1-54(d)(2)c(7)	Minimum Paved Surface Setback	5 Feet From Side or Rear 10 Feet From Street	> 5 Feet; >10 Feet		Yes	No
Minimum Building Separation						
13-1-54(d)(2)d	Minimum Building Separation	20 Feet	> 20 Feet	Typically 180 Feet min. to adjacent Residential and Hotel Bldgs.	Yes	No
Maximum Building Height						
13-1-54(d)(2)e	Maximum Building Height	45 Feet	42 Feet		Yes	No
Minimum Number of Off Street Parking						
13-1-54(d)(2)f	Minimum Number of Off-Street Parking	Reference Parking Requirements by specific land use.	Reference Parking Requirements by specific land use.		Yes	No
Landscaping Requirements - Nonresidential						
13-1-54(d)(3)a	20 Landscaping Points per 100 Linear Feet of Building Foundation	220 Points	Will comply		Yes	No
13-1-54(d)(3)b	5 Landscaping Points per 1,000sf of Gross Floor Area	662 Points	Will comply		Yes	No
13-1-54(d)(3)c	20 Landscaping Points per 100 Linear Feet of Street Frontage	139 Points	Will comply		Yes	No
13-1-249	Required Bufferyard Opacity Values	TBD - reference table on 13-1-249	Will comply		Yes	No
13-1-282	Visibility Standards (Urban Residential to Urban Commercial Lot)	TBD - reference table on 13-1-249	Will comply		Yes	No

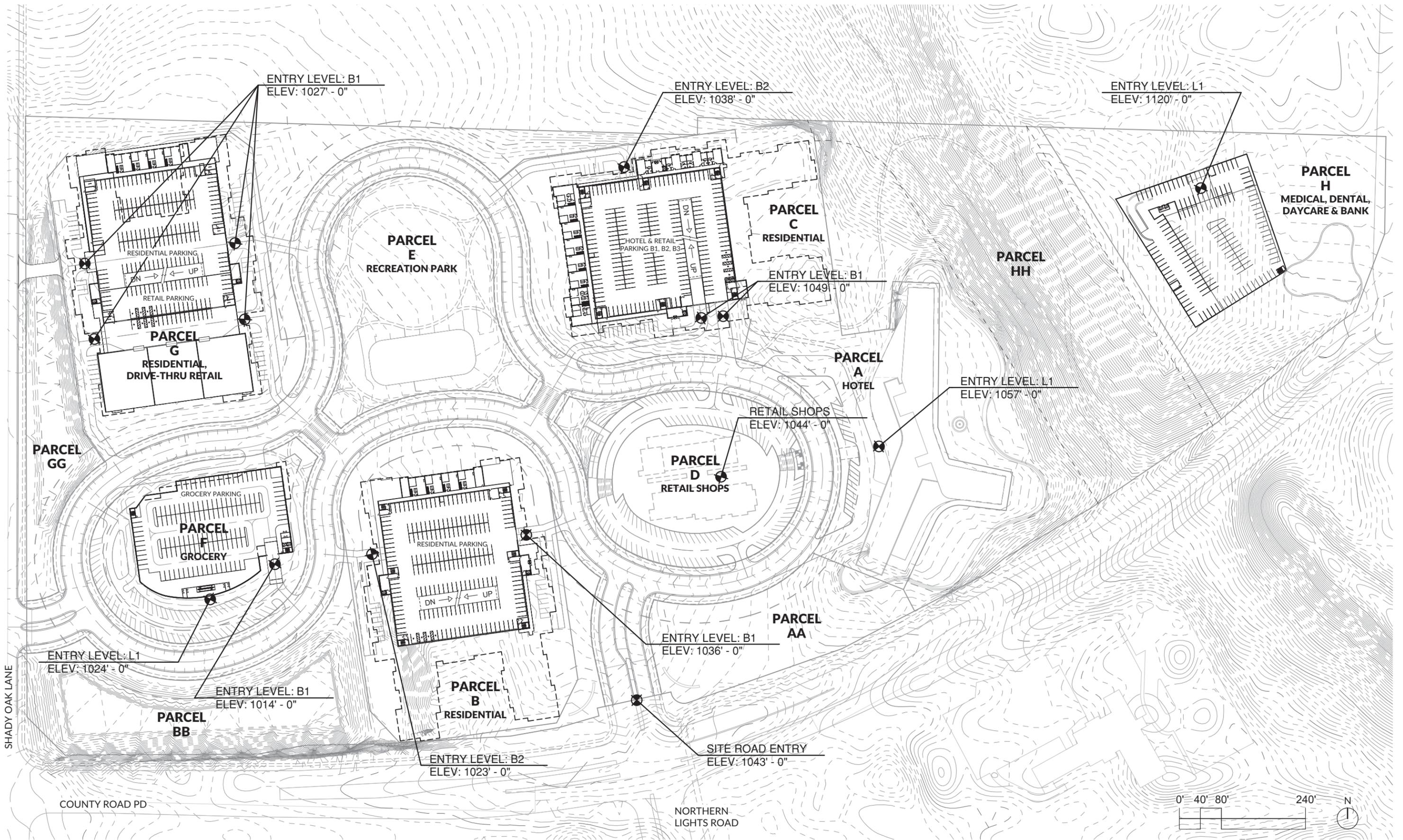


PLANTING PALETTE

- 
SHADE TREE
 MAPLE: FREEMAN MAPLE, BLACK MAPLE
 LINDEN: AMERICAN, REDMOND
 COMMON HACKBERRY
- 
ORNAMENTAL TREE
 BIRCH: RIVER, PAPER, YELLOW
 THORNLESS COMMON HONEYLOCUST
 KENTUCKY COFFEETREE
 MUSCLEWOOD OR AMERICAN HORNBEAM
- 
EVERGREEN TREE
 WHITE FIR
 EASTERN WHITE PINE
 BLACK HILLS SPRUCE
 NORWAY SPRUCE
- 
SHRUBS
 BORDER FORSYTHIA
 HYDRANGEA: LIMELIGHT, QUICK FIRE
 COMMON WITCHHAZEL
 NINEBARK
 RUGOSA ROSE
 LILAC: MISS KIM, DWARF KOREAN







MASTER PLAN

OVERALL AERIAL VIEW - EXTERIOR MATERIALS

PARCEL A - HOTEL

LEVEL 1

Clear glass curtainwall and patterned accent glass
Stainless steel and fritted glass canopy
Stainless steel and plaster ceilings
Stone and stamped concrete walkways and wood terraces

LEVEL 2-5

Composite precast panels, stone and glass curtainwall
Patterned accent glass
Integrated glass parapet and handrails
Stone and wood paving

PARCELS B,C & G - MULTI-TENANT RESIDENTIAL

LEVEL 1-2

Composite precast panels, stone and glass curtainwall
Wood terraces with integrated planting areas

LEVEL 2-5

User controlled facade
Glass curtainwall
Continuous balconies with polished concrete floors and accent wood ceilings
Perforated stainless steel privacy screens
Decorative glass and ornamental metal handrails

ROOFTOP

Integrated glass parapet and handrails
Extensive and intensive green roof system
Stone and wood paving

PARCEL D - RETAIL SHOPS

Glass storefront and accent curtainwall glass
Metal, stone and precast panels
Stone and precast concrete walkways
Planted green roofs

PARCEL F - GROCERY STORE

Glass storefront and accent curtainwall glass
Metal and precast panels
Concrete walkways
Green roof and vegetable garden

PARCEL H - COMMERCIAL OFFICE

Glass storefront and accent curtainwall glass
Metal and precast panels
Accent precast and concrete walkways
Planted green roofs

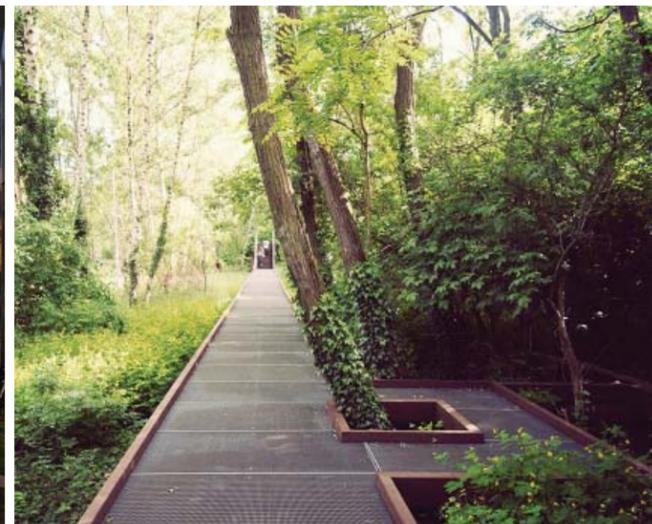
PARCEL E - RECREATIONAL PARK

Accent precast and concrete walkways
Wood and metal benches
Decorative, glass and ornamental lighting
Wood and glass multi-use venue



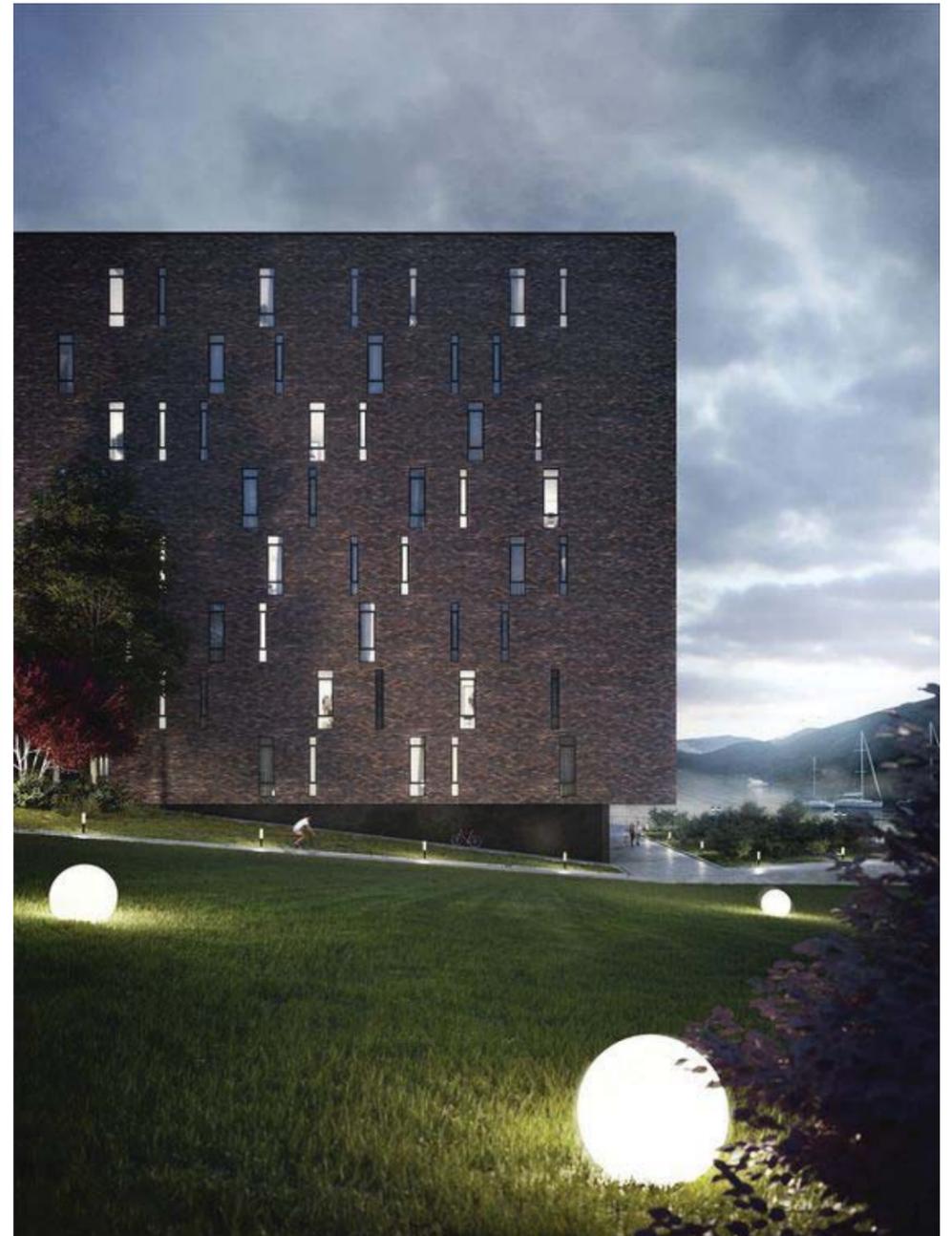
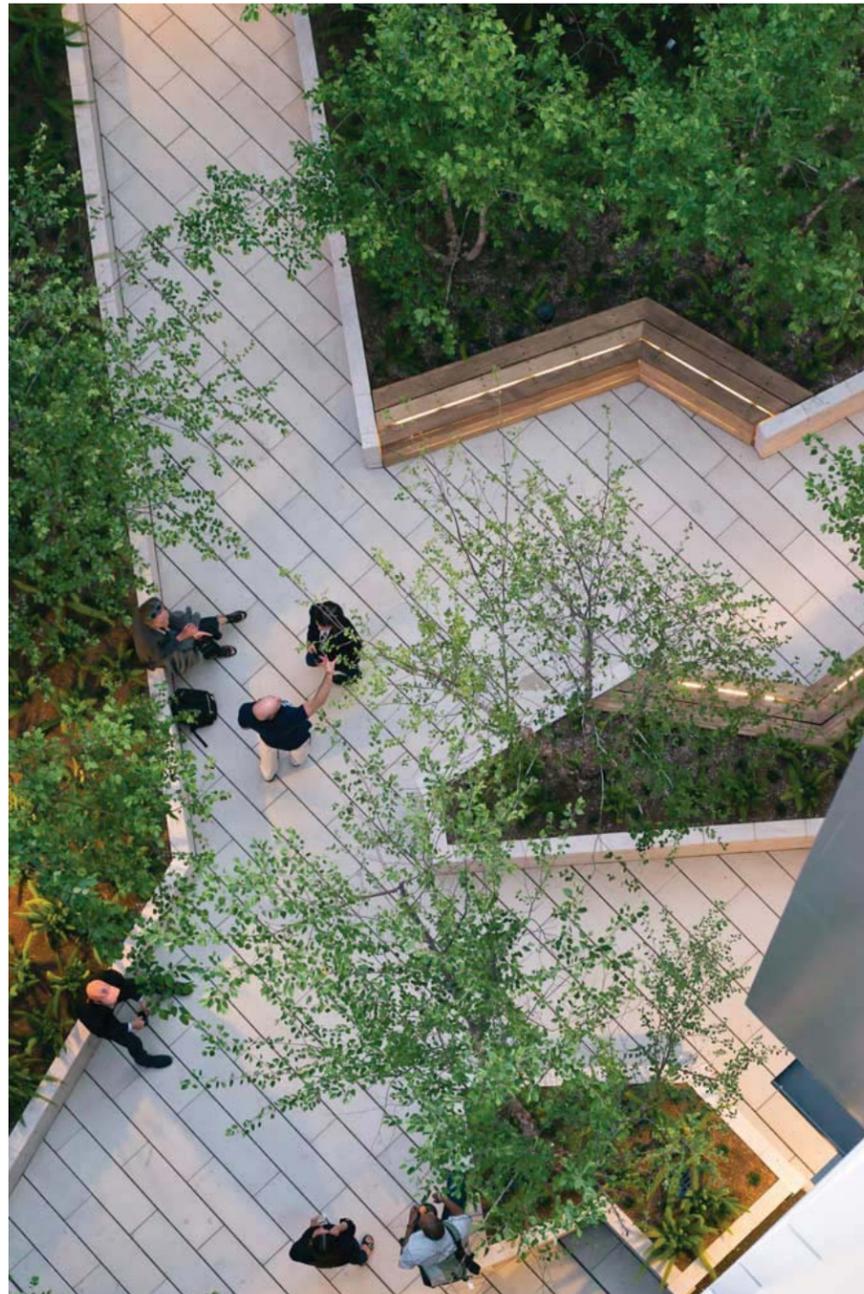
LANDSCAPE

CONCEPT IMAGES









RESIDENTIAL

EXTERIOR VIEW PARCEL C



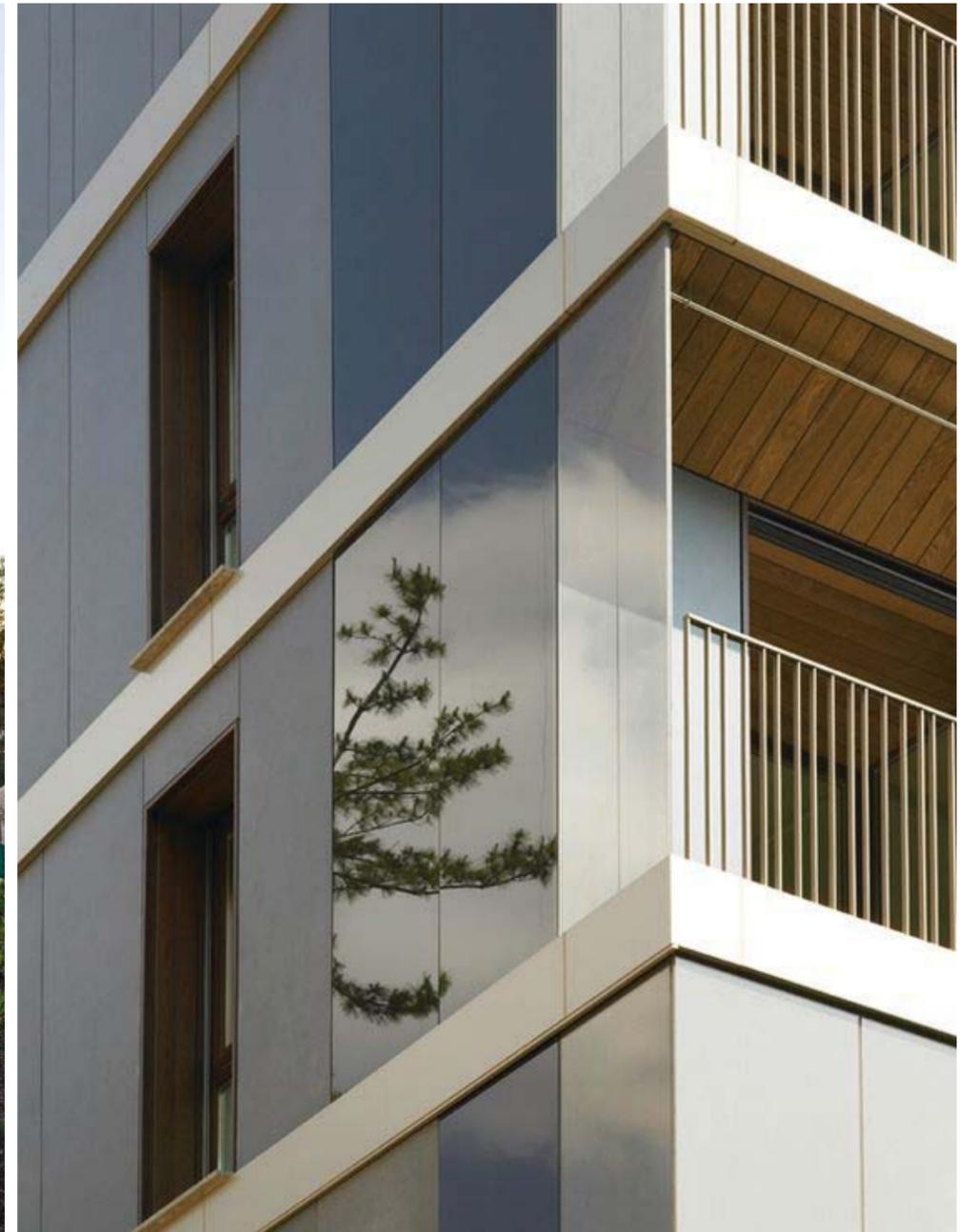
RESIDENTIAL

PARCEL C VIEW FROM BALCONY

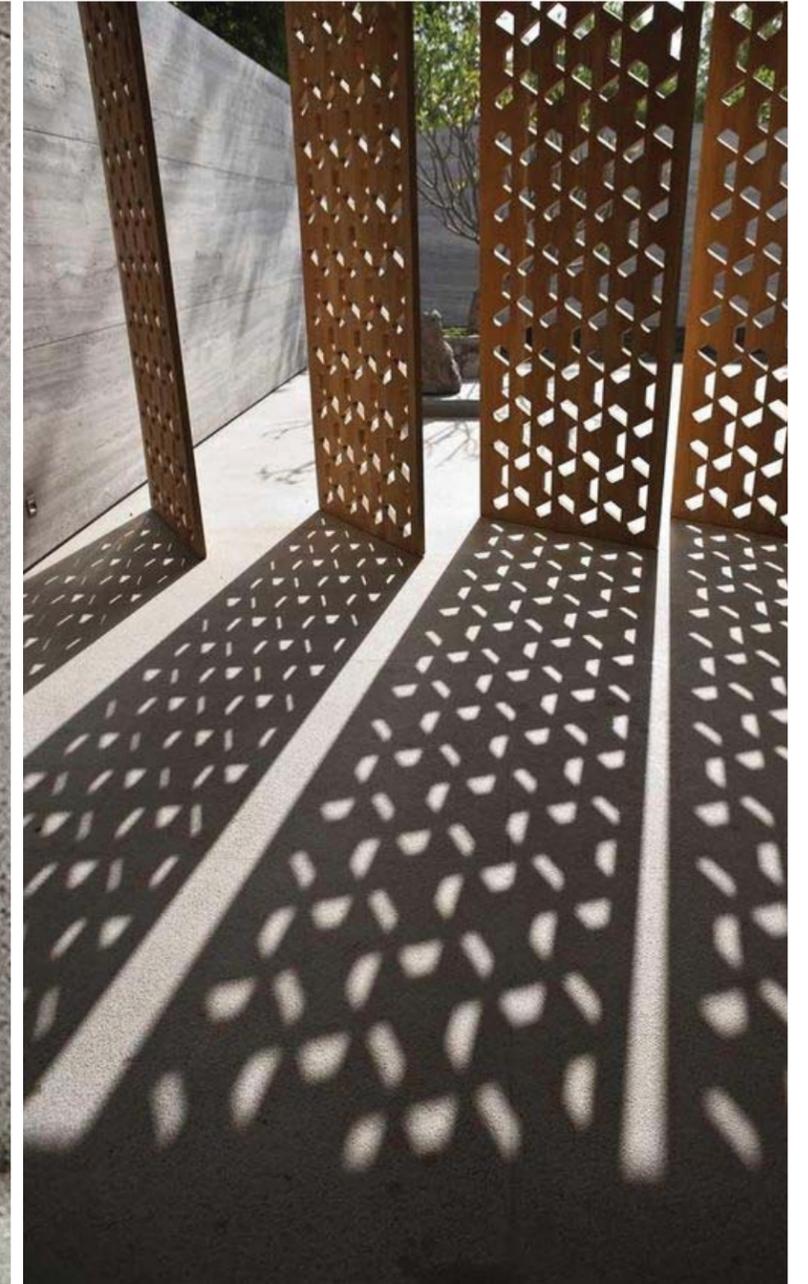


RESIDENTIAL BUILDING

LEGEND'S EDGE DEVELOPMENT









MIXED USE HOTEL

AERIAL VIEW



MIXED USE HOTEL

VIEW FROM WATER'S EDGE LOOKING WEST





