The Village of Forest Hills
Village Council and Planning Board
Planning Department Staff Report – January 18, 2018

Project: Cloverleaf Group – Mixed Use Development
Applicant: Cloverleaf Group, LLC
Location: N. Country Club Drive (SR 1001), Valhalla Road; PIN's 7559-10-6627 and 7559-10-0788
Current District Zone: Forest Hills – Residential-1 (ETJ)
Summary of Request: The applicant is requesting that the *Village Mixed Use District – Conditional Zoning* (VMU-CZ) designation be applied to the subject properties (Section 3.8).

Project Summary:
This proposed development will be located on two properties (currently) with a total area of 14.00 acres located at North Country Club Drive (SR 1001) and Valhalla Road (PIN's 7559-10-6627 and 7559-10-0788), and approximately 450 lf southwest of Highway 107. These properties are located within the Village of Forest Hills ETJ with a designation of the Residential 1 District (R1). Currently these properties are vacant. The proposed development will have three access points; Stadium View Drive (18' wide), North Country Club Drive (20' Wide) and Valhalla Road (18' wide). North Country Club Drive is the main entrance to the Village of Forest Hills community and Valhalla Road provides access to multiple single family and multi-family dwelling units. This proposed development will consist of 14 single family residential units, 8 single family semi-detached residential units, 18 single family detached units and 36 multi-family units for a total of 233 bedrooms (student rentals) and an additional 26-39 bedrooms for traditional single family living (non-rental). Site amenities will include an open space event lawn, clubhouse with pool and a community center. The residential and amenity areas are designated as phase 1 of this mixed use project. Phase 2 of this project will include three commercial outparcels with approximately 10,115 total square feet. Site grading (cut and fill) for the overall development will be moderate as the average slope of these properties combined is 17%; with an approximate lower elevation of 2,116 and the upper end of the property being approximately elevation 2,224. Some retaining walls while be used to reduce the amount of cut and fill with the tallest wall being approximately 10' in height. For a development of this scope and size, typical stormwater treatment (detention ponds) and erosion control measures (silt fence, diversion ditches, sediment traps) will be engineered to protect neighboring properties from increased stormwater velocity and sediment runoff. Water and wastewater service will be provided by TWSA and these utility designs will be reviewed by TWSA when final plans are submitted to their office. Appropriate plans will be provided to the NCDOT for review and they will be coordinating their requirements with the project engineer of record (Victor Lofquist) for encroachment and driveway connection permits. Fire protection will be provided by the Cullowhee Fire Department. These properties are not located within a designated flood hazard area (100 year floodplain) or adjacent to a floodway.

This project is in the jurisdiction of the *Village of Forest Hills* and standards set forth in that ordinance will regulate site improvements including, sidewalk construction, landscaping, parking requirements, building setbacks, impervious surfaces, open space, signage and architectural standards. Planning Staff will be applying the Village of Forest Hills zoning ordinance during the review of the final site construction plans.

The Village of Forest Hills has adopted the *Jackson County Subdivision Ordinance* and this proposed development is subject to review under that ordinance as a major subdivision; this ordinance defines a

major subdivision by including a development with 9 or more lots/structures or, 60 or more bedrooms. The subdivision ordinance establishes standards for road design and construction, site grading, storm water management, provision of water and wastewater treatment, and other matters related to the proposed development. Staff will assure these standards are met with final site construction plans meeting specifications established by the Subdivision Ordinance having to be approved prior to commencement of construction activities. The Village Planning Board and Council will be kept informed of the status of approval of the plans, and schedule for construction activities.

Section 3.8 – Village Mixed Use District – Conditional Zoning (VMU-CZ):

Staff responses to ordinance standards are shown in ***Blue***.

A) Intent

The Village Mixed-Use (VMU-CZ) District is a conditional zoning district, which is enacted by the Village Council on a site-specific, project-by-project basis. The Village Council shall enact a project-specific development ordinance, which may contain conditions that convey design flexibility and establish quality-oriented standards that are unique to the site. Such conditions may provide for specific deviations from certain standards contained in this Section, or they may establish standards that are in addition to those contained in this Section.

It is the expectation of the Village Council that development projects, that have been granted design flexibility pursuant to a conditional zoning ordinance, and thus may not comply with certain regulations set forth within this Section, shall nonetheless achieve a level of design quality that clearly satisfies each of the goals described below, and which clearly exceeds the level of design quality that is typically found in projects located outside the district. The design flexibility that is provided in this Section is not intended to merely serve as a means of achieving a "de facto variance" from the development regulations of this Section; rather, it is intended to range plans of the Village.

The primary purpose of the VMU-CZ District is to achieve a mix of various housing types, commercial businesses, and institutional buildings in a pedestrian-friendly neighborhood with a sense of community and place. The activity in the district will promote the use of small-scale development, and is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, emphasizing accessibility by automobiles, bicycles, and pedestrians. The district is designated primarily for single-family residential development on small individual lots, with complimentary businesses such as local stores, small restaurants, and offices. The design and arrangement of buildings, structures, facilities, and landscaping should emphasize the dimensional and aesthetic compatibility sought between all areas within the district.

Specifically, the Village Mixed-Use District is intended to:

- Allow a range of small-scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- Accommodate a variety of housing types and discourage one housing type from dominating the streetscape.
- Ensure that commercial and institutional uses are compatible with the existing nearby residential development, as well as future residences within the district.

- Promote pedestrian orientation of streets and buildings to alleviate the perceived impact of non-residential development.
- Develop businesses, institutions, streets, parks, and homes that promote social interaction.
- Ensure comfortable, convenient, and well-connected pedestrian and bicycle movement and access to buildings, open spaces, and streets.
- Create a street circulation system that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood.
- Use scale, building orientation, and landscaping to establish community a dimensional and aesthetic identity.
- Use open and recreational spaces as community focal points.
- Connect to recreational opportunities.

B) Permitted Uses

(1) The following uses are permitted in the VMU-CZ district on tracts of **less than (5) five acres**:

N/A

(2) The following uses are permitted in the VMU-CZ district on tracts of **five (5) acres or greater**:

- Mixed-Use *Residential* Development, which includes a mix of residential uses (in adherence with the residential mixing requirements found in **D) Density and Mix Requirements**).

N/A

- Mixed-Use Development, which includes a mix of Permitted Uses (in adherence to the mixed-use requirements found in **D) Density and Mix Requirements**).

(3) In addition to the uses permitted in subsections B.1 and B.2, above, the Village Council may permit additional uses on a project-by-project basis in accordance with the procedures set forth in Section 7.2(C) of this Ordinance.

C) Conditional Uses

(1) The following may be permitted as conditional uses subject to any specific conditions listed in Article XI, all applicable provisions of this ordinance, and subject to the approval of the Village Council in conformance with the conditions and procedures in Chapter 6:

- Non-commercial detached studios, craft and hobby shops, located in the side or rear yard.
- Churches and similar places of worship.
- Day care facilities and nurseries licensed by North Carolina.
- Public utilities, including structures and facilities.
- Non-commercial greenhouses located in the side or rear yard.
- Private swimming pools and tennis courts and their customary accessory structures when located in a side or rear yard.

(2) In addition to the uses permitted in subsections C.1, above, the Village Council may permit additional uses on a project-by-project basis in accordance with the procedures set forth in Section 7.2(C) of this Ordinance.

D) Density and Mix Requirements

(1) **Residential Density.**

N/A

(2) **Mix Requirements for Mixed Residential Developments.**

All Mixed Residential Developments shall meet the following mixing requirements:

(a) The development shall include at least three of the following housing types: single-family detached, single-family semi-detached, single-family attached, or multifamily. To qualify as one of the three required housing types, a housing type must comprise at least fifteen percent (15%) of the total housing units in the development. No housing type may exceed fifty percent (50%) of the total housing units in the development.

(b) At least twenty percent (20%) of the net tract area shall consist of open space.

N/A

(3) **Mix Requirements for Mixed-Use Developments.**

All proposed land uses within a Mixed-Use Development shall be represented upon the site plan, with residential lots or areas, non-residential lots or areas, open space lots or areas, existing streets, and/or proposed streets clearly delineated.

The applicant has submitted a concept site plan identifying the residential and non-residential uses for this proposed mixed-use development. Final site construction plans will be reviewed by planning staff prior to any site improvement to assure ordinance and Council requirements/standards.

(a) All Mixed-Use Developments shall meet the following mix requirements:

Type of Land Use	Minimum % of Net Tract Area	Maximum % of Net Tract Area
Residential	20%	65%
Non-Residential	5%	45%
Open Space	20%	---

Planning Staff has reviewed the submitted concept plan and the following calculations reflect the approximate results of all land uses and improvements:

- ***Total impervious surfaces (roads, sidewalk, parking) = 4.59 acres or 199,958 s.f.***
- ***Total landscape buffers, graded areas (non-open space) = 4.45 acres or 193,893 s.f.***
- ***Total residential building area (footprint) = 1.77 acres or 77,015 s.f.***
- ***Total commercial building area (footprint) = 0.23 acres or 10,115 s.f.***
- ***Total open space (event lawn, clubhouse area, yards) = 2.96 acres or 128,859 s.f.***

Total Property Area (combined) = 14.00 Acres or 609,840 s.f.

Based on the calculations above, the total land area available for residential, commercial and open space development is 4.96 acres or 215,989 square feet. The land use values for this proposed mixed use project are:

- ***Residential - 36% (77,015 s.f./215,989 s.f. = .3565)***
- ***Commercial – 5% (10,115 s.f./215,989 s.f. = .0468)***
- ***Open Space – 59% (128,859 s.f./215,989 s.f. = .5965)***

(b) Mixed-Use Buildings with a mix of non-residential and single- or multi-family uses shall be considered non-residential for purposes of calculating the mix requirements.
N/A

(c) Areas of tracts within the street rights-of-way of existing or proposed streets shall not be considered as part of a residential, non-residential, or open space lot or area.
The "use" requirements were not calculated using the areas related to streets, sidewalks, parking, landscape buffers or incidental graded areas all of which total 9.04 acres (393,851 s.f.).

(d) The development shall include at least three of the following housing types: single-family detached, single-family semi-detached, single-family attached, or multi-family. To qualify as one of the three required housing types, a housing type must comprise at least fifteen percent (15%) of the total housing units in the development. No housing type may exceed fifty percent (50%) of the total housing units in the development.
This proposed mixed-use development would offer four different residential dwelling products:

- ***Single Family Attached (14 units) – 18.4%***
- ***Single Family Semi Detached (8 units) – 10.5%***
- ***Single Family Detached (20 units) – 23.7%***
- ***Multi Family (36 units) – 47.4%***

(e) When Mixed-Use Developments are first subdivided, each proposed lot or area within the development shall be designated as a non-residential, Mixed-Use, single-family detached, single-family semi-detached, single-family attached, multifamily, or open space lot or area. Any future development on an individual lot or area shall conform to this initial use designation for that particular lot or area.
The concept site plan for this proposed mixed use development does not indicate subdivided lots or tracts.

E) Dimensional Requirements

du = dwelling unit sq.ft. = square feet bldg = building ROW = right of way

	(1) Non-Residential Buildings, including those with Multifamily Units	(2) Single-Family Detached	(3) Single-Family Semi-Detached	(4) Single-Family Attached	(5) Multifamily Buildings
(a) Min. Net Area of proposed subdivision lots	10,000 sq. ft. per building ***N/A***	10,000 sq. ft. per du ***N/A***	5,000 sq. ft. per du ***N/A***	2,400 sq. ft. per du ***N/A***	10,000 sq. ft. per bldg ***N/A***
(b) Min. Width of proposed subdivision lots	70 feet ***N/A***	80 feet ***N/A***	40 feet ***N/A***	45 feet for end units 24 feet for interior units ***N/A***	100 feet ***N/A***
(c) Required front facade location, unless front facade faces principal arterial or higher classification street	not less than 0 or more than 20 feet from ROW line *additional buildings on a lot do not have to meet this requirement when the additional building is smaller than and behind a building meeting the façade location requirement* ***The proposed non-Residential building "sides" are 12' to 28' from N. Country Club Dr. R/W. Building "fronts" face to the interior of the property.***	not less than 20 or more than 30 feet from ROW line ***N/A***	not less than 20 or more than 30 feet from ROW line ***N/A***	not less than 20 or more than 30 feet from ROW line if a parking space is located in front yard *not less than 10 or more than 20 feet from ROW line if no parking in front yard* ***N/A***	not less than 20 or more than 35 feet from ROW line *additional buildings on a lot do not have to meet this requirement when the additional building is no bigger than and behind a building meeting the façade location requirement* ***N/A***
(d) Required front facade location, when building facade faces principal arterial or higher classification streets	not less than 20 or more than 40 feet from ROW line ***The proposed non-Residential building "sides" are 12' to 28' from N. Country Club Dr. R/W. Building "fronts" face to the interior of the property.***	not less than 20 or more than 40 feet from ROW line ***N/A***	not less than 20 or more than 40 feet from ROW line ***N/A***	not less than 20 or more than 40 feet from ROW line ***N/A***	not less than 20 or more than 40 feet from ROW line ***N/A***

	(1) Non-Residential Buildings, including those with Multifamily Units	(2) Single-Family Detached	(3) Single-Family Semi-Detached	(4) Single-Family Attached	(5) Multifamily Buildings
(e) Min. Side Setback	15 feet ***Subdivided lots are not proposed.***	15 feet ***N/A***	12 feet ***N/A***	12 feet per end unit ***N/A***	15 feet ***N/A***
(f) Min. Rear Setback	20 feet ***Subdivided lots are not proposed.***	*20* feet ***N/A***	20 feet ***N/A***	20 feet ***N/A***	20 feet ***N/A***
(g) On Tracts of 5 Acres or More, Min. Building Setback from Tract Boundary Abutting a Residential Lot	60 feet ***N/A***	35 feet ***N/A***	40 feet ***N/A***	40 feet ***N/A***	40 feet ***N/A***
(h) On Tracts of 5 Acres or More, Min. Parking Setback from Tract Boundary Abutting a Residential Lot	30 feet ***N/A***	10 feet ***N/A***	10 feet ***N/A***	15 feet ***N/A***	20 feet ***N/A***
(i) Max. Impervious Coverage on a Lot or Area	85% ***The total impervious surface area for this project is 33%.***	30% ***The total impervious surface area for this project is 33%.***	40% ***The total impervious surface area for this project is 33%.***	65% ***The total impervious surface area for this project is 33%.***	60% ***The total impervious surface area for this project is 33%.***
(j) Min. Building Height (Stories)	2 ***A maximum of two floors is proposed for non-residential buildings.***	N/A	N/A	N/A	2 ***A maximum of three floors is proposed for multi-family buildings.***
(k) Max. Building Height	35 feet ***The proposed building heights will Not exceed 35'.***	35 feet ***The proposed building heights will Not exceed 35'.***	35 feet ***The proposed building heights will Not exceed 35'.***	35 feet ***The proposed building heights will Not exceed 35'.***	35 feet ***The proposed building heights will Not exceed 35'.***

	(1) Non-Residential Buildings, including those with Multifamily Units	(2) Single-Family Detached	(3) Single-Family Semi-Detached	(4) Single-Family Attached	(5) Multifamily Buildings
(l) Max. Dwelling Units per Building	8 ***No dwelling units are proposed at his time in the non-residential buildings.***	N/A	N/A	4 ***It appears that the concept plan would comply with this standard.***	8 ***It appears that the concept plan would comply with this standard.***
(m) Min. Distance Between Buildings on Same Lot	20 feet ***Nonresidential buildings comply with this standard.***	N/A	N/A	N/A	30 feet ***The submitted concept plan does not meet this standard however all structures will be required to meet NC State Building code.***
(n) Max. Building Length	100 feet for facades facing a street ***It appears that the concept plan would comply with this standard.***	N/A	N/A	N/A	80 feet ***The largest multi-family building for this proposed project will be approximately 138'. These buildings do not face a major roadway.***
(o) Max. Building Sq.Ft. (ground floor)	10,000 Sq.Ft. ***It appears that the concept plan would comply with this standard.***	N/A	N/A	5,000 Sq.Ft. ***It appears that the concept plan would comply with this standard.***	5,000 Sq.Ft. ***It appears that the concept plan would comply with this standard.***

F) The Village Council may, on a project-by-project basis and in accordance with the procedures set forth in Section 7.2(C) of this Ordinance, permit deviations from the following subsections:

- E)(1)(a,b,c,j,k,l,n,o)
- E)(2)(a,b,c,j,k,l,n,o)
- E)(3)(a,b,c,j,k,l,n,o)
- E)(4)(a,b,c,j,k,l,n,o)
- E)(5)(a,b,c,j,k,l,n,o)

G) General Requirements

All development within the VMU-CZ District shall conform to Chapters 5, 8 and 9 of this Ordinance.
These ordinance chapters will be discussed later in this staff report.

(1) In addition, all development within the VMU-CZ District shall conform to the following general requirements:

(a) Utilities. All developments shall be served by public sewer and public water.
Water and sewer services will be provided by Tuckaseigee Water and Sewer Authority (TWSA).

(b) Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the VMU-CZ District.
The intent of this proposed mixed use development is to be under the management of one owner.

(c) Ownership and Maintenance of Common Open Space and Facilities. All open space shall be permanently deed restricted from future subdivision and development.
It is intended that the final plat and deed of this development will include provisions to conserve all dedicated open space areas.

H) VMU-CZ Design Standards

All development in the VMU District shall comply with VMU Design Standards in addition to general Village of Forest Hills Design Standards as detailed in Chapter 8 of this ordinance.

(1) **General Layout of Mixed-Use Developments and Mixed Residential Developments**

(a) In general, Mixed-Use Developments shall be so designed that the non-residential buildings are located close to roads, close to key pedestrian connections, or close to other commercial uses.
The submitted concept plan complies with this standard.

(b) Non-residential buildings shall be grouped together along streets to facilitate walking from one building to the next.
The submitted concept plan complies with this standard.

(c) Non-residential buildings shall be placed to facilitate walking to the nearest public park, open space, or recreation opportunity.
The submitted concept plan complies with this standard.

(d) Townhouses and multifamily apartments should be located closer to the non-residential uses and public parks or open spaces than single-family houses.
The submitted concept plan does not fully comply with this standard due to other ordinance requirements and the topographic features of this property. The proposed plan does indicate interconnectivity with sidewalks.

(e) Mixed residential neighborhoods should be designed so different housing types are well integrated.
The submitted concept plan complies with this standard.

(2) **Streets**

(a) Streets within VMU-CZ developments shall be interconnected with each other and with streets on abutting properties in a grid or modified grid pattern.
The submitted concept plan complies with this standard.

(b) Cul-de-sacs should be minimized within the VMU district. In no case shall a permanent cul-de-sac exceed a length of five hundred (500) feet measured from their junction with a connected street network.
The submitted concept plan complies with this standard. This project does not propose traditional cul-de-sacs, however, a "T-Turnaround" is proposed at the end of a parking/driveway.

(c) Cul-de-sacs and dead-end streets shall be connected to the closest local or collector street or to cul-de-sacs on adjoining streets via a sidewalk or 10-foot-wide, durable, dustless, multi-use path that is compliant with applicable requirements of the Americans with Disabilities Act and the North Carolina Accessibility Code, except where deemed impractical due to topography or other limiting site conditions by the Village Council.
The submitted concept plan does not comply with this standard; however, the applicant has provided a vast network of sidewalks throughout this proposed mixed use development.

(d) On tracts of five (5) acres or more, new streets within a VMU development shall have a street connectivity index of 1.40 or more. The street connectivity index shall be computed by dividing the number of new street links (defined as street segments between intersections and/or cul-de-sac heads) by the number of new street intersections/permanent cul-de-sac heads.
The submitted concept plan complies with this standard. Proposed number of links are 13 and the proposed number of intersections/heads are 8 for a connectivity index of 1.62 (13/8 =1.62).

(e) The Village Council may permit deviations from subsections (b) and (d), above on a project-by-project basis. In such cases, all cul-de-sacs and dead-end streets shall comply with subsection (c), and there shall be no deviations therefrom.
The submitted concept plan complies with this subsection standard.

(3) **Pedestrian Design Standards**

(a) Sidewalks are required along at least one side of all road frontages.
The submitted concept plan complies with this standard.

(b) Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic.
The submitted concept plan complies with this standard.

(c) Where cul-de-sac streets are permitted, paved pedestrian pathway connections shall be required to connect the bulb of the cul-de-sac with the nearest through-road. These pathways shall be located in a right-of-way with a width of at least twenty-five (25) feet.
The submitted concept plan indicates that sidewalks will be located on both sides of the roads that terminate with a loop or "T-Turnaround".

(d) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.
The submitted concept plan complies with this standard.

(4) **Building Design Standards**

(a) Non-Residential Building Design Standards. All non-residential buildings shall meet the following requirements:

(i) **Building Footprint**. The maximum building footprint of non-residential buildings shall not exceed five thousand (5,000) square feet.
The submitted concept plan complies with this standard.

(ii) **Building Orientation and Entrance**. Front facades of non-residential buildings shall be oriented towards commercial/main streets within the Mixed-use tract, with a public entrance in this front facade. When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar building feature. *The Forest Hills Village Council may allow front facades to face existing streets rather than proposed streets, when these facades will extend an existing commercial use located along this existing street.*
The submitted concept indicates that the proposed non-residential buildings will be fronting interior roadways/drives or interior parking areas.

(iii) **Walls and Windows**. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:

1. Such walls shall have architectural treatments that are the same as the front facade, including consistent style, materials, colors, and details.
2. Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:
    a. The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 35% window area with views provided through these windows into the business.
    b. Except for institutional uses, all other ground floor walls facing a street shall contain at least 25% window area, with views provided through these windows into the business.

3. Reflective glass in windows is prohibited.
4. Walls or portions of walls facing a street, parking area, public open space, or walking area without windows shall have architectural treatments designed to break up the bulk of the wall, including at least two of the following treatments: masonry but not flat block; concrete or masonry plinth at the base of the wall; belt courses of a different texture or color; projecting metal canopy; decorative tilework; trellis containing plantings; medallions; dark tinted, opaque, or translucent glass; artwork, vertical visual articulation, horizontal visual articulation; lighting fixtures; or a similar architectural element not listed above, as approved by the Forest Hills Village Council with recommendation from the Planning Board.

Architectural plans have not been submitted to Planning Staff. The Planning Board and Village Council may condition their approval based on these standards being approved by staff at the time of final plan submittal.

(iv) Roofs.

1. All non-residential buildings shall have either: sloped roofs with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches (6:12); combined flat and sloped roofs, provided that the sloped portion(s) covers at least sixty percent (60%) of the building and is related to the integral structure, entries, and activity areas; or flat roofs with building massing stepped or terraced back to form usable roof terrace area(s). *Roof terraces can be incorporated into combined flat and sloped roofs.*

2. Sloped roofs shall provide overhanging eaves that extend a minimum of one (1) foot beyond the building wall.

(v) Non-residential buildings must have at least a 3-foot off-set in all facades or roofs for every forty (40) feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, dormers, steeples, and other architectural treatments.

Architectural plans have not been submitted to Planning Staff. The Planning Board and Village Council may condition their approval based on these standards being approved by staff at the time of final plan submittal.

(5) **Parking Standards**

(a) Garages, parking lots, and/or driveways should not be the dominant aspect of the building design, as seen from the street.
It appears that the submitted concept plan complies with this standard.

(b) Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.

(i) Off street parking areas shall be located to the side and/or rear of non-residential buildings, unless there is an additional and larger building on the lot between the proposed parking/building and the street.
The submitted concept plan complies with this standard.

(ii) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements.
The submitted concept plan complies with this standard.

(iii) Parking areas on abutting non-residential lots shall be interconnected by access driveways.
N/A

(iv) Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.
It is intended that the final plat and deed of this development will include all necessary easements.

(v) Garage doors in non-residential buildings shall not face any existing or proposed street.
N/A

(vi) Non-residential parking lots shall be set back at least ten (10) feet from residential lots within the Mixed-use development and at least ten (10) feet from street ultimate rights-of-way.
It appears that the submitted concept plan complies with this standard.

(c) Single-Family Detached, Attached, and Semi-Detached Encouraged Parking Design Standards. Developers of single-family residential units with garages are **encouraged** to meet one of the following design options:

(i) The garage is side entry, so garage doors are perpendicular or radial to the street facing the front facade.
N/A

(ii) The garage is front-entry and set back at least ten (10) feet from the front facade of the house.
N/A

(iii) The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.
N/A

(iv) The garage is rear entry, so garage doors are on the opposite side of the house from the front facade.
N/A

(d) Multi-Family Parking Design Standards. Parking areas and/or garages for all multi-family buildings may not be located between the front facade of the building and the street, unless an additional and equally-sized or larger building on the lot is between the proposed parking/ building and the street; instead, parking areas and/or garages shall meet one of the following requirements:

(i) The parking, whether consisting of surface spaces or garages, is located behind the rear facade of the building or buildings.
The submitted concept plan indicates that all parking that serves the residential units will be central and to the interior to the property. Landscape buffers and residential buildings will screen most all the parking areas.

(ii) The parking is in garages located to the side of multi-family buildings and the garage doors are side-entry, so garage doors are perpendicular or radial to the street facing the front facade.
N/A

(iii) The parking is located to the side of the multifamily buildings and screened by one of the following mechanisms:
1. A low architectural wall, no less than three (3) feet and no more than four (4) feet in height, made of brick, stone, or other materials deemed appropriate by the Village of Forest Hills Village Council with recommendation from the Planning Board.
N/A
2. Screen planting in the form of at least one (1) canopy tree, two (2) ornamental trees, two (2) evergreen trees, and five (5) shrubs per one hundred (100) linear feet of road frontage.
N/A

(e) Amount of Required Parking. All uses shall comply with the minimum parking requirements required by Chapter 4 of the Village Zoning Ordinance, except as adjusted below:

(i) For any non-residential use, the amount of parking that is provided shall not exceed 120% of the minimum parking that is required by Chapter 4.
This proposed mixed use development is designed to offer shared parking for 272+/- bedrooms, approximately 10,115 square feet of commercial floor space and an assortment of amenity uses. The submitted plan indicates that there will be a total of 442 parking stalls.

(ii) On-street parking along the front property line of a lot may be used to meet the minimum parking requirement for non-residential or multifamily uses on that lot.
N/A

(iii) Required parking for a non-residential use may be located in a common parking facility or on an abutting lot, provided such spaces are located within 200 feet of the non-residential use.
N/A

(iv) When different non-residential uses or multi-family uses share common parking, the total number of spaces required for all uses may be reduced when the Village of Forest Hills, with recommendation from the Planning Board, determines that the peak parking demand between two or more uses will be different enough to allow an overall reduction. The amount of required shared parking will depend on

the amount and type of each use but may never be less than 75% of the total amount of parking required when shared parking is not used.
This proposed mixed use development is designed to offer shared parking for 272+/- bedrooms, approximately 10,115 square feet of commercial floor space and an assortment of amenity uses. The submitted plan indicates that there will be a total of 442 parking stalls. Staff recommends not reducing the parking provided in the submitted concept plan.

(6) **Driveway Design Standards**

(a) For Mixed-Use or Mixed Residential Developments on tracts of five (5) acres or more, no lot, non-residential use, or dwelling unit shall take driveway access from an existing collector or existing higher classification road.
The submitted concept plan complies with this standard.

(b) On existing tracts of land less than 5 acres, existing as of the date of adoption of this ordinance, and on lots created from such tracts of land, each lot shall have not more than one driveway access point per existing street on which the lot fronts. When feasible, abutting lots must share a common driveway.
N/A

(7) **Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas**

(a) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
N/A

(b) Outdoor storage or display of materials shall not be permitted overnight.
N/A

(c) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.
The submitted concept plan indicates screened dumpster locations.

(8) **Signs.**

(a) Signs shall adhere to Chapter 6 – Sign Regulations.
All proposed signs will comply with ordinance sign regulations as the applicant would be required to secure a separate sign permit prior to installation.

I) Open Space Standards

(1) The following quantities of open space shall be provided for Mixed Residential Developments and Mixed-Use Developments.

Type of Open Space	Minimum Amount to be Provided
Total Open Space	20% of gross tract area. Total open space includes central open.
Central Open Space	10% of gross tract area.

Planning Staff has reviewed the submitted concept plan and the following calculations reflect the approximate results of open space areas:

- ***Total Open Space = 53%; 7.41 acres or 322,779 s.f. of total land area (14.0 acres) (7.41/14 = .5292)***
- ***Central Open Space = 21%; 2.96 acres or 128,859 s.f. of the total land area (14.0 acres) (2.96/14 = .2114)***

(2) **Total Open Space**

(a) Open space may consist of central open space, a primary park, active recreation facilities, passive open space, and other similar types of open space.
Planning Staff interpretation of the calculation of central open space includes the open event area, clubhouse area and community yards.

(b) No portion of any building lot or road right-of-way area may be used for meeting the minimum required amount of total open space.
This proposed mixed use development project does not intend to have subdivided lots, therefore, no lots or road right-of-way has been used to calculate any required open space.

(3) **Central Open Space Requirements**

(a) Central Open Space Design Alternatives. All central open space shall meet one of the following design alternatives and shall include at least one village green.

(i) *Village Green.* Each village green shall:

1. Be at least ten thousand (10,000) square feet in size;
The proposed event lawn open space is approximately 45,444 s.f.

2. Be configured so that a circle with a radius of thirty (30) feet can fit within the confines of the green; and,
The submitted concept plan complies with this standard.

3. Be surrounded along at least twenty-five percent (25%) of its perimeter by roads. All sides of village greens shall be surrounded by either roads or the front facades of buildings.
The submitted concept plan complies with this standard.

(ii) *Landscaped Median*. Each landscaped median shall have a minimum average width of ten (10) feet and a length of at least one hundred (100) feet, and shall be surrounded by streets on all sides.
N/A

(iii) *Eyebrow*. Each eyebrow shall be surrounded by streets on all sides, generally configured as a semi-circle, located on the side of a through street, and configured so that a circle with a radius of ten (10) feet can fit within the confines of the eyebrow.
N/A

(iv) *Cul-de-Sac Island*. Each cul-de-sac island shall be located in the bulb of a cul-de-sac, have a radius of at least ten (10) feet, and be surrounded by streets on all sides.
N/A

(4) Additional Central Open Space Standards

(a) All dwelling units within a VMU development shall be located within 800 feet of some type of central open space.
The submitted concept plan complies with this standard.

(b) Detention basins and other storm water impounding areas, except for permanent wet ponds, may not be located in central open space areas used to meet the minimum amount of required central open space.
Storm water measures will be reviewed for ordinance compliance at the time of final site plan approval.

Chapter 5 – Sign Regulations

The submitted concept plan indicates the location of development identification signs. The applicant will be required to comply with the Village sign regulations prior to the approval and installation of any sign requiring a permit.

Chapter 8 – Design Review

The applicant will be required to submit architectural plans for review and approval prior to the construction of any structures for this mixed use development. The Village of Forest Hills Planning Board and Village Council will be performing a formal review of the architectural plans during a future meeting and after staff has applied the ordinance standards.

Chapter 9 – Landscaping and Buffering Standards

The submitted concept plan indicates a continuous landscape buffer along the boundary of the project property as well as interior plantings. The applicant will be required to submit a landscape plan for approval at the time of final site plan review.