

DRC Comments dated: 8/13/2019, from Adrew Bogda
 Re: Case No. (ZC#19-005) Watson Branch Planned Development

Item #	Comment	Response
COUNCIL COMMENTS		
#1	Condition of approval: Number of 3-bedroom units in Zone 1 be limited to no more than 5% of the total number of units in this zone	Table 3.2, added 5% restriction
#2	Provide timelines for different phases of development to ensure all components of the development get built by a certain time	Added Section 2.D.1: Requiring the applicant to purchase the entirety of the PD district.
#3	Provide more detailed breakdown for lot composition in the single-family portion (# of 45' lots, # of 55' lots, # of 65' lots, etc., as well as the different dimensional standards, min. unit sizes for each, which lots will have J-swings and how many, etc.). Would like to see an increase in the number of larger lots.	Added Unit Mix in Table 3.3; Added Requirement in 3.7.A: at least 30% of lots > 50' shall have J-swing access
#4	Provide details regarding the exact amenities that will be provided for the senior living component of the development (I think it would be good to provide this for the multi-family portion as well)	Section 7.I and 7.J list the minimum amenities for Zones 1 and 2.
#5	Make a better distinction between zones on the site plan and in the written standards. Single-family should not be allowed in zone 1/2 since those zones have different standards. There should not be overlap. All multi-family should go in zone 1, all senior living in zone 2, all single-family/zero-lot-line/townhomes should go in zone 3, etc.	Eliminated graphic overlap in Figure 3.1;
#6	Provide more details on how age restriction will be enforced and how special circumstances will be handled in the senior living portion of the development	Lease restrictions on age will be provided separately.
#7	Consider removing option for drive-thru restaurants entirely based on the proposed footprints being provided.	3.1.F.1.g: Zone 1 Special Conditions: Commercial Space Required: limits the types of drive-thru's that may apply for an SUP.
#8	Desire for more restaurants (up to 4 or 5) in exchange for support for multi-family development	Section 3.1.F.1.g: Two restaurants are required in the commercial space. Table 3.1: Increase required Commercial area to 8,000 SF
#9	Remove two-family dwelling units from document if they are not going to be provided	Deleted from Table 3.2
#10	Concern about vast discrepancies between maximum number of units allowed in each part of the development vs. what is actually planned to be built.	Table 3.2 revised numbers: Senior fixed at 200 max; MF fixed at 400 max; Single family fixed at 300 max
#11	How will alley configurations work for the townhome/zero lot line product? Will vehicles be able to park in the driveway?	Figure 3.7.2: Lots will have 2 garage spaces, 2 driveway spaces, and one space on-street.
#12	In the J-swing configuration, where will the front door go?	Figure 3.7.2 shows how the J-Swings work
#13	Sweeping, curving sidewalks with large open spaces in the fronts of residences are shown on page 13. Provide better renderings that are more reflective of the concept plan, which shows a more dense development pattern and open space confined to the creek corridor.	Figure 3.5: Two of the four images have been revised to show more appropriate streetscape for the proposed development.
#14	If three-story homes are not going to be provided, consider adjusting this standard to only provide for two-story homes.	Table 3.3 Changed height to 35'
#15	Provide more information on which areas and which products will have yards be maintained by the HOA	Section 2.K: Sentence has been added requiring an architectural review and approval process prior to home construction.
#16	How will on-street parking be adequately handled given the dense arrangement, particularly as it relates to guest parking	Figure 3.7.2: Lots will have 2 garage spaces, 2 driveway spaces, and one space on-street.

#17	In the architectural standards, certain items are stated to be "discouraged"; better define the architectural standards and consider outright prohibiting certain items	Section 7.1.2.e: "Large areas of flat, blank wall and lack of treatment, greater than 9' in height and greater than 30' in length, are prohibited." Section 7.1.2.f: "Two story entry features are prohibited."
#18	Consider not excluding recessed balconies in the standards for hardi board siding	Figure 7.2 explains the low impact of the material and reson for using it. Table 7.2, Note 3 requires the color of the hardiboard to be compatible to the siding material.
#19	Consider requiring carriage style garage doors on alleys	Changed 3.7.D to require Carriage Style garage doors on alley loaded garages.
#20	Provide more details on the proposed townhome and zero-lot-line product configurations; number of units, etc.	Table 3.3 shows proposed lot mix. Figure 3.7.2 shows lot layouts
#21	Provide options for owner-occupied housing in the senior living and multi-family components.	Owner occupied housing in the Senior Living portion is not an option. The facility has to remain under single ownership.
STAFF COMMENTS		
#22	Staff still has concerns about street trees with your proposed configuration. In your presentation last night, in your example showing street trees, those parkways appeared to be 10' wide, which can better accommodate street trees. The parkways here will only be 5' wide. Show how mature street trees will look in only 5' wide parkways and if you insist on planting street trees in the parkway instead of the front yards, consider providing wider parkways to better accommodate them.	Section 5.2.E. Added tree planting specifications to insure trees thrive within urban planting tree wells and parkways adjacent to curbs. Figure 5.2 shows healthy trees in 4'-6" parkways.
#23	All portions of the development need to meet the requirements of the International Fire Code. Provide fire lane for the northernmost multi-family building. Provide details on the proposed configurations for townhomes and zero-lot-line product to ensure access around all portions of the structure that meets the Fire Code requirements.	Added notes in Zone 3 Special Conditions that all lots must comply with the International Fire Code access requirements.
#24	Provide at least two points of access on Mouser Way.	Figure 3.1 and Figure 4.1 and Zone 3 Special Conditions.
#25	Improve the J-swing configurations to meet Engineering requirements for vehicle maneuverability.	Section 3.7.a) Limited to lots 50' and greater, at least 30% of lots > 50' shall have J-Swing garage entries.
#26	Front porches shall only be allowed to encroach up to 5' into the required 10' front yard	Table 3.3 5' minimum porch setback
COMMENTS NOT ON ANDREW'S LIST		
#27	More masonry on rear of homes facing Mouser Way	Added to Table 7.2, Zone 3, "NOTE 2: Homes adjacent to Mouser Way shall have a minimum of 90% masonry on the façade facing Mouser Way."