

Summary of Changes to LUP and Design Guidelines

The Grove at Shoal Creek
October 24, 2016

The following document describes changes made to The Grove at Shoal Creek zoning application since the last Formal Submittal on March 28, 2016. The source or reason for the change is provided in parenthesis after each item. Some changes are simply minor corrections and clarifications and are marked as such. Changes to the Design Guidelines listed here have been outlined or underlined in red throughout that document.

Tier Compliance Summary

1. Updated open space references to indicate 19.38 instead of 18.12 acres. *(Condition of PARD Superiority)*
2. Modified language regarding trees to change "poorer quality" to "fair to poor condition" for better consistency with code language. *(Heritage Tree Foundation Request)*
3. Updated Tier 2 Item G to increase the requirement to a minimum of 8 car share spaces. *(ZAP Recommendation)*
4. References to "shared access improvements" (points B.3(v) and G(v)) have been removed from the Tier 1 compliance table. *(Clarification)*

Code Modifications

1. Modified code modification of 25-8-641 to specifically list the tree numbers that may be removed and to exempt the trees to be saved from the administrative variance for reasonable use process. *(Heritage Tree Foundation Request)*

Land Use Plan

Sheet 1

1. The proposed Jackson Avenue alignment has been graphically updated to reflect the most likely alignment. *(Clarification)*
2. The wording of note 6 on Sheet 1 has been updated to clarify that the Green Water Quality controls distributed on-site must provide initial treatment but each feature need not be sized to treat its entire drainage area (additional treatment would be provided later in sequence). *(Clarification)*
3. Note 7 was added on Sheet 1 to require that on-site drainage systems be designed to the 100-year storm. *(Commitment at Environmental Commission)*

Sheet 2

4. The Open Space uses table has been updated to clarify that these uses are permitted in all tracts and that Community Recreation and Parks and Recreation Services are permitted uses under Open Space. *(PARD Request)*
5. Single-family detached uses were removed from Tracts F and G. *(ZAP Recommendation)*
6. Group Residential has been added as a permitted use in Tracts B, F, and G. *(ZAP Recommendation)*
7. Live-Work Units have been added as permitted uses in Tracts B, F and G. *(Clarification)*

8. A note has been added to the Permitted Use Tables to restrict single-family detached residential uses in Tract B to the area within 150' of Tract A. *(ZAP Recommendation)*
9. Note 2 on Sheet 2 has been updated to clarify that residential units are capped at 1335 (not including affordable housing), that Congregate Care beds are capped at 300, and to define affordable housing. *(Staff Recommendation)*
10. Note 4 on Sheet 2 was updated to reduce the maximum office square footage to 210,000 SF. *(Staff Recommendation)*
11. Note 5 on Sheet 2 was updated to reduce the maximum retail square footage to 150,000 SF. *(Staff Recommendation)*
12. Note 16a on Sheet 2 was updated to clarify that the fiscal fees for the bridge may only be used by the City on bicycle and pedestrian improvements located east of the property in the event that the bridge cannot be constructed. *(ZAP Recommendation)*
13. Note 17b on Sheet 2 was updated to increase the required number of car-share parking spaces to 8. *(ZAP Recommendation)*
14. Note 18 was added to Sheet 2, which caps overall development on the site at 2.65 million square feet *(ZAP Recommendation)* and also includes the other staff conditions to their recommendation for PUD approval. *(Staff Recommendation)*
15. Note 6 was added to the Site Development Regulations table to require a 25' minimum setback from Bull Creek Road on Tract D. *(ZAP Recommendation)*
16. The Summary of Development Entitlements Table was added to Sheet 2 to provide a better reference point for the various entitlement caps agreed to as part of the PUD application. *(Clarification)*

Parks Plan Exhibit

1. A proposed Jackson Avenue alignment has been added graphically to the exhibit. *(Clarification)*
2. The signature park has been extended up to the proposed public right-of-way along Jackson Avenue in Tract A and the northern park of Tract B. *(Condition of PARD Superiority)*
3. The bike and pedestrian trails shown through the Signature Park have been updated to better reflect the anticipated alignment designed to minimize impacts to the CRZ's of the heritage oaks. *(Clarification)*
4. The open space provided had been increased by 1.26 acres (from 18.12 to 19.38 acres) and now exceeds the requirement by 77%. *(Condition of PARD Superiority)*
5. Total park space acreage has increased by 1.25 acres (from 18.63 to 19.88). *(Condition of PARD Superiority)*
6. Credited parkland acres has increased by 1.25 acres (from 12.88 to 14.13). *(Condition of PARD Superiority)*
7. Flex Park Space acreage has been removed from the Park Space Provided table. *(Condition of PARD Superiority)*
8. The minimum Signature Park acreage has increased by 3.25 acres (from 13.00 to 16.25). *(Condition of PARD Superiority)*
9. A note has been added to the Park Space Provided table regarding superiority and congregate care units. *(Condition of PARD Superiority)*
10. The note regarding Flex Park Space has been removed and any references to Flex Park Space have been removed from the other notes. *(Condition of PARD Superiority)*
11. Note 7 regarding the trail connection to Jefferson has been added. *(Condition of PARD Superiority)*

12. Note 8 has been added to state that the Signature Park will have a minimum of 705' of street frontage. *(Condition of PARD Superiority)*
13. Note 9 regarding parameters for the Pocket Park has been added. *(Condition of PARD Superiority)*
14. Note 10 regarding residential development along public parks has been added. *(Condition of PARD Superiority)*
15. Note 11 regarding the parkland improvement fees has been added. *(Condition of PARD Superiority)*

Framework Plan

1. The proposed Jackson Avenue alignment has been graphically updated to reflect the most likely alignment of that road. *(Clarification)*

Tree Disposition Plan

1. Updated Tree Disposition Plan to include several trees omitted from original submittal. Calculations were updated, showing an increase in percentage of protected tree inches saved to 77%. *(Clarification)*
2. Expanded note 4 to clarify the requirements for Tree Care Plans. *(Heritage Tree Foundation Request)*
3. Expanded note 5 to further restrict activities within the $\frac{3}{4}$ CRZ of Signature Grove Trees. *(Heritage Tree Foundation Request)*
4. Tree 3082 has been removed from the Tree Disposition Plan and Table because it was an 18" tree and does not meet the definition of a Protected or Heritage Tree. *(Clarification)*

Design Guidelines

1. The Development District Map (Figure 2.3 on page 7) was updated to reflect the new Jackson Avenue alignment. *(Clarification)*
2. Section 2.4.3 has been updated to reflect the correct park spaces and to allow "Park buildings and park structures" as permitted uses within the parks and open space. *(Clarification)*
3. The PUD Land Use Plan (Figures 2.5 and 2.5.1 on pages 9 and 10) has been updated with the new sheets. *(Clarification)*
4. The Master Framework Plan (Figure 3.3 on page 13) has been updated to reflect the new Jackson Avenue alignment. *(Clarification)*
5. The Bull Creek Road section (Figure 3.4.1 on page 14) has been updated to include a northbound bike lane. *(ZAP Recommendation)*
6. The Retail Main Street section (Figure 3.4.2a on page 15) has been updated to allow for alternative parking configurations. *(Per meeting with City Staff on 8/9/16)*
7. An alternative Retail Main Street section (Figure 3.4.2b on page 16) has been added to allow for a potential parkway configuration. *(Per meeting with City Staff on 8/9/16)*
8. An additional street section (Figure 3.5.8 on page 25) has been added to allow for a slip road. *(Per meeting with City Staff on 8/9/16)*
9. Section 3.6.2 regarding Typical Traffic Circles has been updated to clarify language and note that this is an optional facility. *(Clarification)*

10. Sections 4.3.1 (g), (h), and (i) have been updated to allow the slip road. *(Per meeting with City Staff on 8/9/16)*
11. Section 4.3.2(b)(4) has been added to allow for tandem parking. *(clarification)*
12. Section 4.3.2(c)(5) has been clarified that the front setback for front-facing garages is 5'. *(Clarification)*
13. Section 4.4.1(a) has been clarified regarding the requirement for pedestrian building entries. *(Clarification)*
14. Section 4.4.2(e)(5) has been added to clarify that glazing requirements do not apply to parking structures. *(Clarification)*
15. Section 4.4.3(c) and Figure 4.4.3 have been added to govern residential development adjacent to parks. *(Condition of PARD Superiority)*
16. Section 5.2.1 has been updated to reflect the correct park spaces. *(Condition of PARD Superiority)*
17. Section 5.2.4 has been revised to refer to the 1.25 acre park on Bull Creek Road as the "Pocket Park" rather than the "Neighborhood Park". *(PARD Request)*
18. The Framework Plan on page 36 of the March 2016 document has been removed because it was redundant. *(Clarification)*
19. The PUD Parks Plan (Figure 5.1 on page 39) has been added to the document. *(Clarification)*
20. Section 5.5.1 regarding Community Identity Signs has been updated to clarify intent. *(Clarification)*
21. Typos have been corrected throughout the document that do not change the language or intent of the text. *(Clarification)*

Master Plan

1. For reference, we are including a more current iteration of the Conceptual Master Plan.