

Date 1/24/17
Submitted in PLUM Committee
Council File No. 16-1112-S1 16-1113-S1
Item No. 6 # 7
Communication from
CP 12

Council File 16-1112-S1
Case No. CPC 2015-4684-ZC
Proposed Changes- January 24, 2017

(Q) QUALIFIED CLASSIFICATIONS
(beginning on Page Q-1)

4. **Height.** All homes shall not exceed ~~25~~ 27 feet and two (2) stories.
5. **Building Design.**
- a. **Primary Entryways.**
- iii. ~~The entryway shall be raised or sunken at a minimum of 10 inches, with a minimum of two steps, from the pedestrian pathway to the landing area.~~
- b. ~~**Dwelling Orientation and Entry.**~~
- i. ~~All Small Lot homes abutting Sherman Way and Woodlake Avenue shall orient the primary entryway ("front door") toward that street.~~
- ii. ~~All Small Lot homes located in the "interior" of the subdivision shall orient the primary entryway ("front door") toward and visible from the pedestrian pathway within the common access easement.~~
- iii. ~~The maximum height of any fence within the front yard of any of the lots which abut Sherman Way or Woodlake Avenue shall not exceed 42 inches.~~
- c. **Façade Articulation.** All facades facing a public right-of-way, private street, or project perimeter, and all exterior building elevations ~~located greater than 6 feet from an adjacent Small Lot home façade~~ shall be treated with an equal level of details and articulation and shall incorporate a minimum of two of the following building articulation techniques:
- ii. ~~All windows shall have shutters which shall be designed to fit over windows.~~
- iv. Each Small Lot home shall include changes in exterior building materials such as stucco to one of the following: wood, glass, stone, brick, metal spandrel, and/or tile.
- v. Street-facing facades of each ~~Each~~ Small Lot home shall be designed to include a break in façade plane at a minimum depth of 6 inches for a minimum horizontal distance of 20 feet.
9. ~~**LEED Certification.** All single family dwellings shall obtain LEED Certification for single family homes.~~

CONDITIONS OF APPROVAL
(beginning on Page C-1)

6. **Cultural/Historic Resources.**
- d. The house on Lot No. 1 of VTT-73814-S1 shall be turned to face Woodlake Avenue, allowing an open space on the corner of this property that is not enclosed by fencing to the lot line.

(Q) QUALIFIED CLASSIFICATIONS
(beginning on Page Q-1)

5. Building Design.

a. Primary Entryways.

~~iii. The entryway shall be raised or sunken at a minimum of 10 inches, with a minimum of two steps, from the pedestrian pathway to the landing area.~~

b. Dwelling Orientation and Entry.

i. All Small Lot homes abutting Woodlake Avenue except Lot 10 shall orient the primary entryway ("front door") toward that street.

~~iii. The maximum height of any fence within the front yard of any of the lots which abut Sherman Way or Woodlake Avenue shall not exceed 42 inches.~~

c. Façade Articulation. All facades facing a public right-of-way, private street, or project perimeter, and all exterior building elevations ~~located greater than 6 feet from an adjacent Small Lot home~~ façade shall be treated with an equal level of details and articulation and shall incorporate a minimum of two of the following building articulation techniques:

~~ii. All windows shall have shutters which shall be designed to fit over windows.~~

iv. Each Small Lot home shall include changes in exterior building materials such as stucco to one of the following: wood, glass, stone, brick, metal spandrel, and/or tile.

v. Street-facing facades of each ~~Each~~ Small Lot home shall be designed to include a break in façade plane at a minimum depth of 6 inches for a minimum horizontal distance of 20 feet.

~~9. LEED Certification. All single family dwellings shall obtain LEED Certification for single family homes.~~