

Development Plan – Property Development Standards

Planned Block Development**Land Uses.**

The applicable use regulations of the Planned Block Development district shall apply.

Property Development Standards.

A. The property development standards of the PBD Overlay District shall control over the property development standards of the Downtown District.

B. Maximums for building height, GFAR and density, with bonuses, are shown on Table B.

Table B. Density, Gross Floor Area Ratio (GFAR), and Building Height Maximums			
Sub-district and Development Type	Building Height Maximum ⁽¹⁾	GFAR Maximum	Density Maximum (per acre of gross lot area)
Downtown Multiple Use - Type 3	90 with rooftop appurtenances 54 feet	1.4	50 32.6 dwelling units (16 units total for subject site)
Note: 1. Includes rooftop appurtenances			

C. Private outdoor living spaces.

1. All dwelling units shall include private outdoor living space located beside the dwelling unit.
2. Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.

D. Setbacks.

1. The minimum setback from public streets (except alleys) is shown in Table D. The setback is measured from the back of curb.

Table D. Minimum Setback for Buildings Adjacent to Public Streets, except alleys	
Street	Minimum Building Setback
N. Goldwater Boulevard	30 feet 14 feet Minimum Average 19 feet
N. Bishop Lane	20 feet 14 feet
Alleyways & Driveways	0 feet

E. Stepbacks.

- Property in the Type 3 Area: The stepback plane shall incline at a ratio of 2:1, beginning ~~forty-five (45)~~ **FIFTY-FOUR (54)** feet above the minimum setback from the public street (except alleys), except as identified below where no stepback shall be required.

F. Building location.

- Building locations are conceptually shown on the development plan.

G. Exceptions to setback and stepback standards.

- Certain exceptions to setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:
 - The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
 - The sight distance requirements of the Design Standards and Policy Manual.
- Subject to design approval by the Development Review Board, the following exceptions to setback and stepback standards are allowed:
 - A maximum of ~~five (5)~~ **fifteen (15)** feet for cornices, eaves, parapets, **architectural elements, window elements, fin walls**, and fireplaces.
 - A maximum of ~~seven (7)~~ **fifteen (15)** feet for canopies and other covers over sidewalks, balconies and terraces.
 - Balcony walls and railings with a maximum inside height of forty-five (45) inches.

- d. Uncovered balconies, uncovered terraces and patios at and below grade.
 - e. Covered sidewalks and uncovered terraces directly above a sidewalk.
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- 3. Subject to design approval by the Development Review Board, in a Type 3 Area, a maximum fifteen (15) feet exception to setback standards above the first floor (not specified in F.2. above), is allowed for projections that:
 - a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
 - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.
 - 4. Subject to design approval by the Development Review Board, an exception to the setback standard is allowed for stairwells and elevator shafts.

H. Shaded sidewalks.

- 1. The property owner shall provide shaded sidewalks that conform to the Downtown Plan Urban Design & Architectural Guidelines, subject to Development Review Board approval.

I. Signs.

- 1. The provisions of Article VIII, shall apply.

J. Off-street parking.

- 1. The provisions of Article IX. shall apply.
- 2. The underground portion of the of a parking structure may be built to the property line.

K. Landscaping.

- 1. The provisions of Article X. shall apply.