The Applicant is also proposing flexibility with the following standards:

1. Articulation:
Pursuant to Section 17.19.020(D)(2)(B) the project is only required to meet the articulation elements per the attached elevations.

Analysis: The applicant does not provide three articulation elements per the above code section requirements. Elevations 1A, 2A, 3A provides decorative window elements, but are missing two other articulation elements per the code. Elevations 1B, 2B, and 3B provide decorative trim elements, but are missing two other articulation elements per the code. Elevations 1C, 2C, and 3C provides variation in texture (stone veneer) and decorative trim elements, but are missing one other articulation element per the code. For this reason, the applicant requests flexible development standards per the code.

Missing two articulation features, please revise plans.	
Missing two articulation features, please revise.	
Missing one articulation feature, please revise.	

2. Window Trim or Recess:
Pursuant to Section 17.19.020(D)(3) the project is only required to meet the window trim or recess elements per the attached elevations.

Analysis: Per the municipal code section above, trim at least two inches in depth shall be provided around **all** windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall. The project does not provide trim around all windows, see below highlighted elevations. For this reason, the applicant requests flexible development standards per the code.

Right Elevation

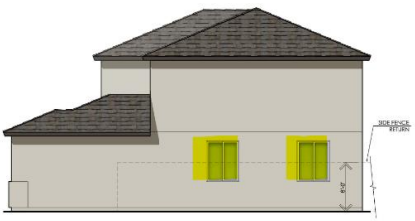
Rear Elevation

Left Elevation

Right Elevation
"Enhanced"

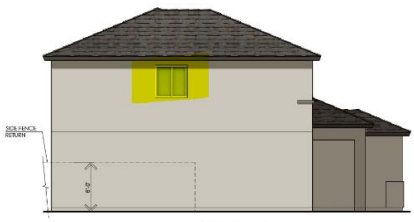
Rear Elevation
"Enhanced"

Left Elevation
"Enhanced"

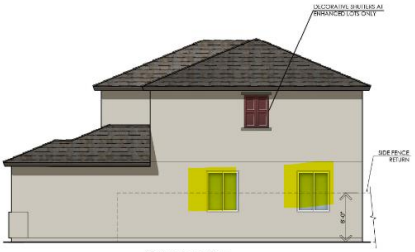


Right Elevation

Rear Elevation



Left Elevation



Right Elevation
"Enhanced"

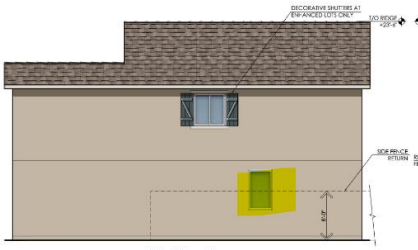
Rear Elevation
"Enhanced"

Left Elevation
"Enhanced"

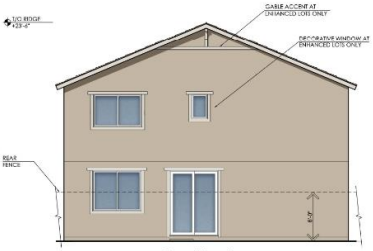
Right Elevation

Rear Elevation

Left Elevation



Right Elevation
"Enhanced"

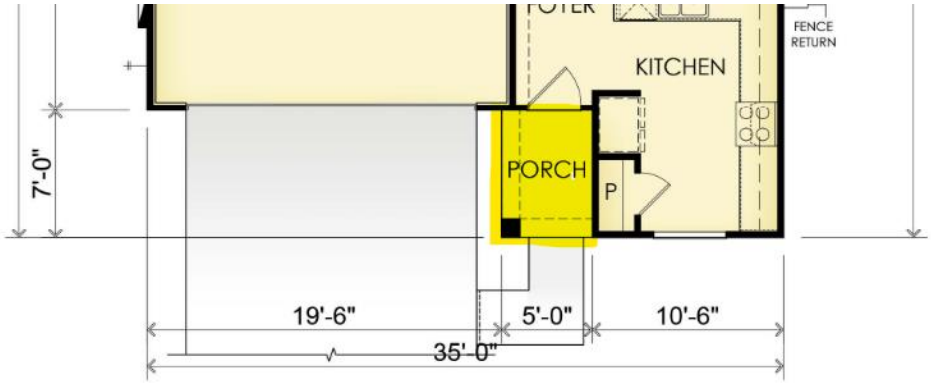


Rear Elevation
"Enhanced"

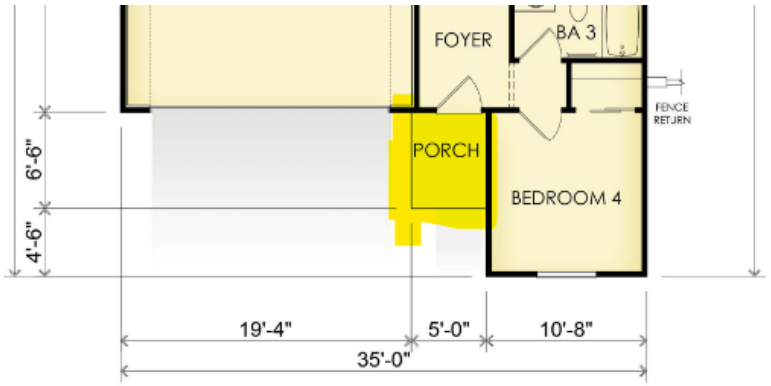
Left Elevation
"Enhanced"

3. Building Entry:
Pursuant to Section 17.19.020(D)(4) the project is only required to meet the building entry elements per the attached elevations.

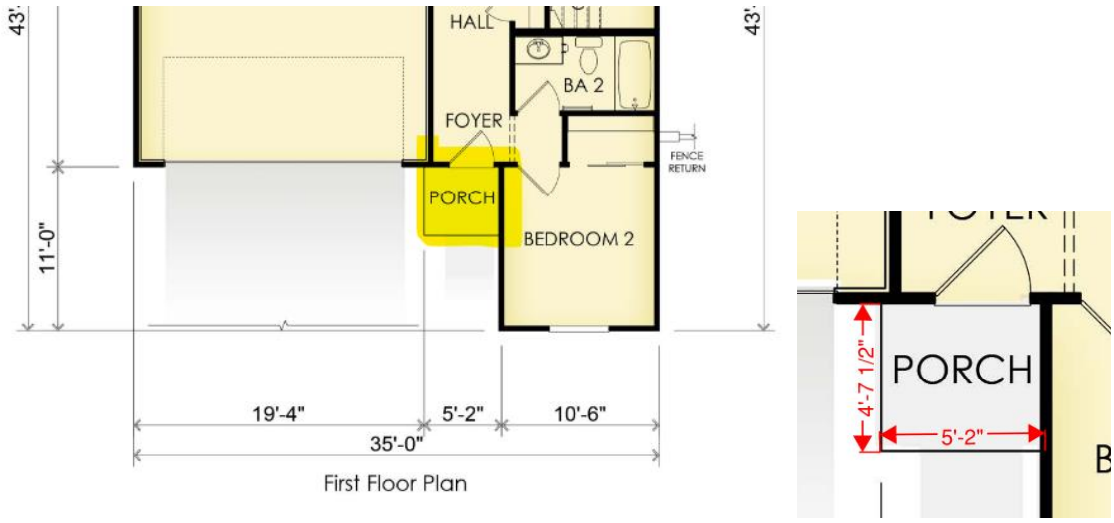
Analysis: Per the municipal code section above, building entries shall be 36 SF. The below highlighted building entries range from 22SF – 32.5 SF - 35 SF. For this reason, the applicant requests flexible development standards per the code.



First Floor Plan



First Floor Plan



4. Building Roofs:
Pursuant to Section 17.19.020(D)(5)(c) and (e) the project is only required to meet the gable overhang and roof vents per the attached elevations.

Analysis: Per the municipal code section above, gable overhangs should be 12 inches. Per the applicant Response to Architectural Comments Letter, this item will be met.

Per the municipal code section above, roof vents shall be flat or similar style. Per the applicant Response to Architectural Comments Letter, this item will be met.

5. Siding Materials:
Pursuant to Section 17.19.020(D)(6)(b) the project is only required to meet the colors and materials elements per the attached elevations.
Analysis: Per the municipal code section above, each home shall incorporate three siding materials. Plan A and Plan B only provide two unique siding materials including metal light fixtures and stucco. For this reason, the applicant requests flexible development standards per the code.

6. Window Placement:
Pursuant to Section 17.19.020(D)(7)(a) the project is only required to meet the window placement elements per the attached elevations.
Analysis: Per the municipal code section above, window placement shall be arranged to avoid direct site lines. While the applicant did provide a Response to Architectural Comments Letter that this will be addressed, staff requested an exhibit to show that this item was being addressed and staff never received this exhibit from the applicant. For this reason, the applicant requests flexible development standards per the code. However, they did state that this will be considered for their site plan.

7. Perimeter Landscape Setback:
Pursuant to Section 17.14.030(K) the project is only required to meet the landscape elements per the attached development plan set.

Analysis: Per the municipal code section above, the applicant is required to provide a 20-foot landscape setback for the entire frontage, 30% shade tree coverage over 10 years for the common area, and to provide native plants in 40% of landscape areas . This is provided by the applicant when including the portion behind the landscape common area which include landscape buffers, the retention basin area, and the public park. The applicant does not provide a calculation that shows that shade will provide 30% shade coverage, however ample shade is shown in the common area. Condition #84 of the project includes the requirement to incorporate native groundcover, shrubs, and trees. For this reason, the applicant requests flexible development standards per the code.

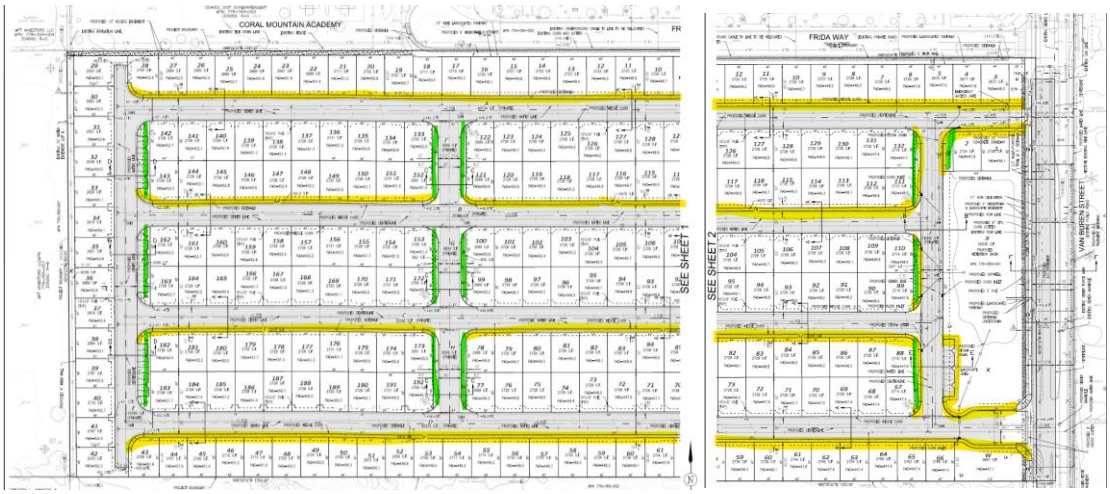
8. Equestrian and Agricultural Theme Improvements:
Pursuant to Section 17.14.030(M) the project is only required to meet the landscape elements per the attached development plan set.

Per the municipal code section above, the applicant is required to provide the following elements: Equestrian and agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10-foot-wide decomposed granite multi-purpose trail and date palms planted twenty (20) feet on center shall be incorporated with new development along Avenue 50, Avenue 52, Van Buren Street and Calhoun Street South of Avenue 50. The project does provide an equestrian fence design, however does not meet the specific requirements above. The equestrian design provided in the plans provides a 5' 6" decomposed granite trail instead of a 10-foot granite trail. The project also does not provide date palms. For this reason, the applicant requests flexible development standards per the code.

9. Street and Pathway Landscaping:
Pursuant to Section 17.14.020(C)(2) the project is only required to meet the landscape elements per the attached development plan set.

Per municipal code section 17.19.020 (C)(2), the applicant is required to provide the following elements: All publicly accessible private streets and pathways shall provide a combination of trees, shrubs, and ground cover in a minimum five-foot-wide planting strip. Trees shall be planted at a minimum of one tree for every forty (40) feet of linear street/path. Shrubs and groundcover shall cover at least thirty (30) percent of the planting strip. The project does not provide landscape planters or sidewalk for the entirety

of the site, and only provides them in certain areas. For this reason, the applicant requests flexible development standards per the code.



Yellow highlighted areas are internal sidewalk
Green highlighted areas are internal landscaping

10. Circulation:

Pursuant to Section 17.14.030(O) the project is only required to meet the circulation design per the attached development plan set.

Per the municipal code section above, the applicant is required to provide a circulation design that reduces traffic speeds. The project does not implement street diets, bulb-outs, or other circulation methods that may minimize traffic speed and reduce the need for speed bumps. For this reason, the applicant requests flexible development standards per the code.