

# Overview of Site Plan & Regulating Plan

SECTION

1

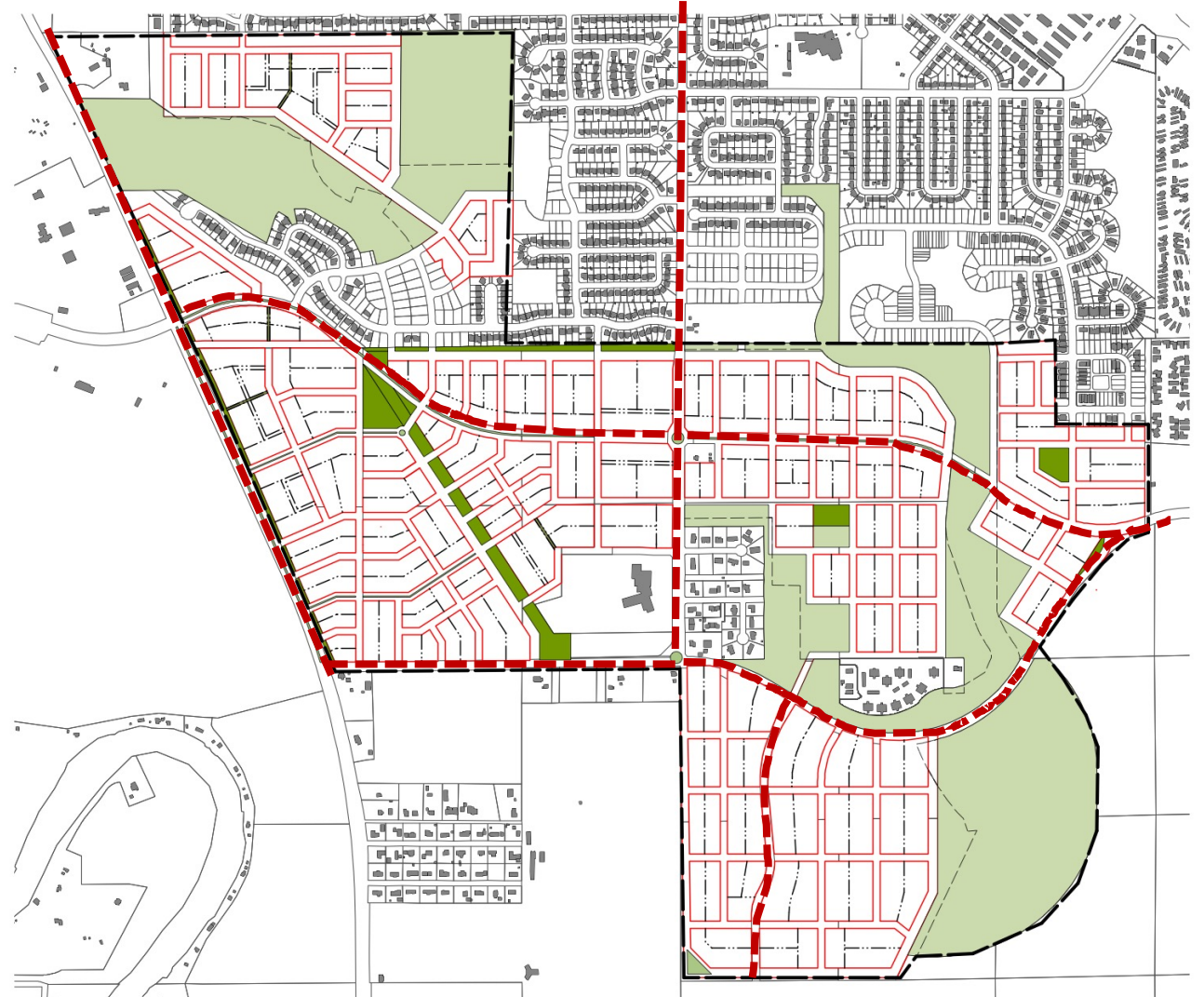


# Site Plan: Factors Influencing the Site Plan



- **Existing Streets**

McCollister Boulevard  
Sycamore Street  
Gilbert Street  
Lehman Road  
Soccer Site Access Road

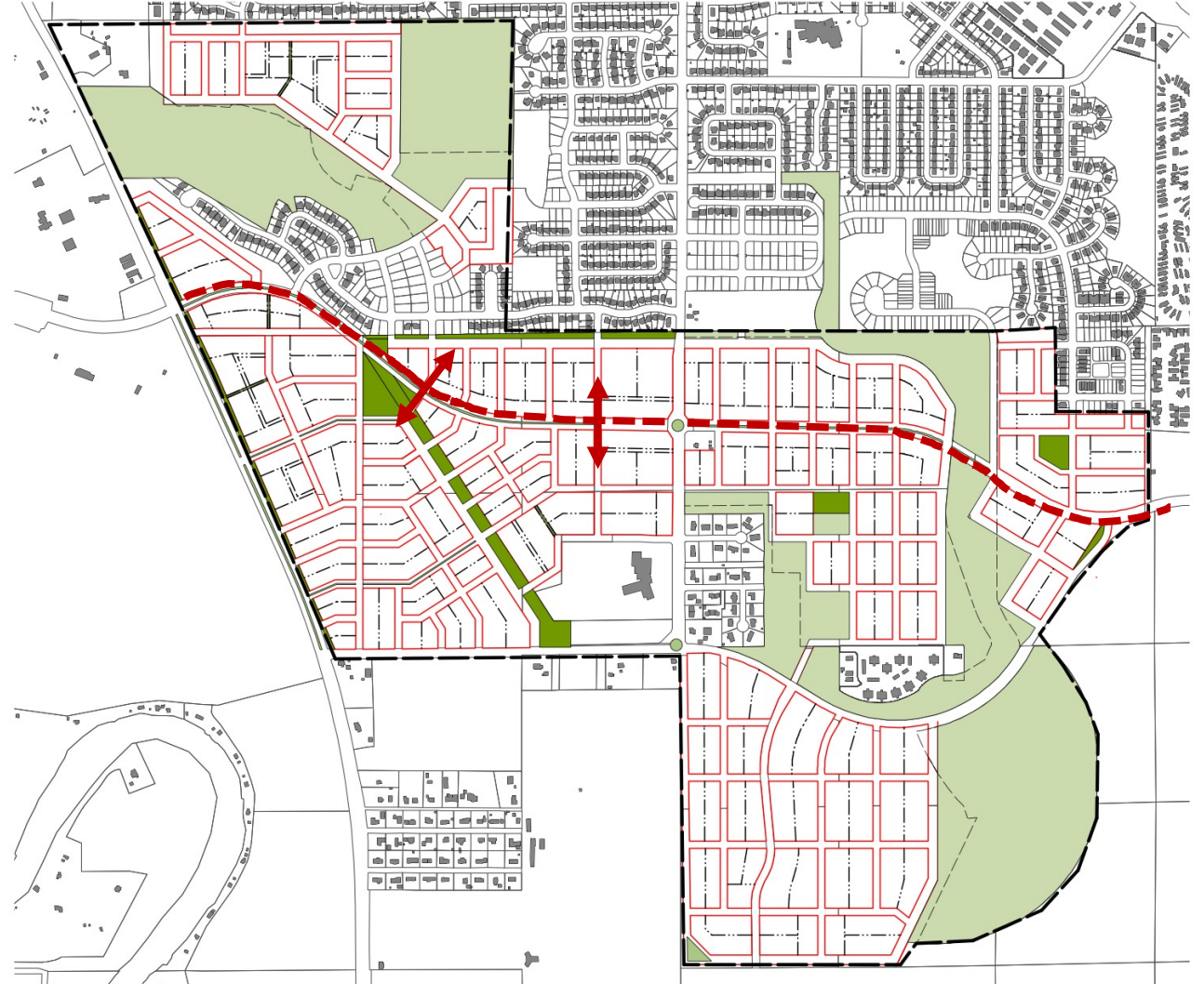




# Site Plan: Factors Influencing the Site Plan



- **Existing Streets**
- **Future Street Connections**  
McCollister Boulevard

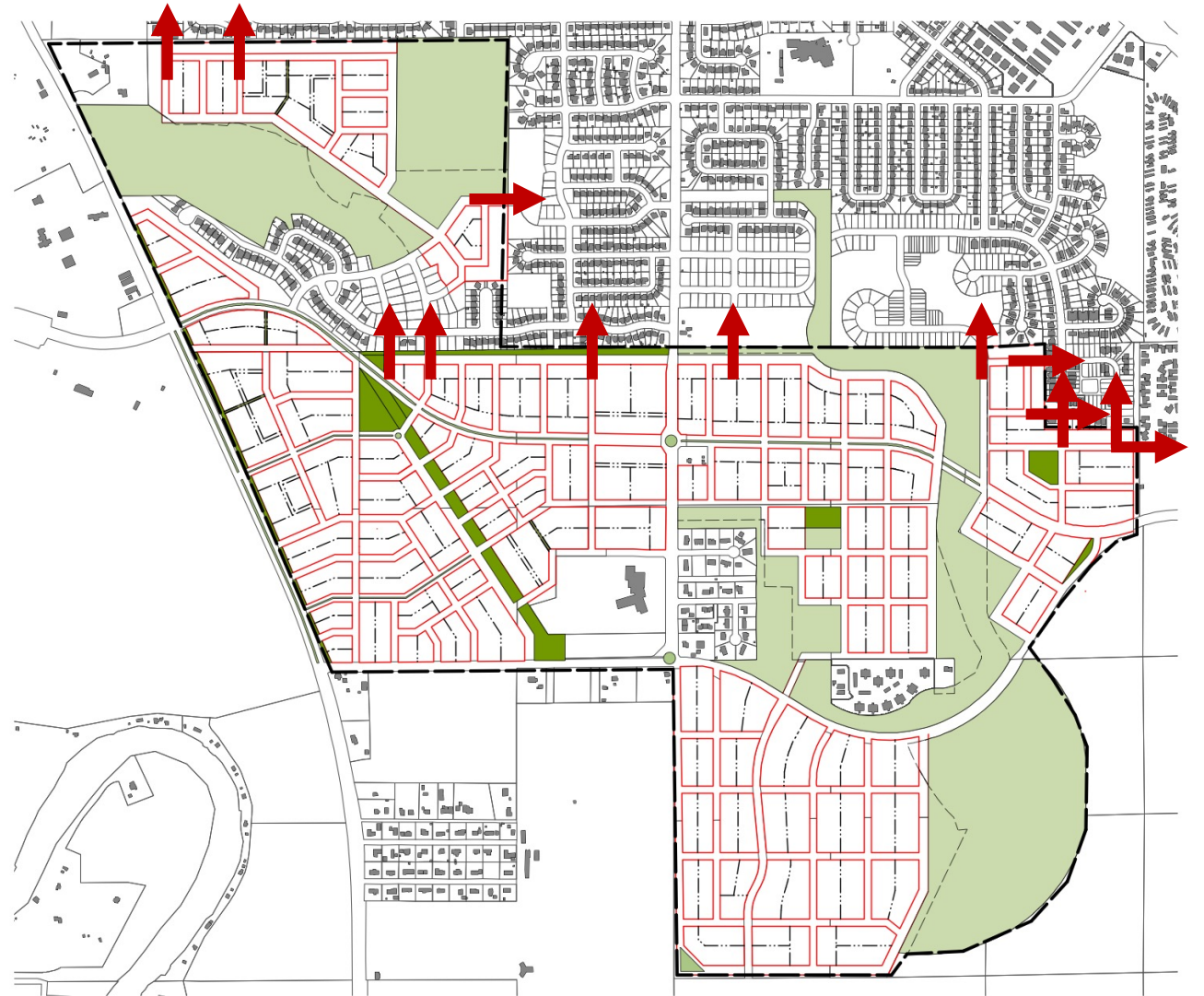


# Site Plan: Factors Influencing the Site Plan



- **Existing Streets**
- **Future Street Connections**
- **Existing Stubs**

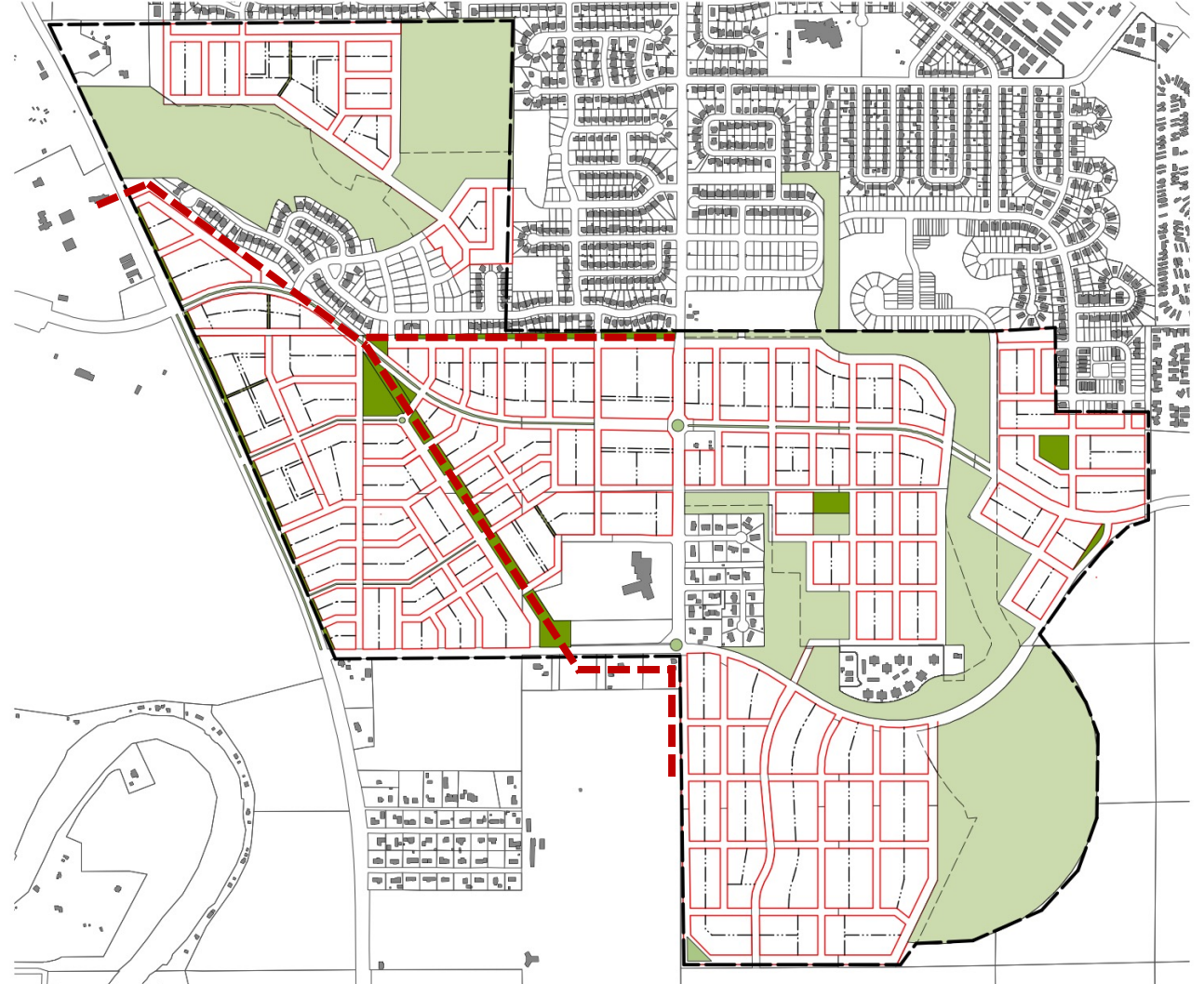
Sandusky Drive  
Birch Street  
Wagon Wheel Drive  
Armstrong Drive  
Russell Drive  
Blazing Star Drive  
Whispering Meadow Drive  
Pinto Lane



# Site Plan: Factors Influencing the Site Plan



- **Existing Streets**
- **Future Street Connections**
- **Existing Stubs**
- **Existing Trunk Sewer Line**

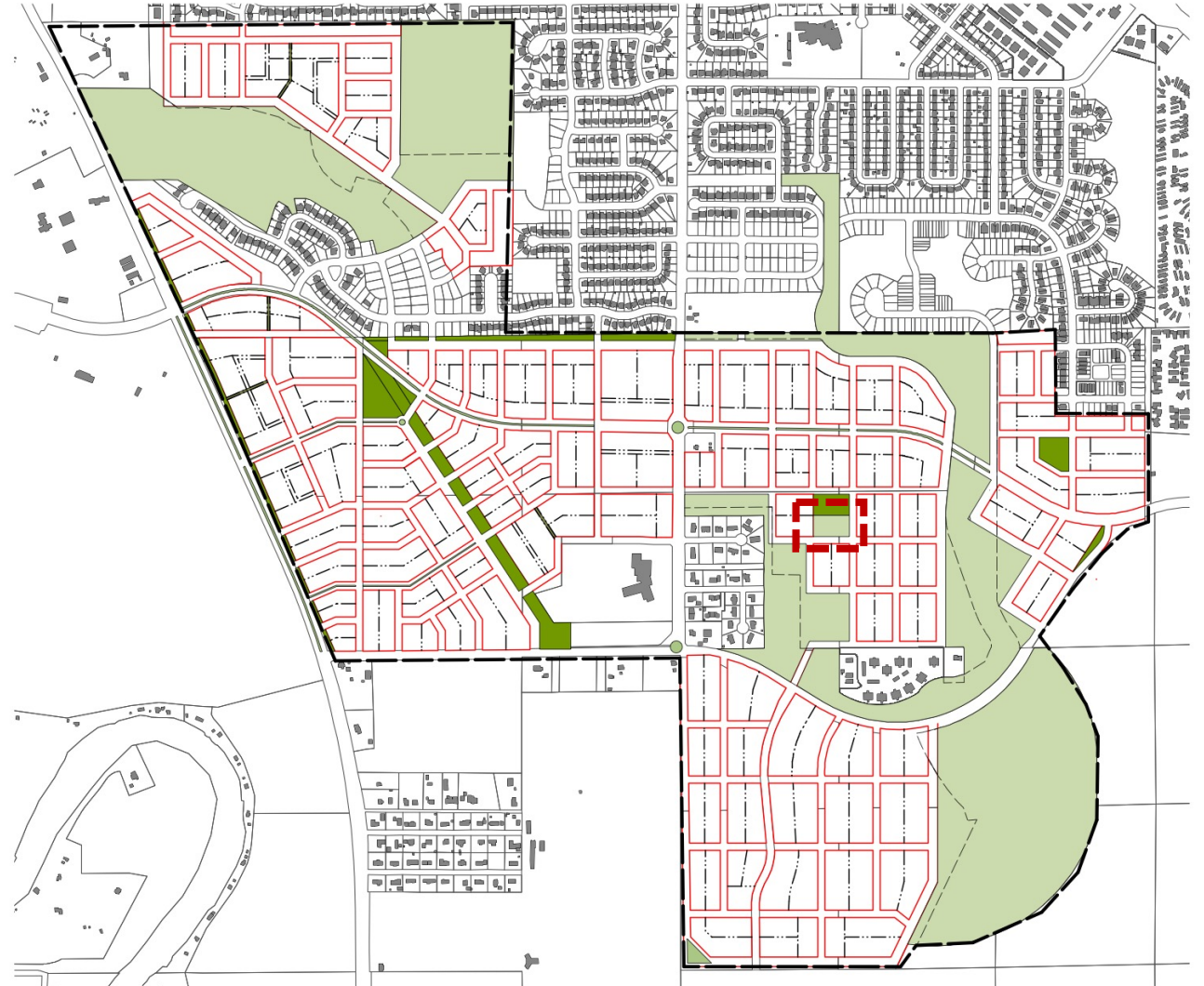




# Site Plan: Factors Influencing the Site Plan



- **Existing Streets**
- **Future Street Connections**
- **Existing Stubs**
- **Existing Trunk Sewer Line**
- **Existing Waste Stabilization Pond**



# Site Plan: Factors Influencing the Site Plan



- **Existing Streets**
- **Future Street Connections**
- **Existing Stubs**
- **Existing Trunk Sewer Line**
- **Existing Waste Stabilization Pond**
- **Existing Wetlands**

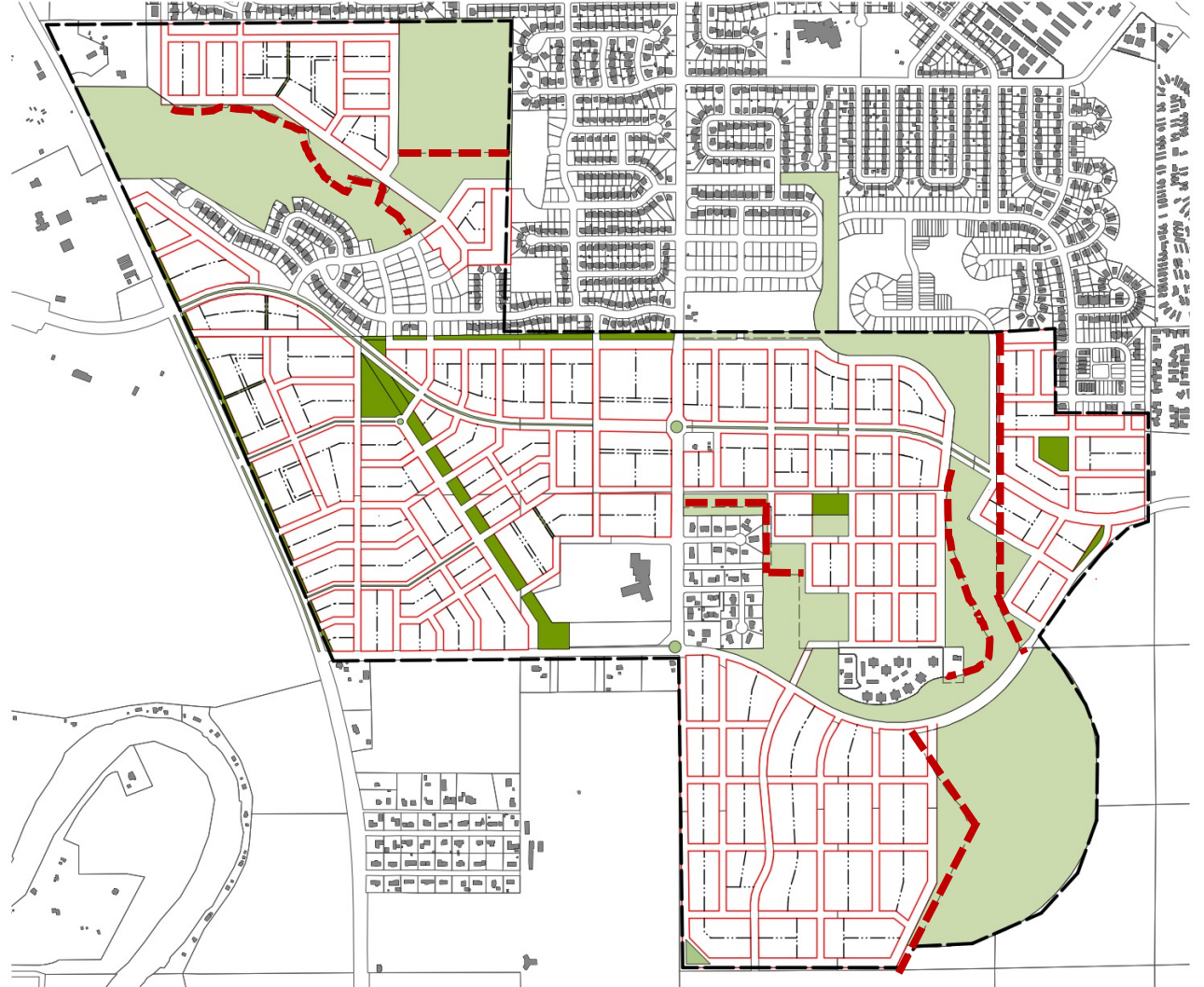


# Site Plan: Factors Influencing the Site Plan



- **Existing Streets**
- **Future Street Connections**
- **Existing Stubs**
- **Existing Trunk Sewer Line**
- **Existing Waste Stabilization Pond**
- **Existing Wetlands**
- **Existing Public Park/Open Space Boundaries**

Street alignment and block network

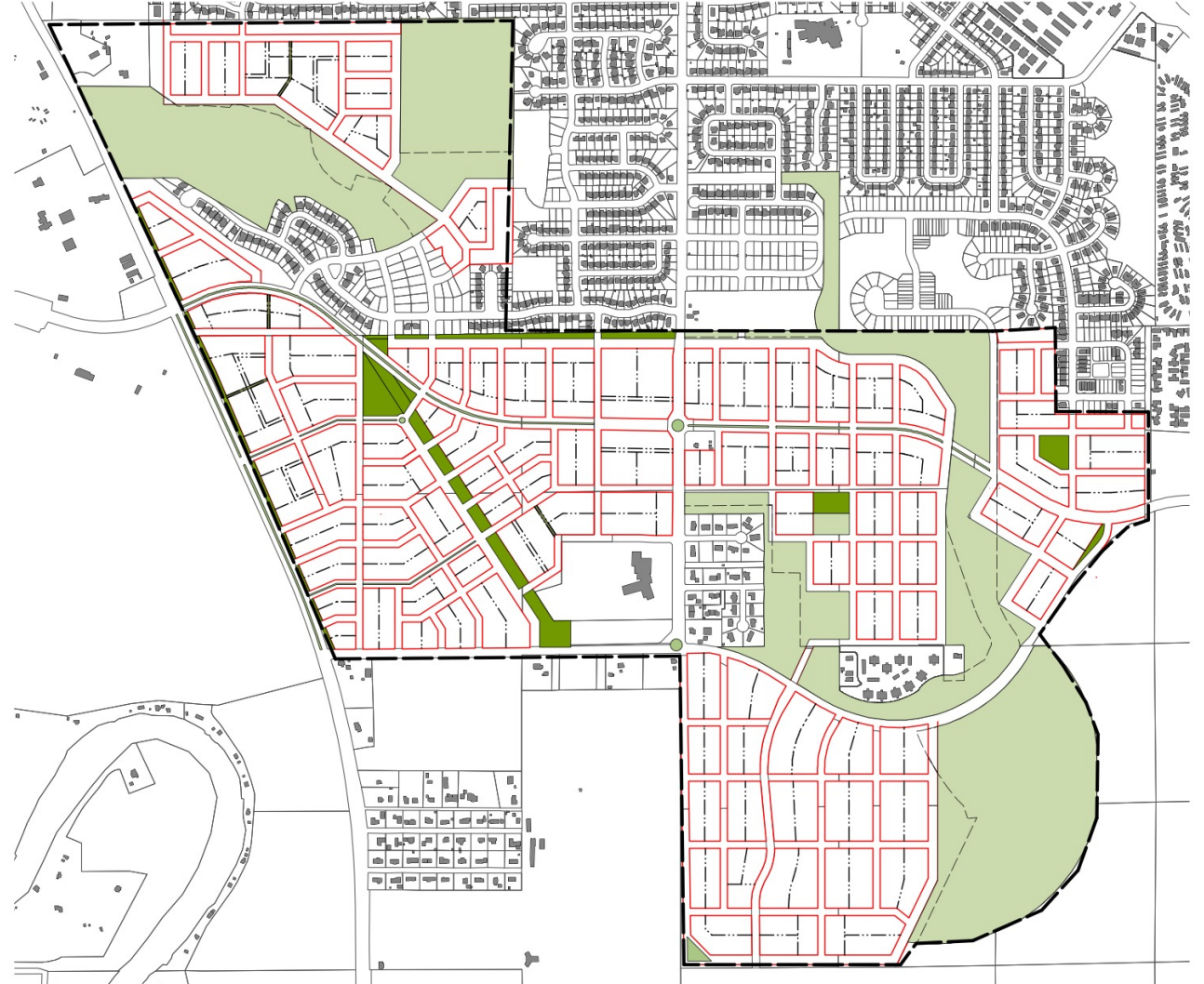




# Site Plan: Street and Block Network



- **Interconnected with multiple route choices**
- **Integrate Open Space in Parks Master Plan**
- **Center for each neighborhood**
- **Front on to open space and nature**



# Regulating Plan: Level of Detail Option 1




## Form-Based Zones:

-  T3 Neighborhood Edge (14-2H-2G)
-  T3 Neighborhood General (14-2H-2H)
-  T3 Neighborhood General-Open
-  T4 Neighborhood Small (14-2H-2I)
-  T4 Neighborhood Small-Open
-  T4 Neighborhood Medium (14-2H-2J)
-  T4 Neighborhood Medium-Open
-  T4 Main Street (14-2H-2K)

 New Civic Space (14-2H-6)

 New Passage (14-2H-6J)  
May be removed if replaced by street

 New Median

 Alley (14-2H-5X)  
May be removed if block provided with street access (except in T4 Main Street)

 New Roundabout

 Trail/Wide Sidewalk  
Integrated into McCollister Blvd., Sycamore St., Gilbert St., and Lehman Rd.

 Existing Public Park/Open Space

 Existing Trunk/Sewer Line

 Plan Area Boundary

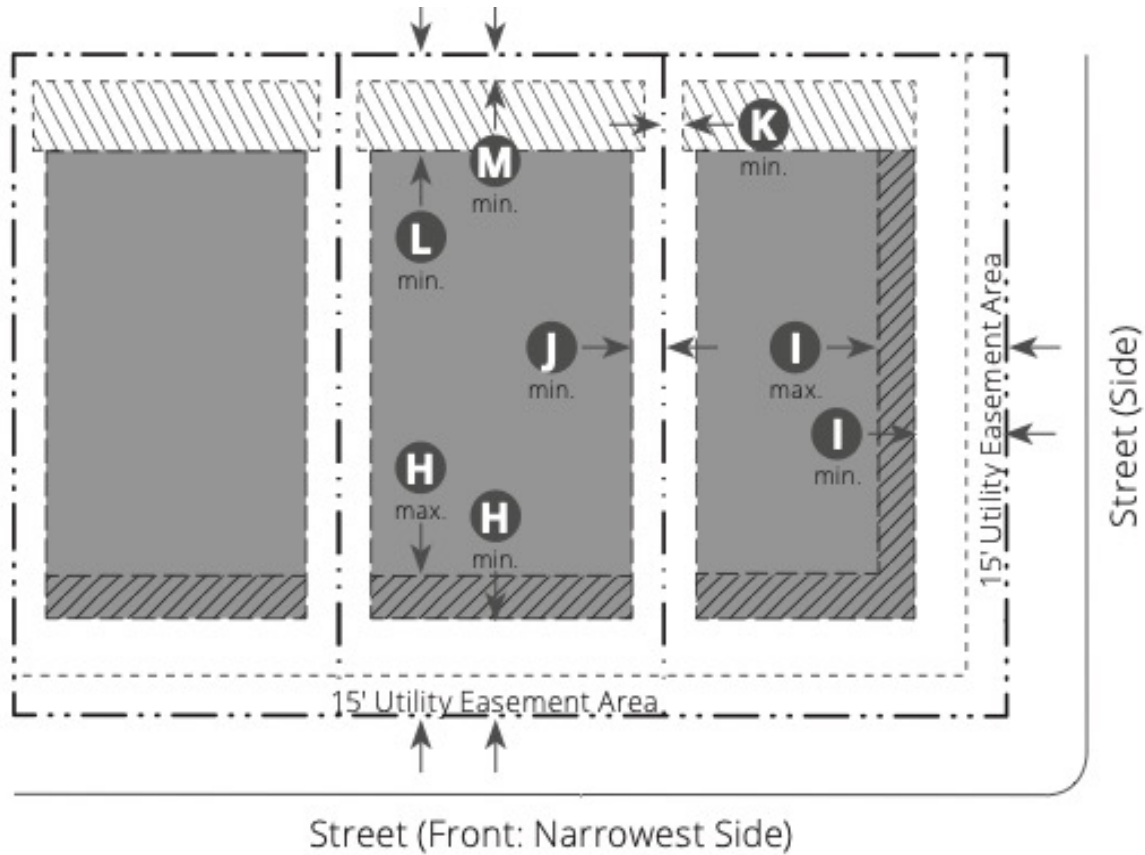




# Flexibility in FBC Standards

SECTION

## 2



### Key

--- ROW/ Lot Line

--- Setback Line



Buildable Area



Acc. Structures Only

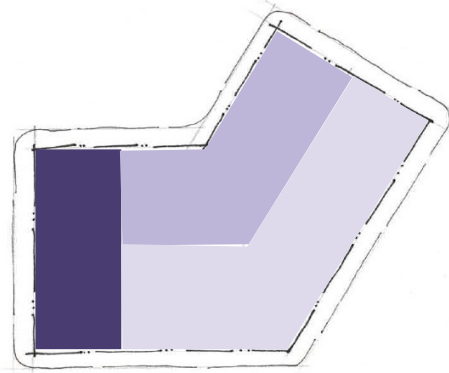
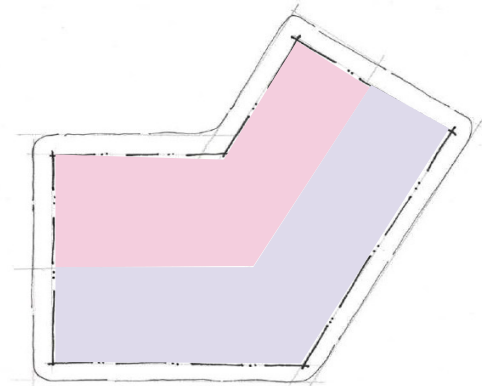
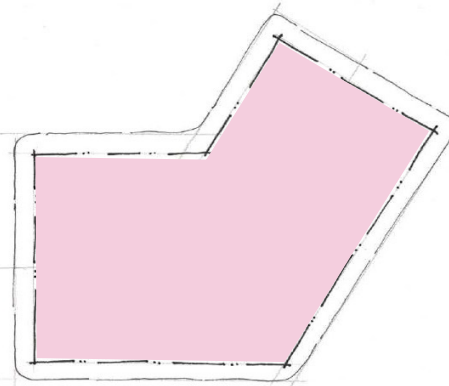


Facade Zone

# Flexibility within a Block

## FBC Zones

- T3 Neighborhood Edge
- T3 Neighborhood General
- T4 Neighborhood Small
- T4 Neighborhood Medium
- T4 Main Street

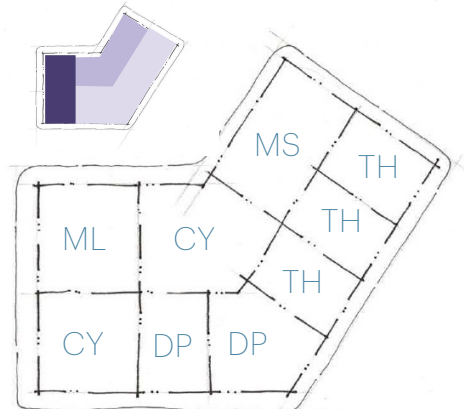
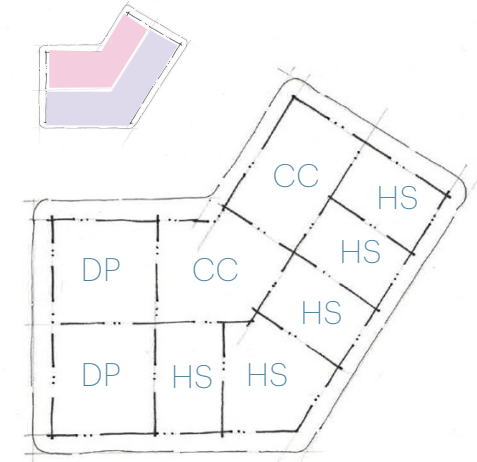
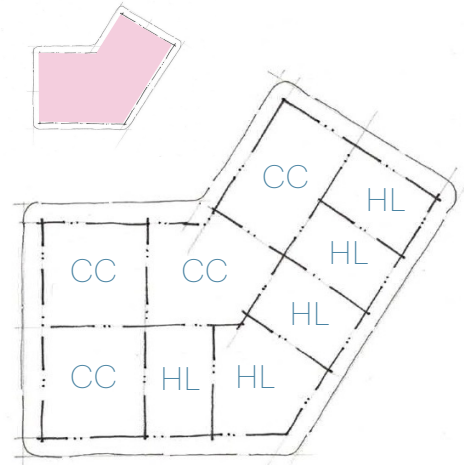




# Mix of Buildings

## Building Types per Zone

-  T3 Neighborhood Edge  
House Large, Duplex Side-by-Side, Cottage Court
-  T3 Neighborhood General  
House Small, Duplexes, Cottage Court, Multiplex Small, Townhouse
-  T4 Neighborhood Small  
Cottage Court, Multiplex Small, Courtyard Building, Townhouse
-  T4 Neighborhood Medium  
Multiplex Large, Courtyard Building, Townhouse
-  T4 Main Street  
Townhouse, Courtyard Building, Main Street Building



# Building Placement, Wing(s) & Parking

## Attached Garage - A

Zone: T3 NG – Interior Lot

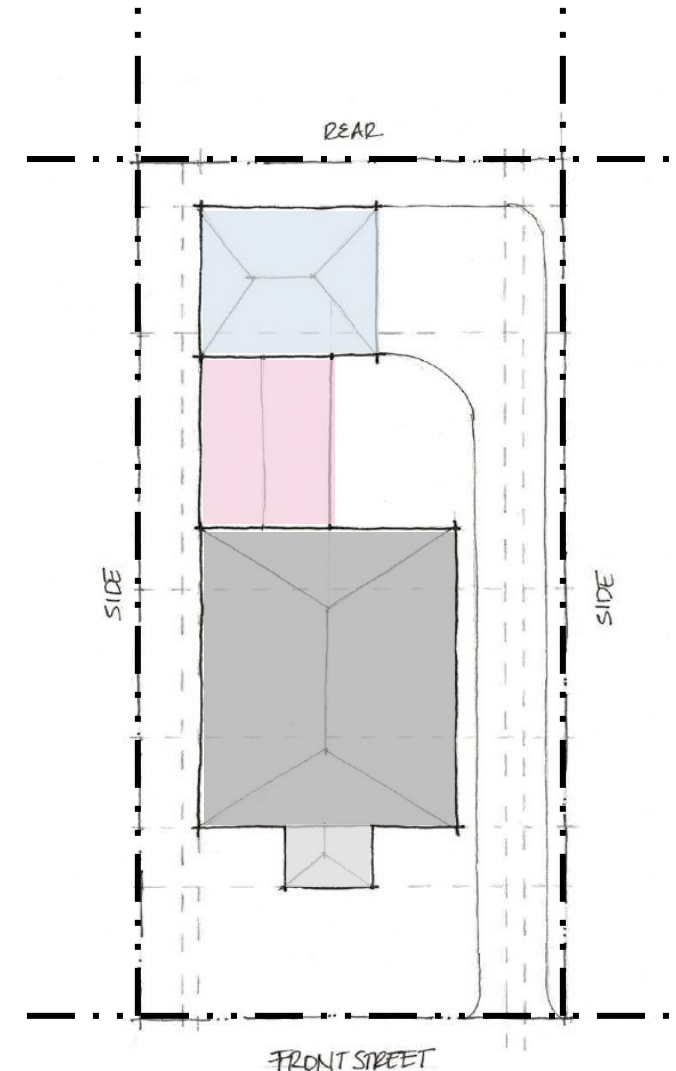
Building Type: House Small

Lot Size: 50'x100' min.

Building Footprint: 35'x35' max.

Wing(s) Footprint: 15'x20' max.

- Building Setbacks
- Parking Setbacks
- Main Body
- Frontage: Porch Projecting
- Wing(s)
- Parking





# Building Placement, Wing(s) & Parking

## Attached Garage - B

Zone: T3 NG – Interior Lot

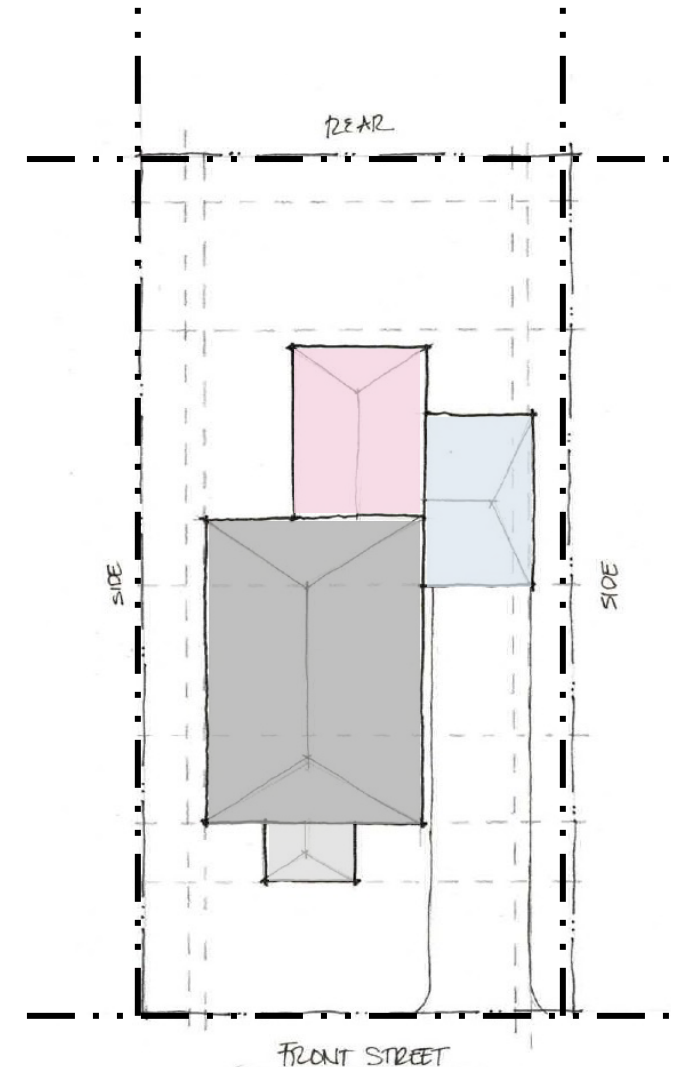
Building Type: House Small

Lot Size: 50'x100' min.

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# Building Placement, Wing(s) & Parking

## Detached Garage

Zone: T3 NG – Interior Lot

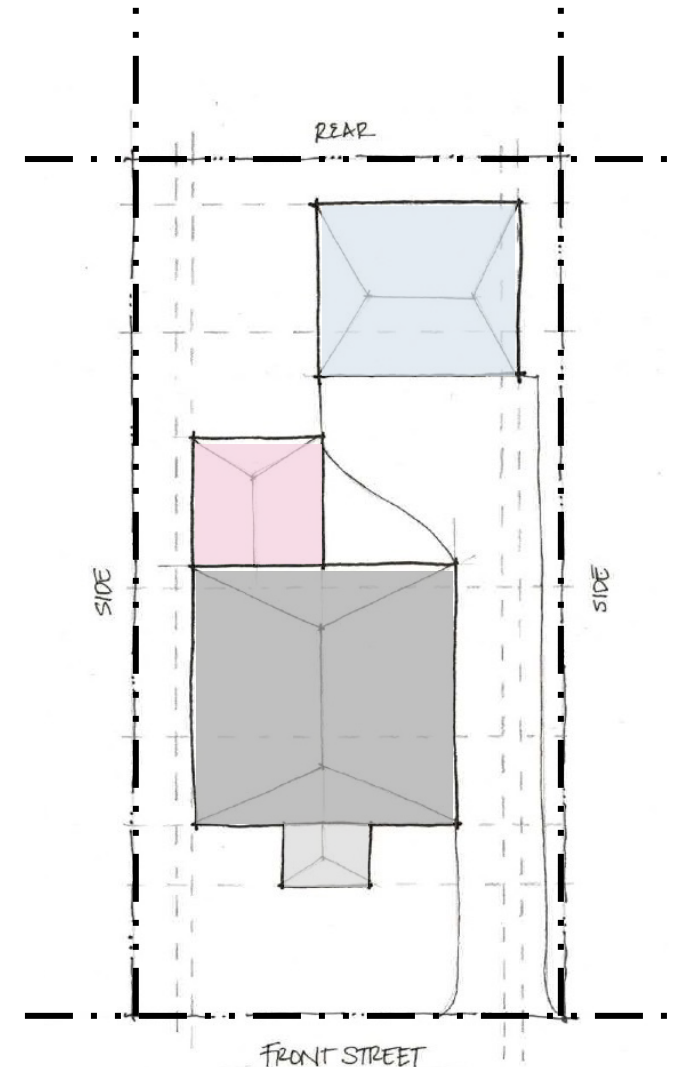
Building Type: House Small

Lot Size: 50'x100' min.

Building Footprint: 35'x35' max.

Wing(s) Footprint: 15'x20' max.

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- Parking Setbacks
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- Parking



# Building Placement, Wing(s) & Parking

## Multiple Wings - Front & Rear

Zone: T3 NG – Interior Lot

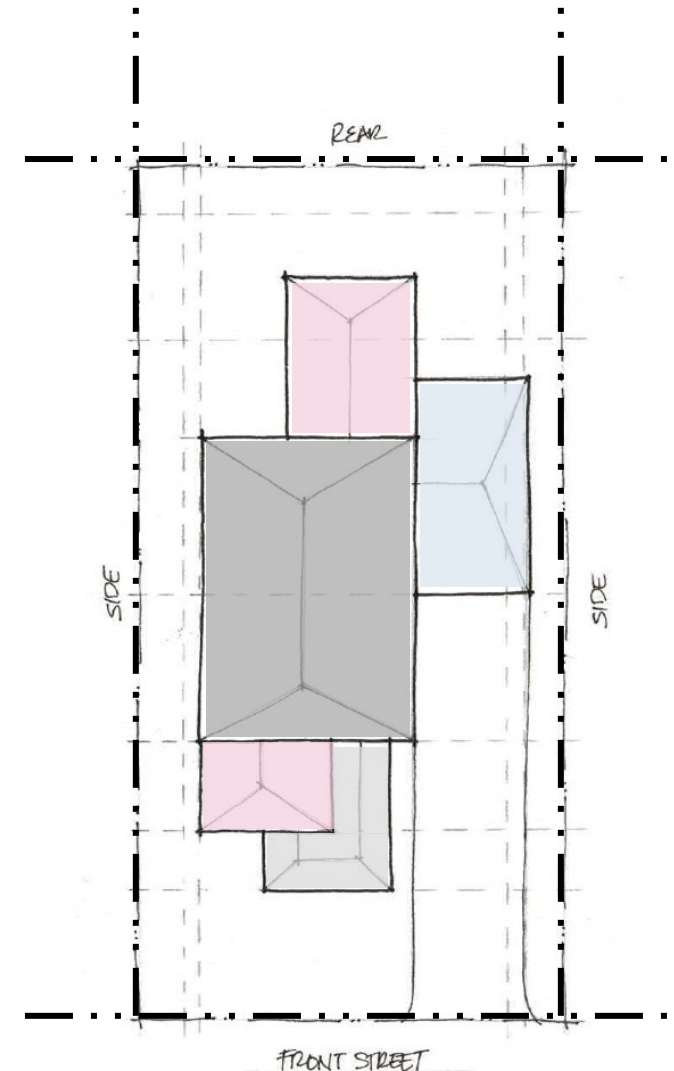
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# Building Placement, Wing(s) & Parking

## Multiple Wings – Rear (w/Alley)

Zone: T3 NG – Interior Lot

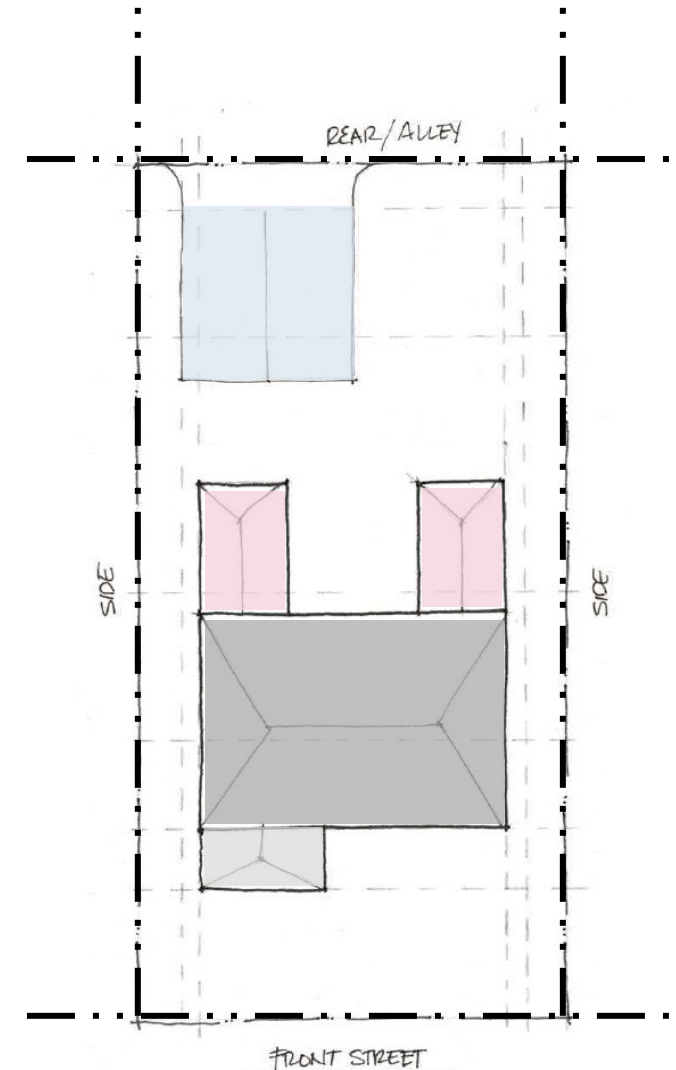
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- Parking



# Building Placement, Wing(s) & Parking

## Reduced Front Parking Setback being considered

Zone: T3 NG – Interior Lot

Building Type: House Small

Lot Size: 50'x100' min.

Building Footprint: 35'x35' max.

Wing(s) Footprint: 15'x20' max.

