



# CITY OF VENICE

Development Services Department- Planning and Zoning Division

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434 [www.venicegov.com](http://www.venicegov.com)

## SITE & DEVELOPMENT PLAN APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-49(g) for complete site and development plan submittal requirements.

<b>Project Name:</b> EGGS TRAORDINARY CAFE	
<b>Brief Project Description:</b> RENOVATION OF EXTERIOR OF EXISTING BUILDING	
<b>Address:</b> 301 S. TAMiami TRAIL VENICE, FLORIDA 34285	
<b>Parcel Identification No.(s):</b> 0408-14-0020	
<b>Parcel Size:</b> 31,250 SQ. FT.	<input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Residential (Requires School Concurrency)
<b>Zoning Designation(s):</b> CG- COMMERCIAL GENERAL	<b>FLUM Designation(s):</b>
<b>Fee:</b> The Zoning Administrator determines if a project is a minor or major site and development plan. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400: <input type="checkbox"/> Major Site & Development Plan \$4,700 <input type="checkbox"/> Minor Site & Development Plan 533 <input type="checkbox"/> Major Site & Development Plan Amendment \$2,300 <input checked="" type="checkbox"/> Minor Site & Development Plan Amendment <b>\$533</b>	
<b>Additional fees:</b> Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing. If these fees are not paid, approvals and further City of Venice permits are subject to delay.	
<b>BILL TO:</b> <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> AGENT (SELECT ONE) CHRIS MAKRODIMITRAS	
<b>Applicant/Property Owner Name:</b> ARCHITECT-MICHAEL J. COURVILLE/CHRIS MAKRODIMITRAS	
<b>Address:</b>	
<b>Email:</b>	<b>Phone:</b>
<b>Design Professional or Attorney:</b> ARCHITECT-MICHAEL J. COURVILLE	
<b>Address:</b> 454 S. TAMiami TRAIL	
<b>Email:</b> courvillearchitects@gmail.com	<b>Phone:</b> 941-966-8048
<b>Authorized Agent (1 person to be the point of contact):</b> MICHAEL J. COURVILLE	
<b>Address:</b> 454 S. TAMiami TRAIL	
<b>Email:</b> courvillearchitects@gmail.com	<b>Phone:</b> 941-966-8048

Staff Use Only

Petition No. 18-155P

Fee: \$533

PZ 18-175

RECEIVED

NOV 09 2018

PLANNING & ZONING

Oper: CASHIERMM Type: OC Drawer: 1  
Date: 11/15/18 00 Receipt no: 16611  
2018 175  
PZ PLANNING & ZONING  
OK CHECK 13251 \$533.00  
\$533.00

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Page 1 of 2



Application packages are reviewed for completeness within 3 business days. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

<input checked="" type="checkbox"/> <b>Application:</b> (15 copies)
<input checked="" type="checkbox"/> <b>Project Narrative:</b> Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 copies).
<input checked="" type="checkbox"/> <b>CD with Electronic Files:</b> Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of site & development plans need to be signed and sealed. <i>The legal description for each parcel must be submitted in text format and will be verified by a consultant. (INCLUDED)</i>
<input checked="" type="checkbox"/> <b>Agent Authorization Letter:</b> A signed letter from the property owner, authorizing <u>one</u> individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy). <i>(INCLUDED)</i>
<input checked="" type="checkbox"/> <b>Statement of Ownership and Control:</b> Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy). <i>(INCLUDED)</i>
<input checked="" type="checkbox"/> <b>Survey of the Property:</b> Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) <b>Date of Survey:</b> <i>(INCLUDED)</i>
<input type="checkbox"/> <b>Concurrency Application and Worksheet:</b> (15 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. <i>N/A</i>
<input type="checkbox"/> <b>School Concurrency (Residential Projects Only):</b> School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). <i>N/A</i>
<input type="checkbox"/> <b>Public Workshop Requirements:</b> (Section 86-41) <input type="checkbox"/> Newspaper advertisement <input type="checkbox"/> Notice to property owners <input type="checkbox"/> Sign-in sheet <input type="checkbox"/> Written summary of public workshop (1 copy) (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS) <i>N/A</i>
<input type="checkbox"/> <b>Common Facility Statements:</b> if common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy). <i>N/A</i>
<input type="checkbox"/> <b>Stormwater Calculations:</b> Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies). <i>N/A</i>
<b>Site &amp; Development Plans:</b> 15 sets of the following collated, folded plans, 36x24, including 3 signed, sealed, and dated (rolled plans not accepted): <i>N/A</i>
<input type="checkbox"/> <b>Site Plan:</b> containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show: a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties. <i>N/A</i>
<input type="checkbox"/> <b>Utility Plan Details (not an exhaustive list):</b> a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups. <i>N/A</i>
<input type="checkbox"/> <b>Landscaping plan:</b> include types, sizes and location of vegetation, trees and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. <input type="checkbox"/> Existing Tree survey <input type="checkbox"/> Detailed inventory <i>N/A</i>
<input checked="" type="checkbox"/> <b>Signage:</b> Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan.
<input checked="" type="checkbox"/> <b>Architectural Elevations:</b> definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type. <i>(FULL COLOR RENDERINGS) (INCLUDED)</i>

**Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability.**

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date: <i>ARCHITECT- MICHAEL J. COURVILLE</i>	Applicant Name & Date:
Authorized Agent Signature: <i>Michael J. Courville</i>	Applicant Signature:

## Eggstraordinary Narrative

301 S. Tamiami Trail Venice Florida

### Project Narrative:

- Remove all dead vegetation on project site
- Remove existing barrel tile roof and replace with new (see rendering)
- Remove existing nonconforming sign and replace with new (see monument sign dwg.)
- Pressure wash existing building as prep. For new paint color (see rendering)
- Install tight fit ledgerstone under existing storefront of building
- Pour new concrete footings for exterior load bearing columns
- Install new 8" cmu block walls (see rendering)
- Install cementitious finish on new block walls (see rendering)
- Install load bearing beam on three facades to support shed roof
- Install decorative hardcoat foam brackets
- Install decorative crown at parapet walls
- Install welded aluminum icons at Northwest and Southwest corner of building (see rendering)
- Install decorative lighting at North and South face of building (see rendering)
- Install new barrel tile roof at all sloped roofs on building
- Install exterior tile at recess of entrance to restaurant (see rendering)
- Install building signage on West face and South face of building (see rendering)
- Paint building with three colors as indicated on rendering base of building medium tone Upper portion of building light tone, stucco banding, trim and decorative crown and braces white. Light fixtures bronze in color, Decorative aluminum icons bronze.

This concludes my narrative description of exterior work to be performed at the above listed address. This does not include any addition work which may be required by the Building Department to conform to local, state and national codes. (ex. 2017 FBC 6<sup>th</sup> Edition).

Prepared by:

Architect of Record  
Michael J. Courville dba Courville Architects  
454 South Tamiami Trail  
Osprey, Florida 34229  
Phone: 941-966-8048  
Email: [courvillearchitects@gmail.com](mailto:courvillearchitects@gmail.com)

# C O U R V I L L E

CREATIVE CONCEPTS  
architecture \* planning \* interiors  
Architect Lic. No. AR 0013844

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## 86-122(1) (1-14)

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**To:** City of Venice Zoning. Dept.  
**Permit No.:** 18-00001851  
Katherine Woellner –City of Venice Planner  
**CC:** Chris Makros (Owner)  
**From:** Architect - Michael J. Courville  
**Architect Phone:** 941-966-8048  
**Date:** Jan. 7, 2019  
**Project Name:** Eggs-TraOrdinary Cafe  
**Project Address:** 301 S. Tamiami Trail Venice, Florida 34293  
**Subject:** Address comments for above listed permit.

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### Sec. 86-122. - VUD Venetian urban design district.

(a) *Generally; intent.*

[Not Applicable \(Existing Restaurant Site\)](#)

(b) *Applicability; designation on zoning atlas.*

[Not Applicable \(Existing Restaurant Site\)](#)

(c) *Permitted principal uses and structures*

[Not Applicable \(Existing Restaurant Site\)](#)

(d) *Permitted accessory uses and structures .*

[Not Applicable \(Existing Restaurant Site\)](#)

(e) *Prohibited uses and structures*

[Not Applicable \(Existing Restaurant Site\)](#)

(f) *Exemptions/nonconformities*

[Not Applicable \(Existing Restaurant Site\)](#)

(g) *Special exceptions*

[Not Applicable \(Existing Restaurant Site\)](#)

(h) *Maximum density*

[Not Applicable \(Existing Restaurant Site\)](#)

(i) *Minimum lot requirements* (area and width)

[Not Applicable \(Existing Restaurant Site\)](#)

(j) *Maximum lot coverage*

[Not Applicable \(Existing Restaurant Site\)](#)

(k) *Minimum yard requirements*

[Not Applicable \(Existing Restaurant Site\)](#)

(1.) *Architectural design standards* . The following architectural design standards for buildings and structures are applicable in the VUD district:

(1) *Architectural style*. The Northern Italian Renaissance style of architecture, as defined elsewhere in this Code, is required. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to its surroundings.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(1a) Application for waiver from this requirement shall be made to the planning commission for review and recommendation to city council.

(1b).The planning commission shall make a written finding to city council that the granting of the waiver will or will not adversely affect the public interest. The report and recommendations of the planning commission shall be advisory only and shall not be binding upon city council.

(1c).City council, after receiving the recommendation from the planning commission, may grant or deny such waiver application and may make the granting conditional upon such restrictions, stipulations and safeguards as it may deem necessary to ensure compliance with the intent and purpose of the comprehensive plan.

(2) *Building form*. Buildings and structures shall have good scale and be in harmonious conformance with the general intent of the VUD and the surrounding development. Building design shall not be based upon a prototype, which was created without giving consideration to the specific site and the

character of the Venetian urban design district. Variety in form and detail with features such as courtyards, arches, projecting or recessed porticos, step-backs, balconies, varying wall styles, or other similar design elements are encouraged. Industrial style metal-sheathed buildings shall be prohibited. All design and materials for structures, including signs, shall be reviewed by the planning commission for consistency in design and scale, structure to structure both on- and off-site.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(3)*Massing*. One story buildings greater than or equal to 10,000 square feet of gross floor area and multi-story buildings with greater or equal to 20,000 square feet of gross floor area shall be designed with the primary facade having either:

(3a)..Offsetting wall planes or upper story setbacks of at least two horizontal feet; or

(3b).Recessed entry space, projecting canopy, or portal.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(4)*Building placement*.

(4a)..New buildings shall be sited on the property within the front portion of the property, with a setback no greater than 15 feet from the property line in order to facilitate pedestrian activity by providing a compact, continuous stretch of mixed-uses.

[Existing building to remain as currently sited \(No Changes to footprint or location\) See Existing Survey of Building by Brian P Yarman, PSM, Inc.](#)

(4b).On-site parking shall not be visible at the street level.

[Existing on-site parking to remain](#)

c.Existing buildings will not be required to be relocated to the front of the property.

[Existing building to remain as currently sited \(No Changes to footprint or location\) See Existing Survey of Building by Brian P Yarman, PSM, Inc.](#)

(5)*Recesses and projections*. The site should feature staggered recesses and projections rather than flush facades as the site permits. The recesses and projections may incorporate a variety of window features, entry spaces, or courtyards.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)



(6)*Balconies*. Where the site permits, balconies over the first floor encourage a pedestrian-oriented streetscape and as such should be encouraged. Balconies are permitted if the size, shape, and number of the balconies are appropriate to the building form and height as determined by the site and development review process and approved by the planning commission.

[Not Applicable \(No Balconies\)](#)

(7)*Roofs*. A building's roof helps define a building's character by ensuring that the building or structure is in scale and is in keeping with the Italian Renaissance architectural style. As such the construction and style of a roof in the VUD shall adhere to the following standards:

(7a). Uniform sloping roofs, or any combination of flat and uniform sloping roofs, having a height from eaves to peak that exceeds 80 percent of the average height of the supporting walls are prohibited.

(7b)..Flat roof surfaces shall be concealed from public view by parapets.

(7c)..Roofs shall be made of clay, terra cotta, metal, or concrete barrel tiles or panel tiles. Roofs made of other materials may be accepted so long as they have the same appearance and hurricane tolerance as these materials.

(7d).Roofs made of all other materials shall be concealed from public view.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(8)*Walls*. Walls help ensure design consistency and reinforce a community's architectural character. As such, buildings and structures in the VUD shall be built to the following standards:

(8a).Stucco is the required building material for all exterior wall surfaces unless a similar appearance surface material is approved by the planning commission during the site and development plan review.

(8b).Metal siding, brick, glass, curtain walls systems, glass block, painted unit masonry, concrete, wood siding, and wood simulated materials may not be used for exterior wall surfaces.

(8c).Applied trim, accent color, and decorative bands, with the exception of stucco, masonry, or concrete control joints, shall be used in such a way as to add character and variety to the building form and community environs.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(9) *Windows and doors.* Windows and doors help establish a pedestrian-centered walkable business district. As such, building and structures in the VUD shall be built to the following standards:

(9a).Area: Wall surface may have greater than 50 percent door, window, and other openings, provided the openings are distinct from one another.

(9b) Location: All doors, windows, and glazed surfaces on structures having a gross floor area greater than 150 feet shall be located at least two feet from outside building corners.

(9c).Glazing: All glazing shall be clear or lightly tinted neutral gray. Mirror-like glazing is prohibited.

(9d).Treatment: Doors and windows in the VUD are encouraged to use decorative architectural features such as:

1.Frames recessed a minimum of four inches.

2.Columns, pilasters, rusticated blocks, precast or stucco decorative trim.

3.Cornices, spandrels, or otherwise articulated lintels.

4.Semi-circular or triangular pediments.

e.Sliding glass doors shall not be visible from a public street.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(10)*Awnings.* Awnings are permitted if the size, shape, and number of awnings is in proportion to the size and shape of the building openings and do not obscure the building details. If used, awnings shall not be internally illuminated or backlit. Awnings shall be opaque and made of heavyweight vinyl, acrylic, or canvas fabrics. A canopy is an awning with vertical support members separate from the structure to which the fabric material is attached and is allowed so long as it is consistent with the standards for awnings.

[Not Applicable \(No Awnings\)](#)

(11)*Shutters.* Shutters are permitted if the size, shape, and number of the shutters is in proportion to the size and shape of the building openings and do not obscure the building details. Roll up hurricane type shutters and security shutters shall be concealed from public view.

[Not Applicable \(No Shutters\)](#)



(12)*Decorations and trim.* Decorations and trim help reinforce a community's sense of character and design. As such, buildings and structures in the VUD are encouraged to use design treatments and material that are consistent with the Northern Italian Renaissance style of architecture by following these guidelines:

(12a).Treatment: The type of decorative elements used may include, but not be limited to, balustrades, columns, arches, pilasters, brackets, spandrels, articulated lintels, niches, quoins, patina, and embedded glazed tiled patterns.

(12b).Material: The material used in the decorations and trim may include: cut stone, intermixed or accent natural stone, pre-cast concrete, plaster and formed stucco, or other materials that have the same appearance of these materials.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(13)*Color.* Color enhances the personal orientation and character of a community. Color palettes with similar tones and hues create a sense of sameness and monotony, whereas color palettes with variations in tonal and hue characteristics promote harmony and interest. As such the following color palette is encouraged as a guide. Planning commission is to ensure that a variety of color palettes is employed on individual and multiple building structures through the site and development plan process by examining on- and off-site developments to ensure variation of design.

(13a).Roofs: Dark reds, browns, earthtones, greens, and blues.

(13b).Walls: Creams, ivories, pastels, oranges, grays, blues, reds, and other earthtones.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(14)*Lighting.*

14a.Lighting is an essential component of an overall architectural concept and helps both reinforce a community's character and design and promote its sense of safety and walkability. Development projects are encouraged to use lighting fixtures that are consistent with the Northern Italian Renaissance style of architecture and the project's overall design concept. Additionally the lighting should be screened or housed so that the light source may not be visible from the street or adjoining property.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(14b).No parking lot lamppost lighting shall be greater than 15 feet in height.

[Any new parking lot lamppost specified by the Architect of Record shall comply with this criteria.](#)

(m)*Landscaping, screens, and buffers.* The visual appeal, character, and public environs of the street are established by the style and design of its landscaping, screens, and buffering. The more landscaping a street has, the greater the community's walkability is enhanced in the area.

Additionally, screening ensures that certain uses are screened from public view. The resulting landscaping should feature a pleasing mixture of planting and structural accessories and enhance the overall environment of the Venetian urban design district. The site and development plans for any property located in the VUD shall follow these street-landscaping standards at minimum; however, additional landscaping treatments that further enhance the overall design plan are encouraged.

[Existing Landscape to Remain](#)

(1)*General provisions:*

(1a).The selection and placement of landscaping materials should promote natural cooling processes through the shading of buildings, streets, pedestrian walkways, bikeways and parking areas.

[Existing Landscape to Remain](#)

1b.The utilization of a mixture of native planting materials, including trees, bushes, flowering plants, and green foliage, should be encouraged to maintain healthy, varied, and energy-efficient vegetation throughout the VUD.

[Existing Landscape to Remain](#)

(1c).The functional elements of the site and development plan, particularly the drainage systems and internal circulation systems for vehicles and pedestrians, should be integrated into the landscape plan. The landscaped areas should be integrated, especially to promote the continuity of on-site and off-site open space and pedestrian systems.

[Existing Landscape and drainage to Remain](#)

(1d).The placement of natural, nonstructural drainage facilities in landscaped medians is encouraged.

[Existing Landscape and drainage to Remain](#)

(1e).The utilization of natural screening materials that are compatible with the architectural design of the property is encouraged. Such materials shall include cut stone, intermixed or accent natural stone, pre-cast concrete, plaster and formed stucco, or other materials that have the same appearance as these materials.

[See Exterior Elevations on 11 x17 Sheets provided and attached 3d Rendering](#)

(2)*Properties with a front yard setback:* Properties with a front yard setback shall be landscaped with a variety of native natural plantings and accessory structures. All landscaped front yards shall be covered by grass, vegetative groundcoverings, or mulch in areas not utilized for planting materials or accessory structures. Rock or shell yards are prohibited.

[Existing Landscape to Remain](#)

(3)*Properties directly abutting streets:* Any property whose frontage abuts the street is not required to provide buffering in the front yard. However, those properties are required to screen parking areas in accordance with the standards set forth in these standards.

[Existing Landscape to Remain](#)

(4)*Parking landscaping, screens, or buffers:* These standards are intended to encourage better landscaped and screened surface parking lots that will improve the appearance of a proposed development by breaking up expanses of paved areas, reduce the significant solar heat gain from parked automobiles and paved parking areas, improve the management of stormwater runoff, and provide a more pedestrian-friendly environment and shall be subject to the following guidelines:

[Existing Landscape to Remain](#)

(4a).*Pedestrian provisions in parking lots:* In order to reduce the scale of large surface parking areas, promote natural runoff water filtration, and make them more pedestrian-friendly, the total amount of surface parking provided shall be broken up by landscaping and pedestrian walkways. Landscaped sections of parking areas should be designed to encourage water filtration and minimize undue water runoff.

[Existing Landscape and drainage to Remain](#)

(4b).*Interior parking lot landscaping:* Trees and other planting materials in parking lot landscaping shall be evenly distributed throughout the parking lot to create a canopy effect in the

parking lot that promotes natural shade and cooling effects, and shall be located to divide and break up expanses of paving and long rows of parking spaces. In addition, trees or other planting materials may be planted in the landscaped median or alongside a pedestrian walkway.

The minimum standard shall be those as set by the parking standards.

#### [Existing Parking Lot Landscape to Remain](#)

(4c). *Perimeter parking lot screening*: Screening requirements shall apply to both perimeter and internal streets. Surface parking spaces and vehicle use areas shall be screened from view, from adjacent properties, and from adjacent streets by the use of a mixture of berms, plantings, buffers, and/or structures. Planting, screening, and buffering materials should follow the general standards for landscaping and screening in the VUD. At minimum, the perimeter buffering shall include one tree for each 25 feet or fraction along U.S. [41](#) Business built to right-of-way line. In addition, a hedge, wall, or other screening material of a minimum of five feet high shall be placed along the perimeter of the parking area behind the planting material so as to completely block the parking area from view of the street.

#### [Existing Landscape to Remain](#)

(5) *Streetscape buffers and landscaping*: The site and development plans for any property located in the VUD shall follow these street landscaping, screening, and buffering standards at minimum; however, additional planting or structural treatments that further enhance the overall design plan are encouraged.

#### [Existing Landscape to Remain](#)

(5a). *Public right-of-way*: Landscaping, buffering, and screening materials shall be located in the public right-of-way with the exception of required site visibility triangle at street and driveway intersections. A mixture of such materials shall be used in order to enhance the streetscape environment and provide shade for the sidewalks and other public areas.

#### [Existing Landscape to Remain](#)

(5b). *Drive aisles, sidewalks, bikepaths*: Trees and other planting materials such as shrubs, bushes, or flowering plants shall be planted along all enhanced drive aisles and along sidewalk or



bikepaths in order to provide natural cooling and shade. Accessory structures may be used to enhance the visual environs of the property.

#### *Existing Landscape to Remain*

(6)*Equipment screening*: Building accessory structures necessary for the operation of businesses or maintenance of residential properties shall be screened from public view by a mixture of landscaping, buffering, and/or structural screening that at minimum exceeds the height of the structures being screened.

#### *Equipment shall be screened with parapet, walls, etc. to obtain minimum visibility from pedestrian at street level.*

(7)*Incompatible landscape buffers and screens*: Landscape buffers and screens are one type of transition tool that can be used to separate and mitigate incompatible land uses that are either adjacent to or directly across from each other. Where used, landscape buffers and screening shall provide visual barriers between different land uses, enhance the streetscape, provide privacy, and protect uses from wind, dust, noise, traffic, glare, visual disorder, and harmful or noxious effects.

#### *Existing Landscape to Remain*

(n) *Garage structures* . Accessory structures designed for the storage of vehicles and maintenance tools are permitted on the property so long as they are located behind the primary structure, or offset from the plane of the front facade by at least ten percent of the lot width. Such structures shall follow all appropriate architectural and landscaping design standards set forth by the VUD district.

#### *Not Applicable (No Garage Structures)*

(o)*Parking* . In order to help promote walkability and community interaction within this mixed-use commercial district, the VUD seeks to mitigate the visual and spatial impact of vehicular parking. As such, the purpose of these standards is to encourage the placement of parking behind buildings and structures.

(1) Parking is prohibited in front of buildings and structures.

(2) Common parking areas behind buildings and structures that can be shared by one or more properties is encouraged.

#### *Existing parking to remain See Survey of Site by Brian P Yarman, PSM, Inc.*