



97 LAND COMPANY

— TURNKEY DEVELOPMENT SERVICES —

WELCOME 380 OLD NORTH PD

NEIGHBORHOOD MEETING

June 8, 2023

PLANNED DEVELOPMENT (PD) PROCESS



**Neighborhood Engagement:
MOU Terms, Progress
Meetings, Dashboard**



**City Staff Review Process:
May through August**



**Public Notifications:
By Mail and Posted Signs**



**Public Hearings:
Planning and Zoning &
City Council**

TIMELINE

ESTIMATED SCHEDULE

1st Submittal	23-May
1st Round Comments	15-Jun
2nd Submittal	27-Jun
2nd Round Comments	13-Jul
3rd Resubmittals	8-Aug
Released for Public Hearing	24-Aug
Planning & Zoning Commission	27-Sep
City Council	7-Nov





PROJECT RENDERINGS

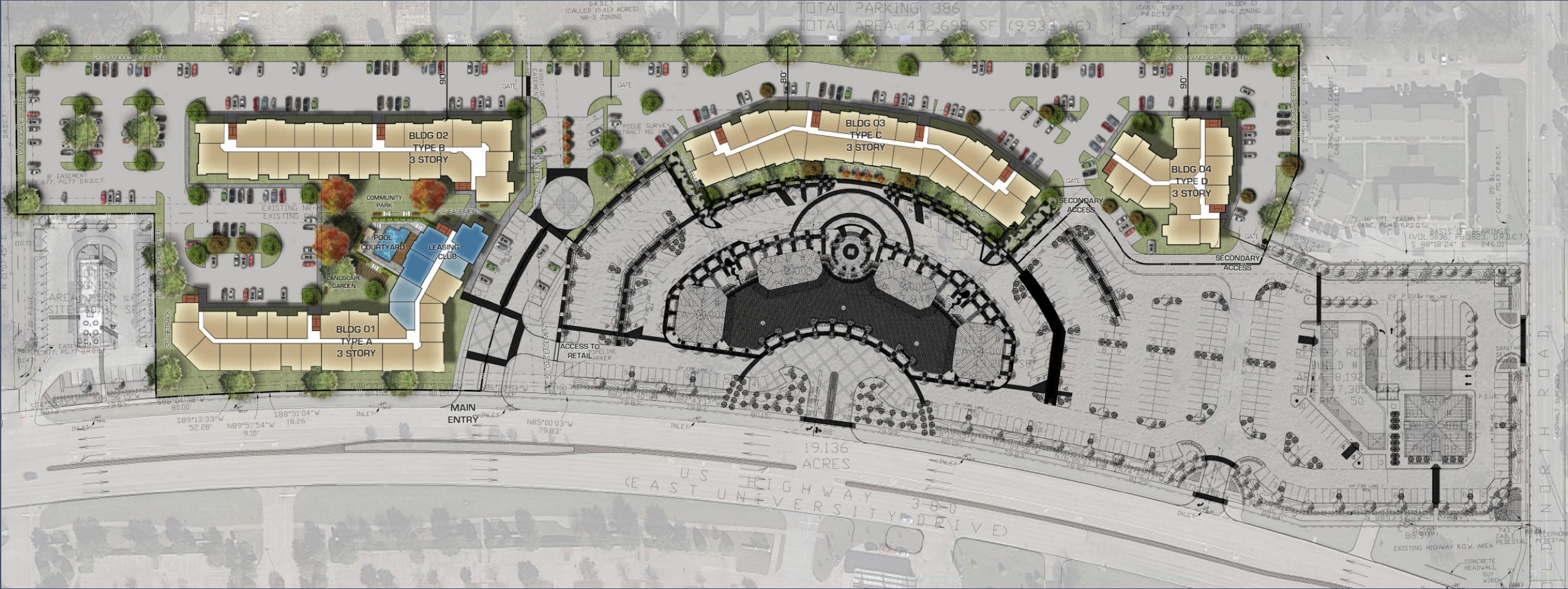


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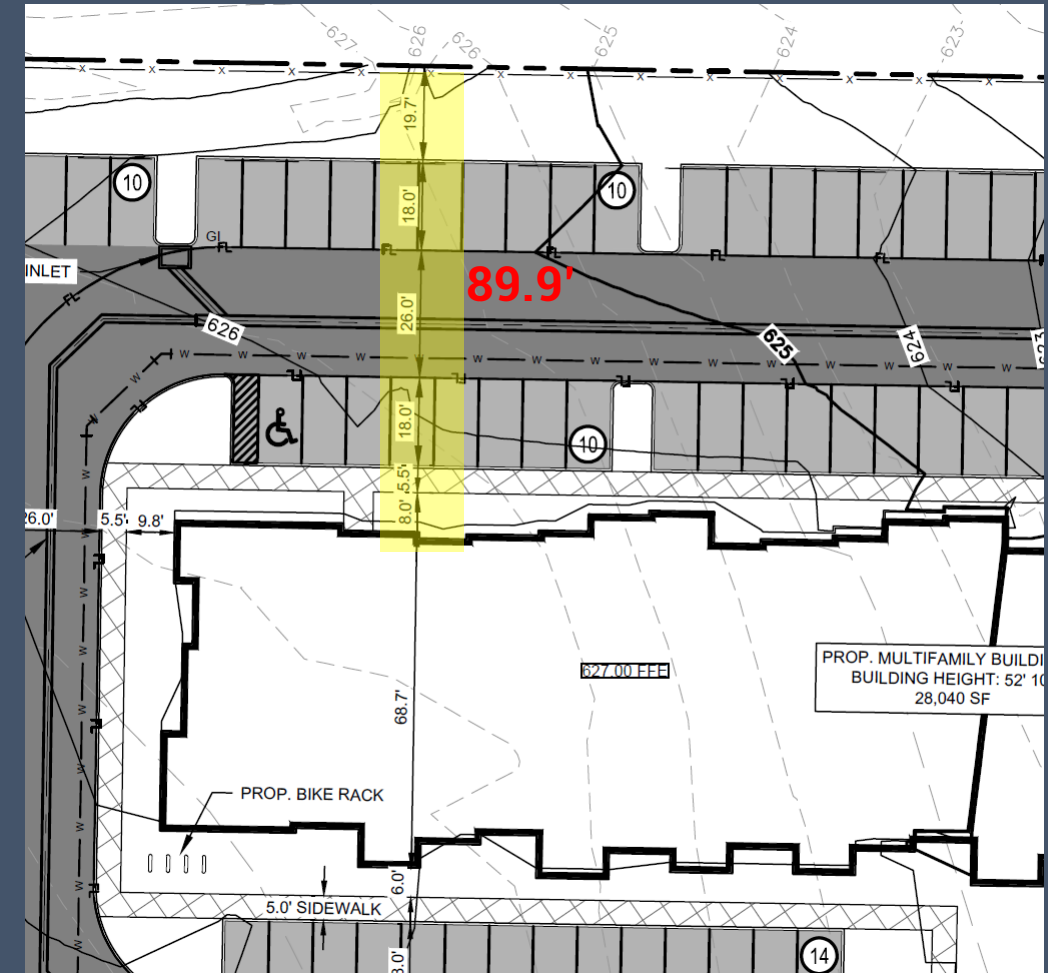
MEMORANDUM OF UNDERSTANDING TERMS

- 1) BUILDING SETBACKS
- 2) BALCONY TREATMENTS / SCREENING
- 3) BUILDING ORIENTATION
- 4) COMPATIBILITY BUFFER – LANDSCAPE AND TREES
- 5) ENHANCED COMPATIBILITY BUFFER
- 6) FENCE REPLACEMENT AND REIMBURSEMENT
- 7) PEDESTRIAN CONNECTIVITY
- 8) ARCHITECTURAL COMPATIBILITY
- 9) ONGOING NEIGHBORHOOD ENGAGEMENT
- 10) ONLINE ACCESS TO INFORMATION

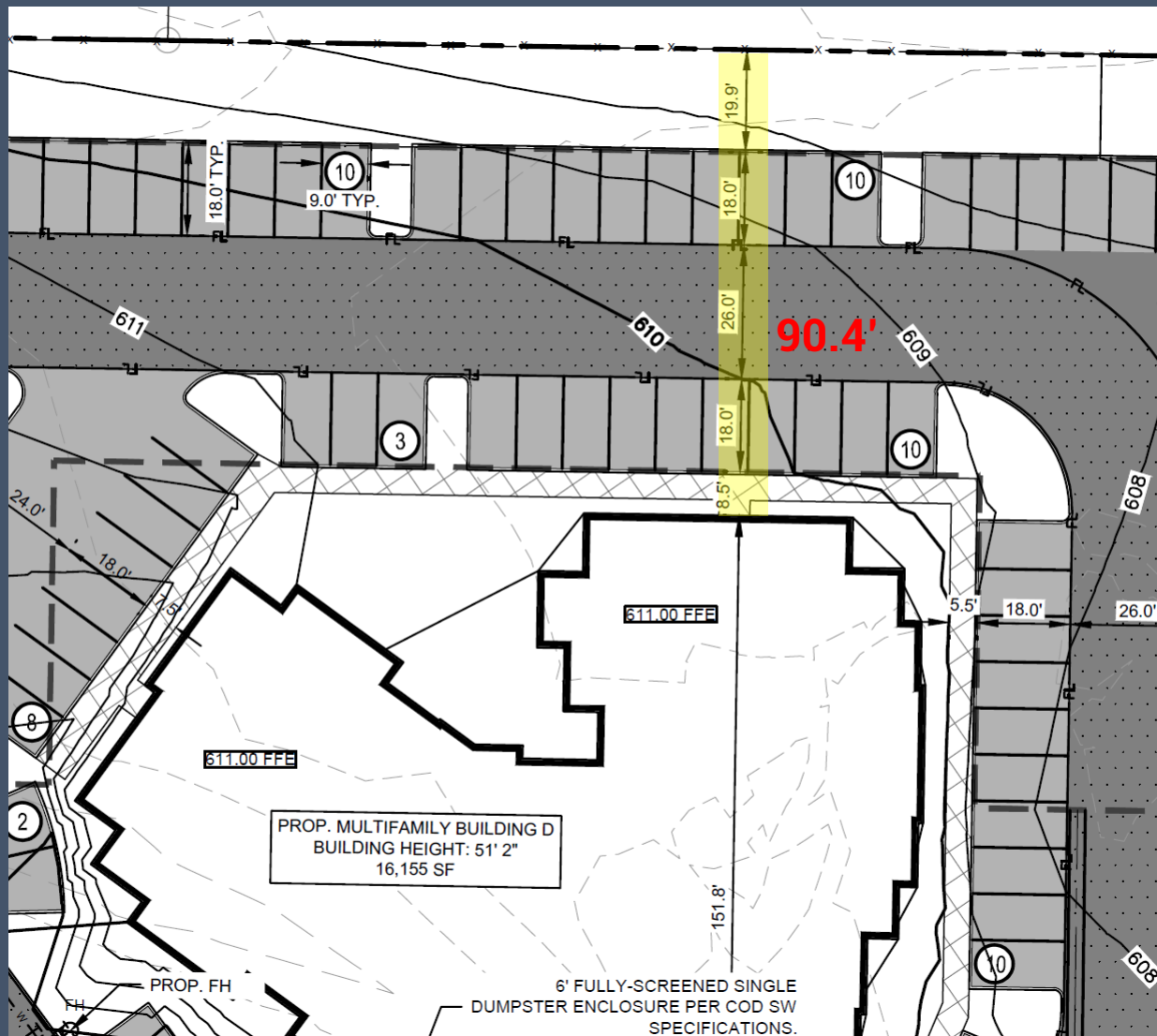
MOU CONCEPT PLAN



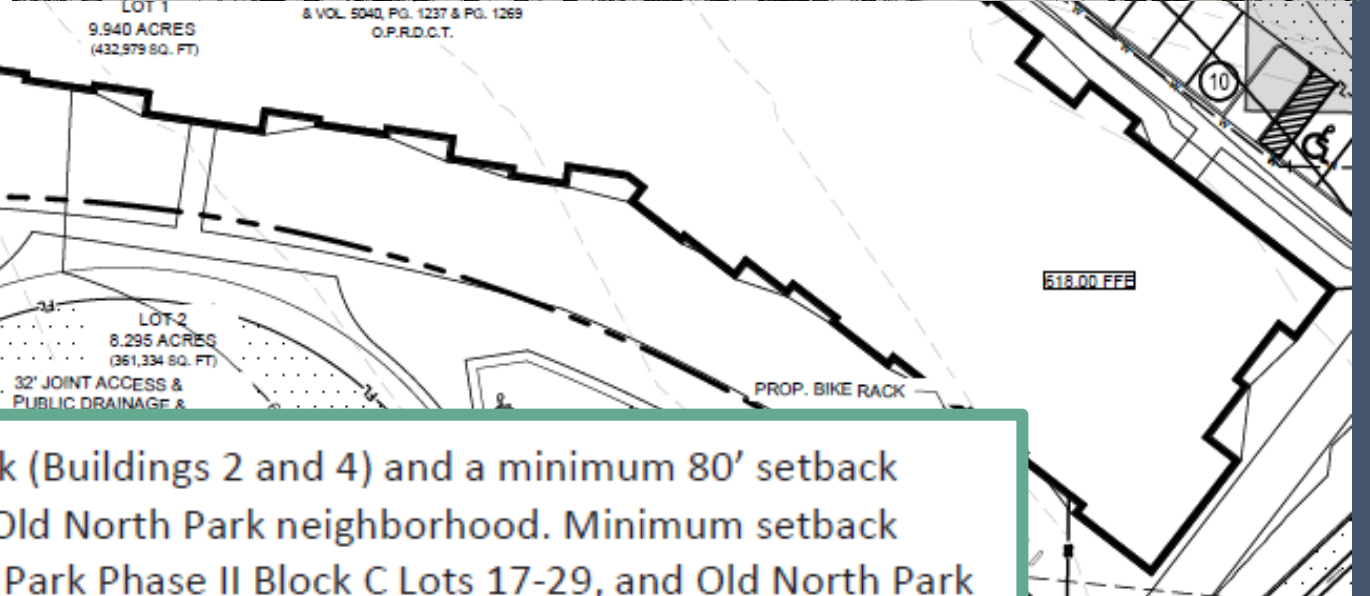
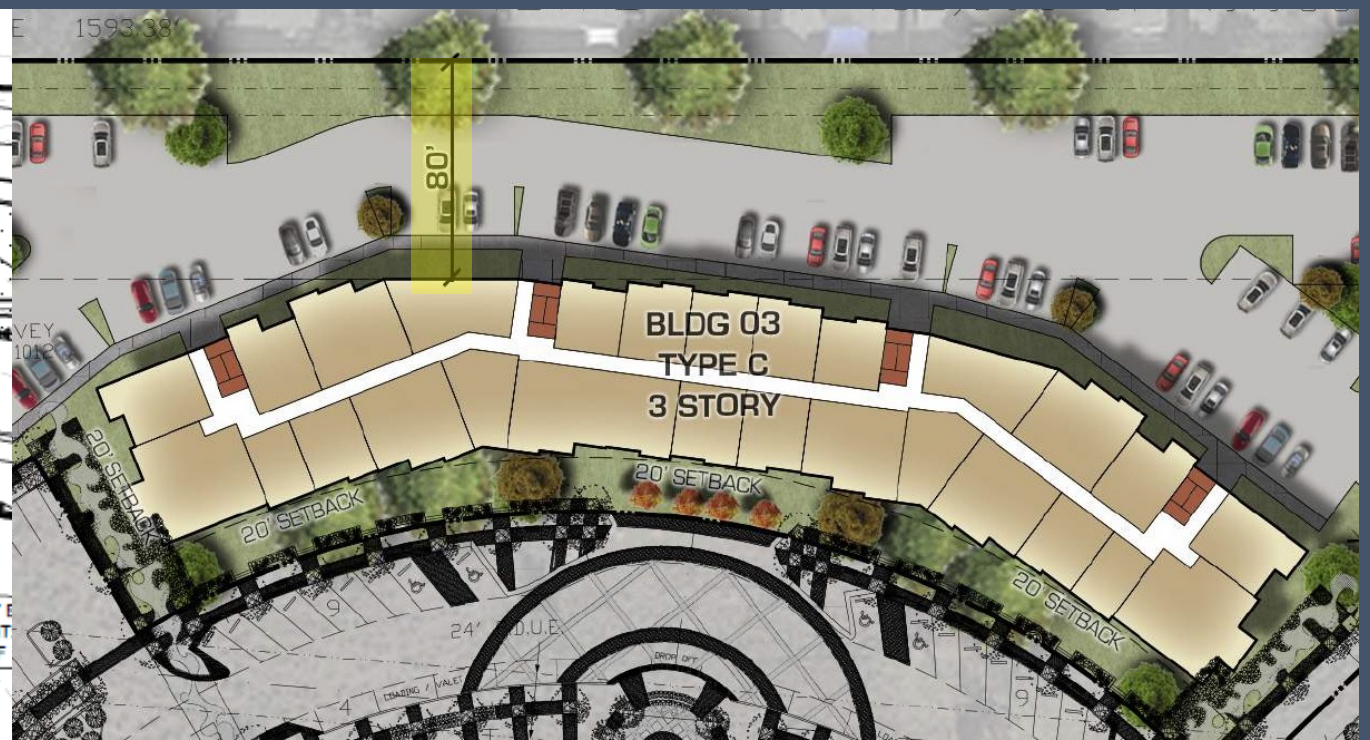
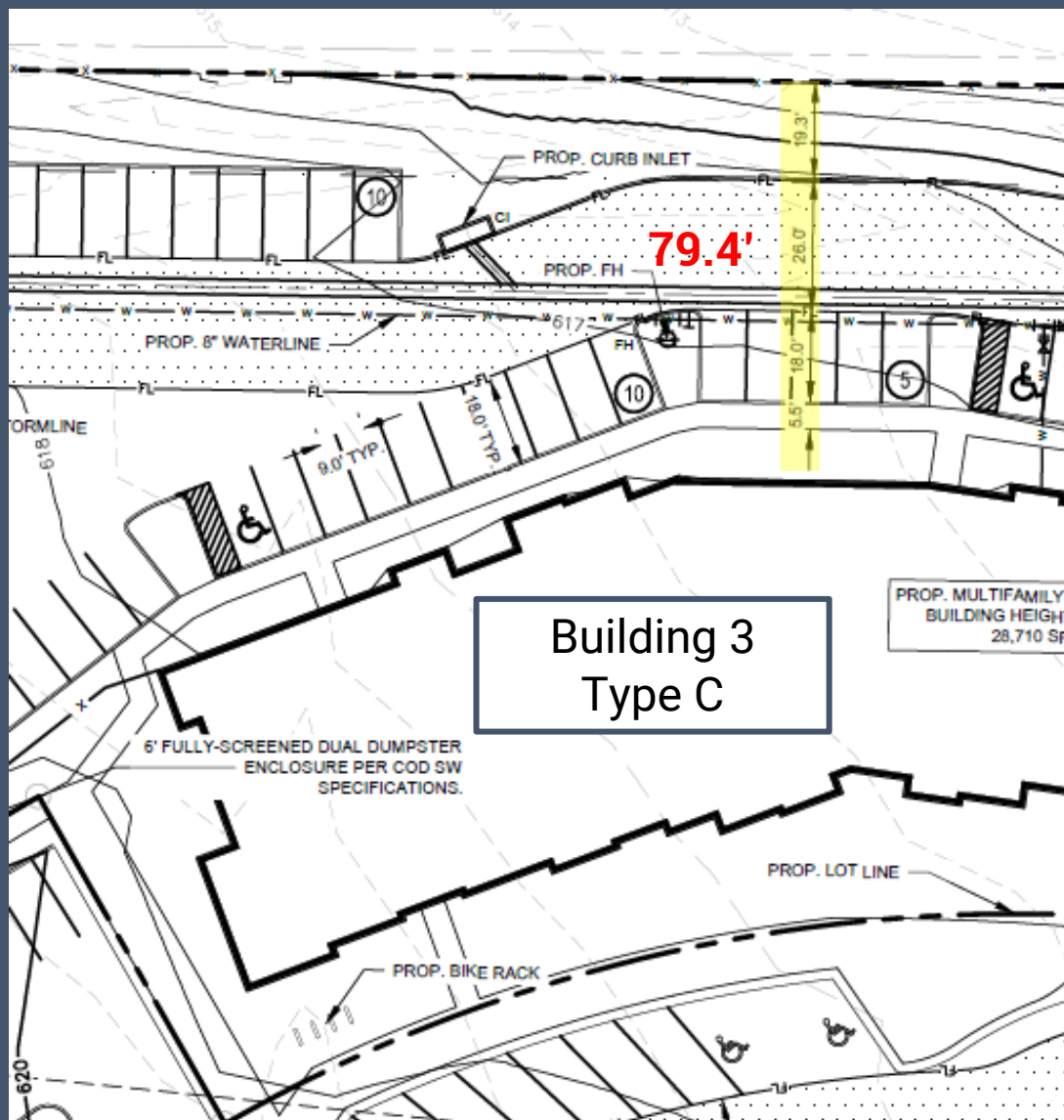
CONCEPT PLAN



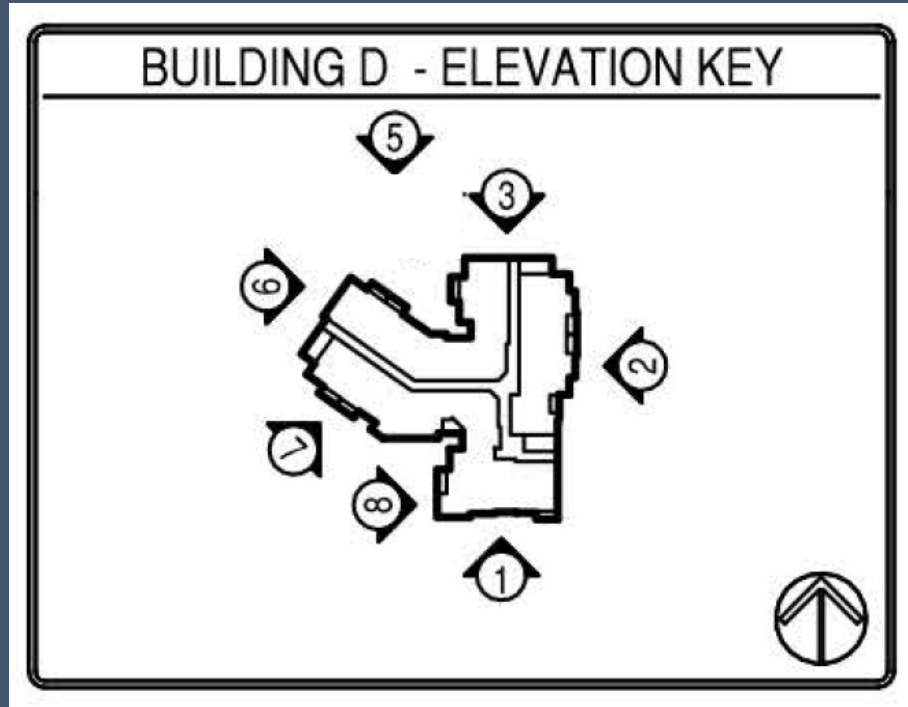
- 1) **MINIMUM SETBACKS:** A minimum 90' building setback (Buildings 2 and 4) and a minimum 80' setback (Building 3) from the adjoining property line with the Old North Park neighborhood. Minimum setback applies to Old North Park Block C Lots 7-10, Old North Park Phase II Block C Lots 17-29, and Old North Park Phase III Block C Lots 30-38 and Lots CA-1 and CA-2.



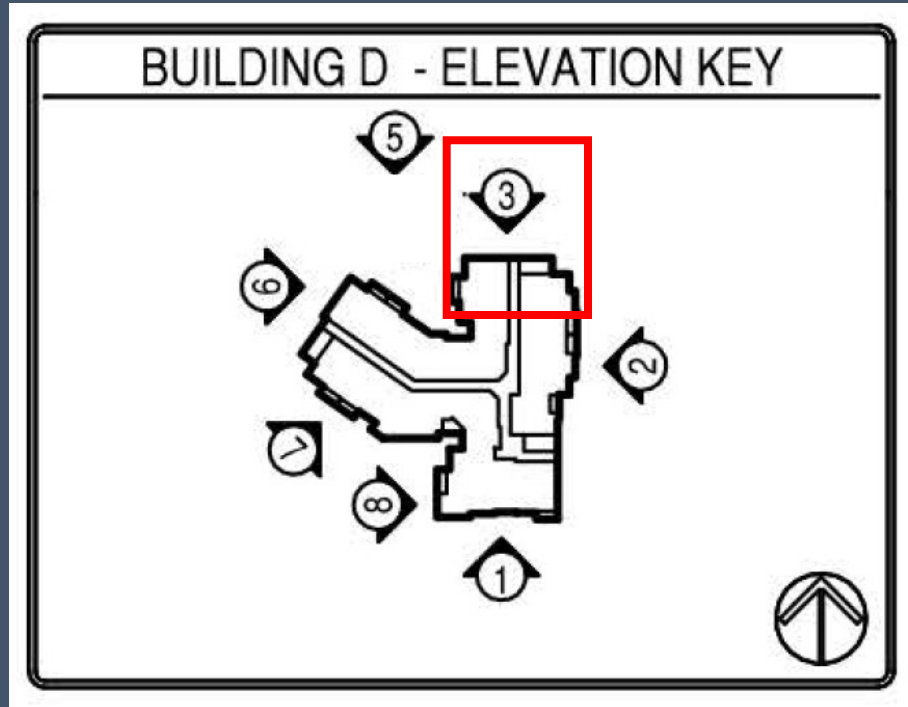
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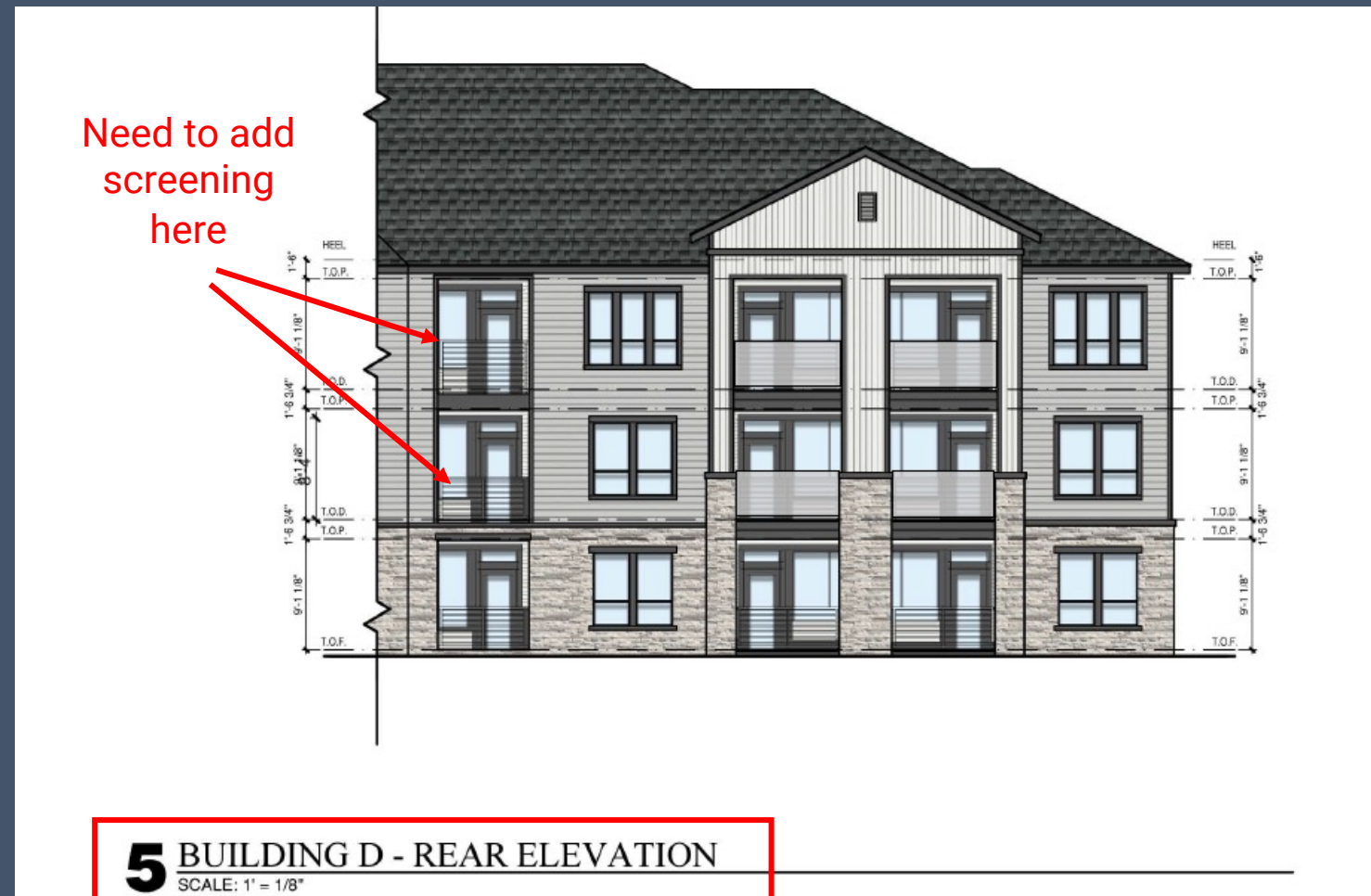
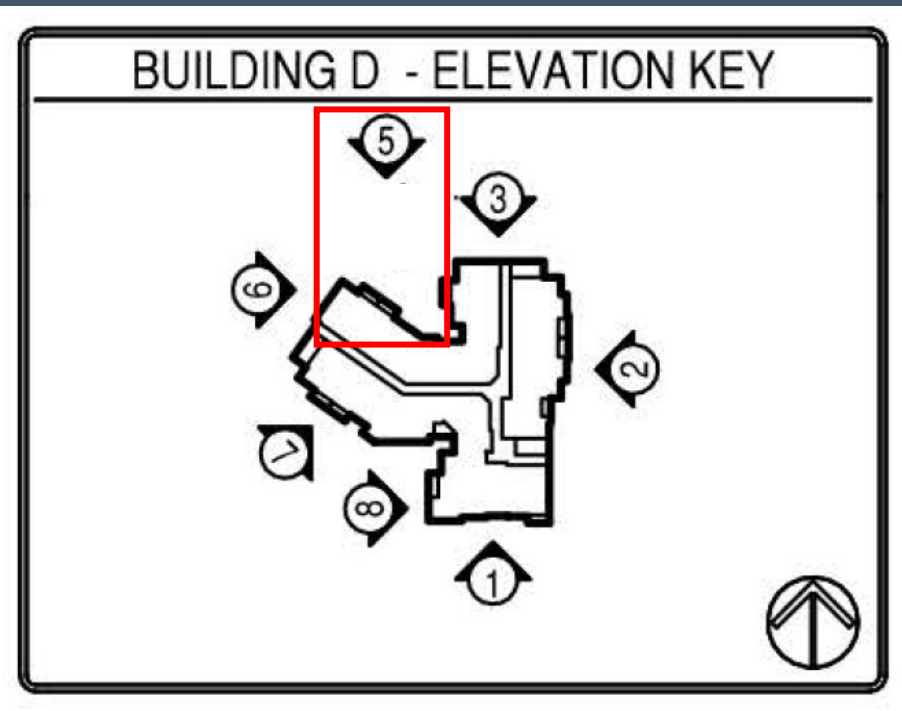


- 2) **BALCONY TREATMENTS:** Building 4 will have privacy screening on balcony views to the north on the 2nd and 3rd stories where shown in red on Exhibit A. Building 3 will have Juliet balconies on the corner units facing north on the 2nd and 3rd stories, as shown on Exhibit A in blue. Exhibit C shows preliminary Balcony Screening Details. Final screening details must be approved by the Steering Committee once full building elevations are complete (see Condition #9 for additional details).



3 BUILDING D - END ELEVATION
SCALE: 1' = 1/8"

- 2) **BALCONY TREATMENTS:** Building 4 will have privacy screening on balcony views to the north on the 2nd and 3rd stories where shown in red on Exhibit A. Building 3 will have Juliet balconies on the corner units facing north on the 2nd and 3rd stories, as shown on Exhibit A in blue. Exhibit C shows preliminary Balcony Screening Details. Final screening details must be approved by the Steering Committee once full building elevations are complete (see Condition #9 for additional details).



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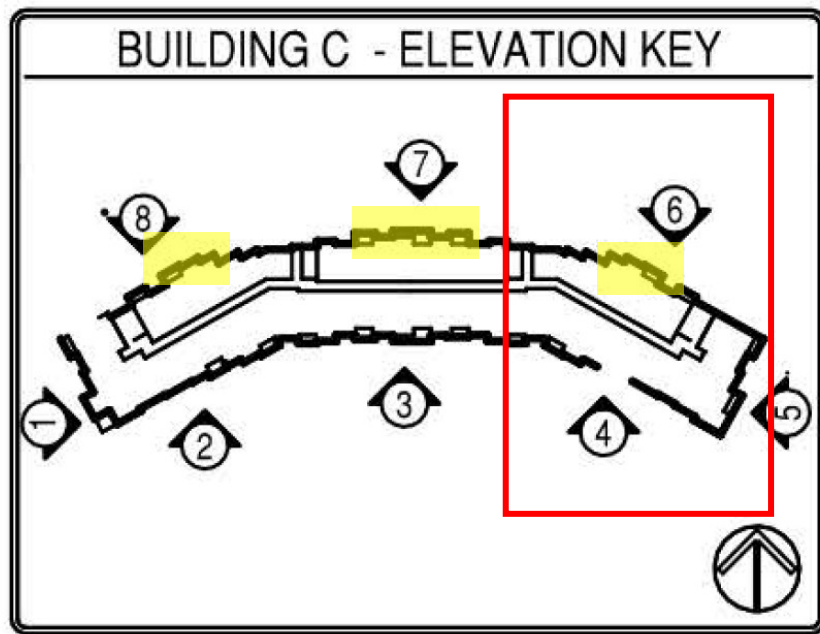
True Balcony with
Door & Window



Juliet Balcony
with Double
Window and Rail

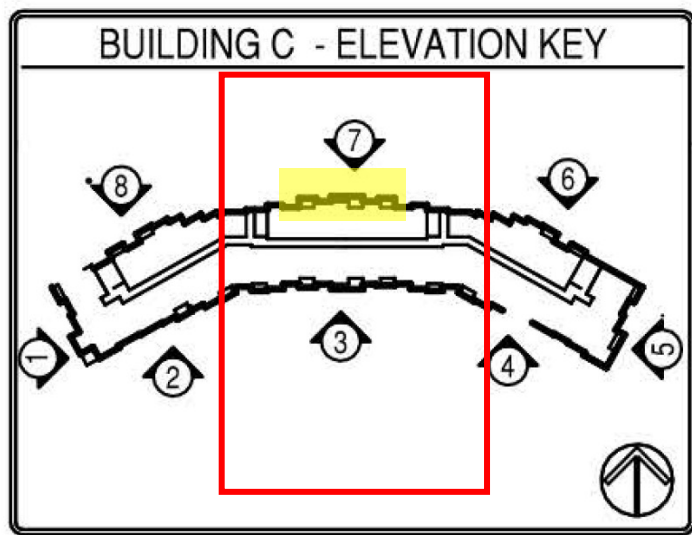


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6 BUILDING C - REAR ELEVATION
SCALE: 1' = 1/8"

- 2) **BALCONY TREATMENTS:** Building 4 will have privacy screening on balcony views to the north on the 2nd and 3rd stories where shown in red on Exhibit A. Building 3 will have Juliet balconies on the corner units facing north on the 2nd and 3rd stories, as shown on Exhibit A in blue. Exhibit C shows preliminary Balcony Screening Details. Final screening details must be approved by the Steering Committee once full building elevations are complete (see Condition #9 for additional details).



7 BUILDING C - REAR ELEVATION
SCALE: 1" = 1/8"

COMPATIBILITY LANDSCAPE BUFFER REQUIREMENTS (7.7.6 A)

MINIMUM BUFFER REQUIRED (TABLE 7.F SEC. A)

MULTIFAMILY USE BUFFER:		REQUIRED	PROVIDED
		20 POINTS	20 POINTS
BUFFER 1 - SINGLE-FAMILY DETACHED OR DUPLEX			
-	5 OR MORE ADDITIONAL FEET IN LANDSCAPE BUFFER WIDTH BEYOND REQUIRED MINIMUM		5 POINTS
-	3 ORNAMENTAL TREES FOR EVERY 25 LINEAR FEET OF BUFFER		5 POINTS
-	1 LARGE CANOPY TREE FOR EVERY 25 LINEAR FEET OF BUFFER		10 POINTS

- 4) **LANDSCAPE COMPATIBILITY BUFFER:** A 20’ wide landscape buffer will be provided across the full length of the north property line as shown on the attached Exhibit A (this is double the City Code requirement of 10’ width). This buffer will include one canopy tree (minimum 3” dbh) every 25 linear feet and three ornamental trees every 25 linear feet. Exact spacing and placement will maximize visual buffer in areas where there are fewer pre-existing trees being preserved. Additionally, all existing quality trees within the buffer area will be preserved unless removal is desired by the adjacent property owner or City requirements dictate removal.
- 5) **ENHANCED LANDSCAPE BUFFER AREA:** The landscape compatibility buffer will have the following enhancements in the area shown in green on the attached Exhibit A, adjacent to Old North Park Block C Lots 7-10 and Old North Park Phase II Block C Lot 17.
 - Increase Canopy Tree sizes from 3” to 5” dbh (caliper inches)
 - Strategic placement of trees to maximize visual buffer

4.1.1. COMPATIBILITY BUFFER:

Subdistrict A: Multi-Family Compatibility Buffer

The following landscape elements shall be utilized to meet the requirements from DDC 7.7.6 Compatibility Landscape Buffer Requirements and Table 7.G: Buffer Points, Section C along the North property line of Subdistrict A:

Minimum 20' wide landscape compatibility buffer will be provided along the north property line, with the following elements:

- One canopy tree (minimum 3" dbh) every 25 linear feet
- Three ornamental trees every 25 linear feet
- All existing quality trees within the buffer area will be preserved unless removal is desired by the adjacent property owner at time of construction, City

PD STANDARDS SECTION 4.1.1

requirements dictate removal, or removal is necessary to replace existing cedar fence(s)

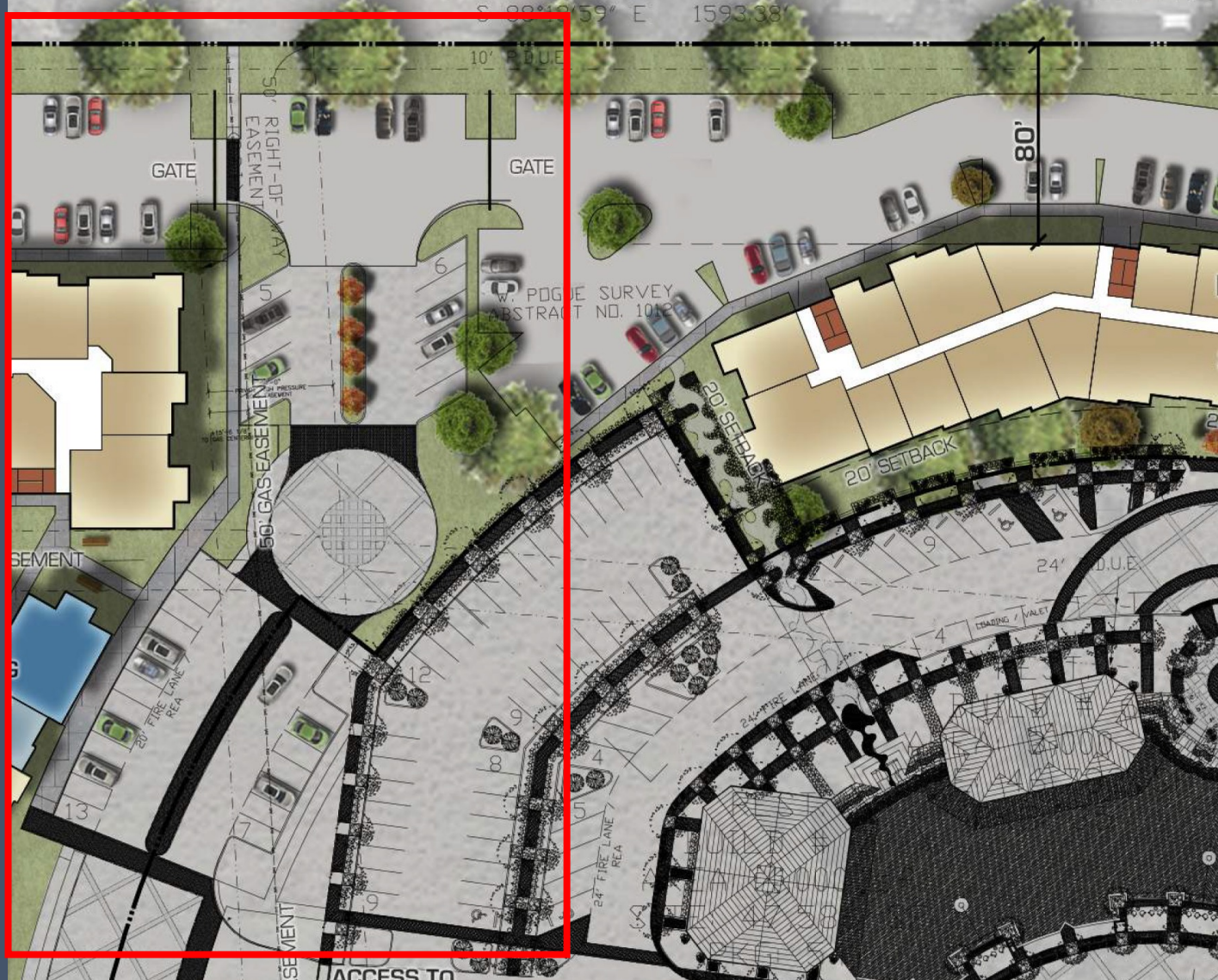
- Exact spacing and placement will maximize visual buffer in areas where fewer pre-existing trees are being preserved

An Enhanced Landscape Buffer Area will be provided adjacent to Old North Park Block C Lots 7-10 and Old North Park Phase II Block C Lot 17, to include the following additional elements:

- Increase Canopy Tree sizes from 3" to 5" dbh
- Strategic placement of trees to maximize visual buffer
- Replace 6' cedar fence with 8' cedar fence on adjoining property lines of Old North Park Block C Lots 4-10, or reimburse property owners for fence replacement

**MOU Term #6 Fence
Replacement**





- 7) **PEDESTRIAN CONNECTIVITY:** A sidewalk or walking trail connection will be made to the existing wrought iron fence/gate located on Lot CA-1, Block C of the Old North Park Phase III Addition (i.e. gas pipeline easement lot). This connection will provide direct pedestrian access from the neighborhood to the commercial, restaurant, and retail uses upon development.

SECTION 1: Purpose Statement

The purpose of the proposed Planned Development (PD) is to facilitate a cohesive mixed-use development on 18.241 acres located at the northwest corner of University Drive and Old North Road.

380 Old North PD will integrate multi-family living with a waterfront dining and entertainment venue, prominent water feature, and commercial/retail uses. The development will be pedestrian-oriented with connectivity to the existing single-family neighborhood to the north, the proposed multi-family development; and the waterfront dining venue, commercial, and retail uses. Architectural consistency and compatibility will complement the character of the existing single-family neighborhood and will integrate common, thematic architectural elements, color palettes, and characteristics throughout the development.

The regulations set forth in these development standards are for the PD District which consists of approximately 18.241 acres described in Exhibit A.

SECTION 2: Definitions

Thematic Development: a cohesive development with an architectural theme that is restrictive and limited to facades and architectural elements that represent a specific architectural style.

Modern Farmhouse Design: a specific architectural style that is comprised of board and batten exterior facades, standing seam roof lines, and manufactured stone. Monotone colors and simple design elements represent the modern component.

Exhibit A



Modern Farmhouse Style – Example 1



Modern Farmhouse Style – Example 3

- 9) **ONGOING NEIGHBORHOOD ENGAGEMENT:** The execution of this Memorandum of Understanding does not relieve Stonehawk from their commitment to ongoing neighborhood engagement and responsive development as this Planned Development moves through the City Review and Public Hearing process. Stonehawk is committed to meeting with the Old North Park Steering Committee and/or Homeowner's Association between now and the first submittal to the City to obtain feedback on the details of the Landscape Compatibility Buffer, Full Building Elevations, Tree Plans, and Development/Architectural Standards once these documents are drafted. Once the Planned Development application has been reviewed by the City, if substantive changes are made in response to City requirements, Stonehawk commits to meeting with the Steering Committee and/or HOA again prior to proceeding to public hearings at Planning and Zoning and City Council meetings.
- 10) **ONLINE ACCESS TO INFORMATION:** Stonehawk commits to providing a public web page dedicated to ongoing community/neighborhood engagement until such time that the zoning case has been approved or denied at City Council. This web page will include all development plans, and will be updated with each submittal to the City. The Steering Committee and HOA will be notified each time new materials are posted to the web page. This web page will be launched within 10 days of the execution of this Memorandum of Understanding and will remain active until the conclusion of the zoning case.

<https://97landcompany.com/stonehawk/>