

DRAFT-08/27/06
EXHIBIT 1

**Requirements and Standards Applicable to
Planned Development District No. ____**

*INSTRUCTIONS: Instructions to complete Exhibit 1 are in **bold italics** type. Text in normal type is text that should be used verbatim in Exhibit 1. Text that is underlined is a minimum development standard or requirement. If you propose a different standard or requirement, you must explain in an attachment to the application how the proposed standard or requirement meets or exceeds the minimum. Exhibit 2 is the site plan that must accompany your Exhibit 1.*

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

Clearly describe what you intend to be achieved by the requirements established by this proposed Planned Development.

C. DEFINITIONS

Provide definitions of any terms that are not already included in the Zoning Ordinance. Delete the last sentence if definitions are not added.

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For purposes of this ordinance, the following definitions shall also apply.

D. USES PERMITTED

List the uses that will be permitted by this Planned Development. Refer to the district regulations in Zoning Ordinance for examples of uses. Be sure to include appropriate accessory uses. The uses should be appropriate for the description provided in the INTENT above. If the property will be divided into areas, list the uses for each area as shown below.

1. Area A
2. Area B

E. USE LIMITATIONS

List the restrictions on uses that will be required by this Planned Development. If the property will be divided into areas, list the limitations for each area. Refer to the district regulations in Zoning Ordinance for examples of use limitations. The use limitations should be appropriate for the description provided in the INTENT above.

1. All uses shall operate in accordance with the noise standards contained in Section 6-1500 of the Springfield Zoning Ordinance.
2. No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.

F. INTENSITY OF DEVELOPMENT

List the standards for intensity of development that will be established by this Planned Development. Below are the basic standards that must be addressed.

Development shall adhere to the following standards.

1. Maximum residential density.
2. Maximum Floor Area Ratio. *FAR is required for non-residential uses.*

G. BULK, AREA AND HEIGHT REQUIREMENTS

List the standards for bulk area and height that will be established by this Planned Development. Below are the basic standards that must be addressed.

Development shall adhere to the following standards.

1. Minimum lot areas.
2. Minimum lot widths.
3. Minimum lot depths.
4. Maximum structure heights. *Height limits may be established in feet, number of stories or based on a bulk plane.*

H. DESIGN REQUIREMENTS

The intent of the Planned Development district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. In addition, a development plan should be designed to ensure that the following general goals are achieved.

1. *The proposed development shall be of such design that it will promote achievement of the stated purposes of the Springfield Comprehensive Plan.*

2. *The development will efficiently utilize the available land, and will protect and preserve to the extent possible, natural features of the land such as trees, streams and topographic features.*
3. *The development shall provide for harmonious and coherent site and building design that creates a sense of place.*

The quality, scale and relationship between land use, structures and site design are of vital importance in creating a healthy and livable community. The design guidelines provided below can be incorporated as text in Exhibit 1 and/or shown on Exhibit 2.

1. Detached single-family development.

Detached single-family design guidelines. These guidelines for single-family developments are intended to ensure that new development and redevelopment is designed to enhance the overall community by creating a comfortable walking environment, providing for a good circulation system and respecting the natural environment.

1. *Design to Encourage Pedestrian Activity*
 - a. *Blend the scale and setbacks of urban infill with existing development.*
 - b. *Orient buildings to the street or public/common open space and provide pedestrian access to the street. If the development is on a thoroughfare, reverse frontage is acceptable if appropriate screening and pedestrian access to the thoroughfare is provided. For development fronting a thoroughfare, provision of a secondary access point is encouraged.*
 - c. *Discourage tearing down historic or architecturally significant structures.*
 - d. *Provide bicycle parking in appropriate common areas (e.g., playground, swimming pool).*
2. *Provide A Good Circulation System*
 - a. *Provide pedestrian and bicycle connections to parks, greenways, bikeways and trails.*
 - b. *Provide direct pedestrian and bicycle connections between all abutting or adjacent developments.*
 - c. *Design streets considering pedestrian safety and comfort.*
 - d. *Ensure that collector streets align with existing collector streets at thoroughfare intersections, to promote safer crossings for pedestrians, cyclists and automobiles.*
 - e. *Encourage shared alleys and other forms of access.*
 - f. *Design the street system to calm traffic.*
3. *Respect the Natural Environment*
 - a. *Reserve a meaningful amount of the site as common open space. At least half of this should be usable and accessible. (Parking areas and streets are not classified as open space.)*
 - b. *Incorporate functional, unique, natural and/or historical elements into the open space.*
 - c. *Address preservation of steep slopes along perennial streams or adjacent to significant natural landscape features in site plan submittals.*

2. Multi-family and attached single-family development.

Multi-family and attached single-family design guidelines. These guidelines for multi-family and attached single-family developments are intended to ensure that new development and redevelopment is designed to enhance the overall community. Thus, designs should create a comfortable walking environment, provide for good circulation system and respect the natural environment.

1. Design to Encourage Pedestrian Activity

- a. Provide pedestrian amenities such as pedestrian scale lighting and street furniture to enhance the pedestrian environment.*
- b. Blend the building scale and set back with existing development.*
- c. Orient buildings to the street or public/common open space and provide pedestrian access to the street.*
- d. Avoid blank walls along pedestrian circulation areas.*
- e. Discourage tearing down historic or architecturally significant structures.*
- f. Provide bicycle parking.*

2. Provide a Good Circulation System

- a. Provide more than one vehicular entry point to a development.*
- b. Provide pedestrian and bicycle connections to parks, greenways, bikeways, and trails.*
- c. Provide connectivity by including direct vehicular, pedestrian and bicycle connections between abutting or adjacent developments.*
- d. Design streets considering pedestrian safety and comfort.*
- e. Encourage shared driveways and other forms of secondary access to single-family attached developments.*
- f. Ensure that collector streets align with existing collector streets at thoroughfare intersections to promote safer crossings for pedestrians, cyclists and automobiles.*
- g. Design developments around an internal street system with at least one primary street that functions as the vehicular and pedestrian spine of the development.*
 - (1) Include parallel parking, street trees and sidewalks on the primary street(s). (Parking should not be located between the curb and buildings along the street.)*
 - (2) Provide driveways or secondary streets to function as the main connection between parking lots and the primary street(s).*
 - (3) Provide sidewalks on secondary streets, even if they are private streets.*

3. Respect the Natural Environment

- a. Provide a meaningful amount of useable and accessible open space.*
- b. Incorporate functional, unique and/or natural elements in the open space.*
- c. Address the preservation of steep slopes along perennial streams or adjacent to significant natural landscape features.*

3. Non-residential development.

Non-residential design guidelines. The guidelines for non-residential developments are intended to ensure that new development is designed to encourage pedestrian activity, reduce vehicle trips and promote long-term economic vitality.

- 1. Transportation/connectivity. Well-designed non-residential developments are integrated with the surrounding community, easily accessible and have a good internal circulation system for a variety of travel modes. When developments are integrated with surrounding areas through multiple travel connections, people can choose among alternative routes and modes, potentially reducing congestion on the thoroughfares and the need to bring an auto on-site at all. By providing well-designed internal circulation and accessibility for all modes, particularly for the pedestrian, it becomes possible for people who do drive onto the site to “park once” and complete their activities by walking. Thus, a well-designed site has the potential to reduce congestion, encourage walking, and provide a safe, attractive, and lively atmosphere for all users. The following are the major transportation-related considerations for a well-designed development.*
 - a. Pedestrians. Pedestrians need a comfortable, safe, secure, and efficient pedestrian network into and throughout the development. They need well-defined, direct routes between activities, sufficiently buffered from moving vehicular traffic, but providing convenient access to and from the other modes. The development should include sufficient space for pedestrian movement and congregation, as well as points of interest to encourage walking.*
 - (1) Create an interconnected system of sidewalks.*
 - (2) Minimize the length of internal street blocks and create an organized street pattern.*
 - (3) Encourage shared driveways and alleys within the development.*
 - (4) Provide pedestrian connections to any nearby parks, greenways, bikeways and trails.*
 - (5) Design the internal streets considering pedestrian safety and comfort.*
 - (6) Provide an organized sidewalk system to accommodate ample room for people to circulate, have outdoor dining, and to congregate.*
 - (7) Provide ample space for furnishings such as lighting, receptacles, furniture artwork and trees.*
 - (8) Implement a clear “way-finding” signage system for both automobiles and pedestrians.*
 - (9) Create buildings with transparent openings, ornamentation and architectural character. Create entrances that have pedestrian interest.*
 - (10) Provide a pedestrian circulation area in the design of parking lots (for example, include planted medians containing pedestrian pathways).*
 - b. Motorists. Visitors entering the site by automobile need multiple access points, clearly defined travel routes within the site, and easily accessible parking. Recognizing that motorists will become pedestrians once on-site, movement between parking facilities and the on-site activity areas should be safe, secure, and attractive.*
 - (1) Establish a central vehicular access from the more auto-oriented street and provide secondary access options from the minor streets.*

- (2) *Implement a clear “way-finding” signage system for automobiles.*
- (3) *Design parking lots on a street/block pattern, allowing breaks in larger lots to enable greater vehicular and pedestrian movement.*
- (4) *Keep the amount of parking as close to the minimum as possible, as needed to encourage pedestrian mobility.*
- (5) *Consider the feasibility of providing structured parking (subject to economic and location considerations) rather than surface parking to conserve land, minimize impacts on the environment, and accommodate pedestrian circulation.*
- (6) *Include active commercial or residential uses in parking decks fronting pedestrian circulation areas.*
- (7) *Design access locations to and from the surrounding neighborhood so that their appearance is residential in character.*
- c. *Cyclists. Cyclists need facilities that buffer them from higher speed vehicular traffic and provide as few conflict points with turning vehicles as possible. For both cyclist and pedestrian safety, bicycle facilities should also be buffered from pedestrian facilities. Cyclists also need safe, secure parking facilities that, by their location and design, recognize that the cyclist is also a pedestrian once parked on-site*
 - (1) *Provide bicycle connections to nearby parks, greenways, bikeways and trails.*
 - (2) *Include bicycle parking*
- 2. *Site and Building Designs. Architecture and landscape design define streets and public spaces as places of shared use. Streets lined by buildings and trees rather than parking lots provide a more interesting and safer environment.*
 - a. *Connect the site to surrounding land uses with pedestrian and vehicular circulation, landforms, and landscaping.*
 - b. *Orient buildings to the street if the center is located on a pedestrian-oriented type street and provide pedestrian access to the street at regular intervals.*
 - c. *Arrange the buildings on the site in an orderly block configuration that enables future expansion and redevelopment (no super blocks).*
 - d. *Discourage tearing down historic or architecturally significant structures.*
 - e. *Integrate landscaping with seating along facades when possible and, when practical, work to integrate the existing tree canopy into the site design.*
 - f. *Break down the mass of the building horizontally and vertically to provide for human scale and visual interest.*
 - g. *Locate waste storage and service areas away from surrounding residential uses.*
- 3. *Natural environment. Site development should respect the natural environment. Measures to retain naturally occurring landscape forms, vegetation and drainage systems should be undertaken.*
 - a. *Address the preservation of steep slopes along perennial streams, or adjacent to significant natural landscape features in site plan submittals.*
 - b. *Reserve a meaningful amount of the site for use as common open space/urban open space. The space needs to be useable and accessible. Integrate the tree canopy, when practical, into the open space.*

- c. *Use a bridge rather than a culvert at existing creeks, where possible. Piping creeks should be avoided and channelization should be minimized.*
 - d. *Consider the use of pervious pavement systems for large developments that require peak season parking. This is strongly recommended adjacent to environmentally sensitive areas or where a parking structure is not feasible.*
 - e. *Retain existing landscaping where possible. Mass clearing is not typically preferable. Existing tree canopy should be preserved where practical.*
- a. Building Façades. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall be incorporated for each fifty (50) horizontal feet of a building façade or wall:
 - (1) Changes in color, texture and material
 - (2) Projections, recesses and reveals expressing structural bays, entrances or other aspects of the architecture.
 - (3) Groupings of windows or fenestration.
 - b. Building materials and colors.
 - (1) Metal shall not be used as a primary exterior surface material. It may be used as a trim material covering no more than ten (10) percent of the facade or as a roof material.
 - (2) Facade colors shall have low reflectance. High-intensity, metallic, black or flourescent colors are prohibited.
 - c. Service and Loading Areas. Off-street loading shall be regulated in accordance with Sections 5-1600 and 6-1302 of the Springfield Zoning Ordinance. The following requirements are supplementary.
 - (1) All service and loading areas shall be located in the side or rear yard of buildings.
 - (2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site and shall be integrated into the building architecture. The visibility of service and loading from public streets shall be minimized or eliminated.

I. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the Disrtrict; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

- 1. Bufferyards.
 - a. Required bufferyards.

Bufferyards are required when the District allows more intensive uses than the adjacent properties. Describe the location and widths of all bufferyards proposed in the District.

- b. Bufferyard standards.
 - (1) Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.
 - (2) Required bufferyards in common area shall be installed when any development occurs in the District unless the installation is specifically delayed by the requirements.
 - (3) Bufferyards shall be landscaped in conformance with the open space landscaping requirements listed below.
- 2. Vehicular use area open space.
 - a. Perimeter.
 - b. Interior.
- 3. Open space landscaping.
 - a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five-hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.
 - (1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.
 - (2) Six (6) shrubs.
 - b. Landscaping standards.
 - (1) Tree species, sizes and spacing shall be approved consistent with the City of Springfield's *Arborcultural Design Guidelines* on file with the Planning and Development Director.
 - (2) Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches caliper shall count as two (2) trees toward fulfillment of the tree requirements of this District.
 - (3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.
- 4. Screening.

Screening is required between the District and less-intense adjacent uses and zoning districts when one of the following features in the District is directly visible from and faces toward the lot line of the less-intensive use or zoning district. Screening may also be required within the District between uses as appropriate.

- 1. The rear elevation of buildings.***
- 2. Outdoor storage areas, unless otherwise screened.***
- 3. Loading docks, refuse collection points, and other service areas.***
- 4. Major machinery or areas housing a manufacturing process.***

5. *Major on-site traffic circulation areas or truck and/or trailer parking.*
6. *Sources of glare, noise or other environmental effects.*

- a. Screening types. An opaque barrier at least six (6) feet in height shall be provided which visually screens the potentially offensive feature from less-intensive uses or districts as follows.
 - (1) A solid wood and/or masonry fence or wall at least six (6) feet in height.
 - (2) A hedge-like screen or a random or informal screen of evergreen or approved deciduous plant material, capable of providing a substantially opaque barrier and attaining a minimum height of six (6) feet within three (3) years of planting.
 - (3) A landscaped earth berm with a maximum slope of three (3) to one (1), rising no less than six (6) feet above the existing grade of the lot line of the less-intensive use or district.
 - (4) Any combination of these methods that achieves a cumulative six-foot-high screen.
- b. Screening locations.
List where each screening type is required within the District and/or label the locations on your Exhibit 2.
- c. Screening standards.
 - (1) A screening fence or wall shall be installed no closer to the less intensive district than one-half the width of the required bufferyard.
 - (2) Screening shall not adversely affect surface water drainage.

J. EXTERIOR LIGHTING

The requirements and standards of Section 6-1400 of the Springfield Zoning Ordinance, in effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Sections 5-1500, 5-1600 and 6-1300 of the Springfield Zoning Ordinance in effect at the time of development shall apply.

M. SIGNS

The requirements and standards of Section 5-1400 of the Springfield Zoning Ordinance, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:
 - a. construct the required improvements; or
 - b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department shall be provided to the City.

2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
 - a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
 - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
 - a. Street improvements.
List required street improvements based on the required traffic impact study.

 - b. Sanitary sewer facilities.
List required sanitary sewer facility improvements.

 - c. Storm water management facilities.
List required storm water management facility improvements.

4. Improvement Standards.
Improvements shall conform to the following standards.

- a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

P. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. The final development plan may be submitted in the form of a preliminary plat, provided the plat is prepared in accordance with the requirements, standards, and intent of this Exhibit. Development of this District shall be in accordance with the approved final development plan.

1. The intent of Exhibit 2 is to _____.
A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 4-2509.C* of the *Springfield Zoning Ordinance*.

The level of detail of Exhibit 2 may vary from a bubble diagram showing location and intensity of uses with a schematic circulation system to a detailed site plan showing specific locations of buildings, parking lots, etc. You must explain how Exhibit 2 is to be interpreted in relation to the standards and requirements of Exhibit 1. For example, Exhibit 2 may be intended to represent exactly how the site will develop. An alternative is that Exhibit 2 is only illustrative of how the site could develop in conformance with the standards and requirements in the text of Exhibit 1.

2. The final development plan shall be submitted to the Planning and Zoning Commission for review and recommendation to the City Council for final action, either as a whole or

in phases. The Planning and Zoning Commission is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

- A. Any uses within the District other than those specifically prescribed by the ordinance.
- B. Any increase in the intensity of use permitted within the District.

If the development standards and requirements in the Exhibit 1 and 2 provide sufficient detail, the Administrative Review Committee can approve final development plans administratively.

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