

Ordinance Text or Appendix A Amendment (orange) Development Review Committee Submittal Form



For Office Use Only:		
Application # <u>TR2022-001</u>	PC Public Hearing Date _____	Ordinance Text Amendment Fee \$300
Application Date <u>1/3/22</u>	CC Meeting Date _____	Appendix A Amendment Fee \$100
Approval Date _____	Denial Date _____	TOTAL (15-1) <u>\$300</u>

Project Name: Red Bridge Station

Project Location: Aprx. 800 South 1700 West

Utah County Parcel No(s): 30-060-0056, 30-060-0030 Total Acreage: 38.62

Property Owner Name: Payson South Meadows Partners LLC, Redevelopment Agency of Payson

Address: PO Box 37, Payson, Ut 84651

Telephone: 801-369-2638 Email: commercialagent10@gmail.com

Property Owner Signature: *Sheila Michaelis* Date: 1-3-22

Authorized Representative Contact Information: (Per the owner's signature and by indicating an authorized representative, all communication from the city regarding the project will be directed to the authorized representative.)

Name: Sheila Michaelis

Company Name: Payson South Meadows Partners, LLC

Address: PO Box 37 Payson, Ut. 84651

Telephone: 801-369-2638 Email: commercialagent10@gmail.com

SUBMITTAL CHECKLIST (applicant – please ensure all items are included in this submittal)

- ☒ 1. Code Title and Section No. proposed for amendment
- ☐ 2. Proposed/revised text language you are suggesting? (typewritten)
- ☒ 3. What is the reason or justification for the proposed amendment, how does the proposed amendment further the purpose and intent of the applicable ordinance, and how is the proposed amendment consistent with the Payson City General Plan? (typewritten)
- ☒ 4. Supporting documentation, studies, and any other information that would allow the city council to make a well-informed decision.

It is the responsibility of the applicant to demonstrate that the modification will further the land use objectives of the city. In accordance with Section 19.2.8 of the Payson City Code, the city council may amend any regulation or other provisions of the City Code if deemed appropriate. Consideration of a text amendment request is a legislative action of the city council, and the city council is not obligated to approve the request.

I certify that this application and all the information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I acknowledge that I have reviewed the applicable sections of the Payson City Municipal Code, that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or uses. I agree to comply with any and all applicable laws, ordinances, and resolutions in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Payson City may rescind any approval or take any other legal or appropriate action. I also agree to allow the staff, planning commission, city council, or appointed agents of the city to enter the subject property to make any necessary inspections thereof.

Signature Authorized Agent/Owner (if no agent):



Date:

1-3-22

SUBMITTAL REQUIREMENTS

Submit to: Development Services, 439 W Utah Avenue, Payson, UT

Submit both paper and electronic:

1. **Paper** submittal:

- a. Plan sets - one (1) sized 24" x 36" and one (1) sized 11" x 17"
- b. All reports and other documentation - One (1) set sized 8.5" x 11"

2. **Electronic** submittal on CD of thumb drive:

- a. a full plan set in one (1) single pdf
- b. an electronic design file AutoCAD 2014 format (N.A.D. 83 Coordinates)
- c. reports (drainage, geotechnical, title) and other documentation each in a separate pdf.

Submit Fee: (see fee) (Payable to Payson City)

NOTE:

- 1. Applications will not be accepted without ALL the required submittal materials. The city will not hold partial submittals.
- 2. Acceptance of this submittal to the Development Review Committee (DRC) for review is not an acknowledgement by the city of a complete application. This determination will be made by the DRC in accordance with UCA 10-9a-509.5.

ADDITIONAL INFORMATION (Links)

Payson City Code, Title 19, Zoning Ordinance and Appendix A - <https://paysonutah.org/government-transparency/transparency/city-code>

19.6.35 MU-1 Mixed Use Overlay (12-16-20)

19.6.35.1 Purpose and Objectives

19.6.35.2 Compatibility and Review

19.6.35.3 Allowable Land Uses

19.6.35.4 Density Calculations

19.6.35.5 Lot Area, Lot Width, Lot Frontage

19.6.35.6 Setback Requirements

19.6.35.7 Projections into Setbacks

19.6.35.8 Building Height Requirements

19.6.35.9 Distance between Buildings

19.6.35.10 Permissible Lot Coverage

19.6.35.11 Parking, Loading and Access

19.6.35.12 Project Plan Approval

19.6.35.13 Duration

19.6.35.14 Special Considerations

19.6.35.15 Design Standards

19.6.35.16 Open Space and Landscaping

19.6.35.17 Project Amenities

19.6.35.18 Transition to Transit Oriented Development

(Red is language we want to delete.)

(Blue is language we want to add.)

(Green is the explanation as required on the application.)

19.6.35.1 Purpose and Objectives The MU-1 Mixed-Use Overlay is established to provide and encourage a compatible mix of commercial and residential uses, rather than a separation of uses, on a single parcel or contiguous parcels that are consistent with the objectives of the Payson City General Plan. Effective growth in a mixed-use center is accomplished by providing a diversity of uses in a pedestrian friendly and vibrant commercial environment. This is done through pedestrian connectivity, access to transit, establishment of places that allow people to visit and socialize, architecture that connects and encourages an active street life, and the creation of a walkable urban core with uses in close proximity. Mixing housing in tenant-friendly ways among retail, office and services uses provides for a lively atmosphere and will contribute to a vibrant urban center and create healthy, thriving neighborhoods.

19.6.35.2 Compatibility and Review All uses and structures shall be placed and designed to be compatible with other structures and amenities in the project as well as surrounding uses. To determine compatibility, a review, including, but not limited to, the following characteristics of the uses and structures shall be conducted relative to other affected uses and structures: location, orientation, operation, massing, scale and visual and sound privacy. Rules and regulations relating to the compatibility of uses and structures based upon the above listed characteristics may be required by the city. The plan review processes set forth herein and the associated rules and regulations will assure that adjacent uses are compatible and consistent to the extent feasible. Flexibility shall be allowed in the compatibility review process, provided that adherence with the intents and purposes of the mixed use overlay and associated rules and regulations are met. The MU-1 Overlay may only be applied in the S-1, Special Highway Service Zone. The applicant must demonstrate the proposed layout is preferable to the development pattern anticipated in the underlying zone. A request for use of the overlay shall be processed in the same manner as a zone change in accordance with Section 19.2.8 herein, with the exception that the use of the overlay need not be shown on the Zoning Map.

19.6.35.3 Allowable Land Uses The project will include an appropriate mix of land uses, including retail, service, office and residential. The allowable uses, and those not permitted, are listed below. Uses allowed in the underlying zone, but not listed herein may be allowed by the Development Services Director if the applicant can adequately demonstrate the use is consistent with other permitted uses in the project. Permitted Uses 1. Art galleries and museums 2. Banks and credit unions 3. Bed and breakfast establishments 4. Business, professional offices, outpatient medical facilities 5. Farmers market 6. Fitness and recreation facilities 7. High density residential – condominium and apartment style 8. Hotel and motels 9. Live/work residential 10. Municipal facilities and services 11. Parking structures 12. Produce and flower stands 13. Restaurants and outdoor dining 14. Retail establishments under 20,000 square feet 15. Transit facilities, including park and ride lots 16. Universities and colleges 16. Accessory buildings in support of public infrastructure or community amenities. 17. Drive up Service Windows 18. E-Bike, scooter, etc. rental and sales 19. Pool maintenance rooms and restrooms 20. Dumpster enclosures (These are needed because we expect to have a use for each.)

Not Permitted ~~1. Accessory buildings (See above.)~~ 2. Amusement parks 3. Automobile, recreational vehicles, marine sales 4. Construction materials, yards, storage ~~5. Drive up service windows (See above.)~~ 6. Fuel centers and vehicle service/repair 7. Hospitals, inpatient medical facilities 8. Sexually oriented businesses Title 19, Zoning Ordinance As Adopted March 3, 2021 Payson City Zoning Ordinance Page 19-141 9. Single-family detached homes, townhomes, duplexes, triplexes, fourplexes, and similar residential structures

19.6.35.4 Density Calculations In a mixed-use project, there are no residential density calculations. Rather, the allowable number of units will be identified through the design of the project. If the number of residential units is too high, the project will be denied because of the lack of balance between commercial and residential uses in the project. Calculating the number of allowable units will require the applicant to: 1. Demonstrate that the structures in the project can be effectively served by the public safety providers in the city including the fire, police, and ambulance departments. 2. Demonstrate that the project can be served by existing or upgraded infrastructure without placing a burden on existing infrastructure. The applicant for development approval is responsible for all upgrades to city utility and infrastructure systems to support the more intense use of the property. 3. Demonstrate that the mixture of uses will create a desirable project with proper balance between residential and non-

residential uses, amenities, transportation facilities and access, open space and other appropriate uses. To the extent possible, the non-residential uses should provide specific services for the residents of the project. 4. Demonstrate that there is adequate parking for residents, employees, patrons and visitors of the project. 5. Demonstrate that the project will be compatible with surrounding uses even if that requires design modifications at the edges of the project adjacent to other development patterns. 6. Demonstrate that the units are designed to serve the anticipated residents in terms of size, amenities and features. For instance, student housing will include smaller bedrooms with adequate restrooms, storage, gathering area, laundry facilities, etc. As another example, senior housing will include smaller units, fewer stairs or inclusion of elevators, nursing facilities, etc. 7. Demonstrate compliance with height, setback, parking, open space and other regulations of the development ordinances of the city. 8. At least fifty percent (50%) of the ground floor area, or the equivalent, ~~along facing and abutting~~ the primary ~~road arterial-corridor~~ shall be dedicated to non-residential uses excluding parking. **(These changes are to make the language clearer.)**

19.6.35.5 Lot Area, Lot Width, Lot Frontage There is no minimum lot area, except that any new parcel smaller in lot area of the parcels on the block shall be reviewed and approved by the city council. If the city council finds the lot or parcel is not consistent with the nature of the urban center environment, the city council may impose requirements to ensure uses, building mass and scale, and the design characteristics of all development on the parcel are compatible and consistent with surrounding buildings and uses. Lot width and lot frontage must be at least ~~one-hundred-fifty~~ **eighty (80) (One hundred feet too wide for many uses.)** feet along facing the primary ~~arterial-corridor~~ road. **(This change is to make the language clearer.)** Flag lots or lots without street frontage are not permitted. Projects along other streets within the development must have at least one hundred (100) feet of frontage.

19.6.35.6 Setback Requirements The following setback requirements shall apply. Each setback is measured from the property line of the lot or parcel. All buildings shall satisfy the adopted building and fire code requirements. 1. Front setback - Buildings shall have a minimum front setback of zero (0) feet and a maximum of ten (10) feet from the property line. The city council may grant a front setback addition if it is determined the property is located along a pedestrian corridor and the greater setback enhances the pedestrian experience. Refer to design guidelines for examples of how pedestrian experiences can be enhanced with greater setbacks such as sidewalk cafes, etc. 2. Side setback - There is no minimum side setback, except as follows: a. Side setback for structures adjacent to residentially zoned areas - Minimum of twenty (20) feet with a maximum of fifty (50) feet. b. Side setback for corner lot - Minimum setback on all areas of road frontage of zero (0) feet and a maximum setback of ten (10) feet. The city council may grant or require an increased setback if it is determined the property is located along a pedestrian corridor and the greater setback enhances the pedestrian experience or if the increased setback is necessary to protect clear view areas. 3. Rear setback - Buildings shall have a minimum rear setback of ten (10) feet. If lot or parcel is adjacent to a residentially zoned lot, the building shall have a minimum setback of twenty (20) feet. Title 19, Zoning Ordinance As Adopted March 3, 2021 Payson City Zoning Ordinance Page 19-142 Nothing in this section is intended to alter or waive the requirements of the adopted building and fire codes. Furthermore, adjustments to the setback requirements may be necessary to protect clear view areas and enhance pedestrian and vehicular safety at intersections.

19.6.35.7 Projections into Setbacks The following structures may project into a required setback: 1. Fences and decorative walls 2. Landscaping 3. Porches, patios and balconies 4. Cornices, eaves, sills,

awnings, planter boxes and other similar architectural features 5. Bay windows and cantilevers cannot exceed 20% of the wall from which they project Aesthetic improvements similar to those listed above may be allowed to encroach into the front setback or public right-of-way at the discretion of the Development Services Director, and after written approval based on, but not necessarily limited to, the following conditions: 1. No permanent structure may be erected in the public right-of-way. 2. The aesthetic improvement does not impede pedestrian or vehicular safety. 3. The building owner is willing to accept all liability in relation to the aesthetic improvement. 4. If the improvement is adjacent to a roadway owned by an entity other than Payson City, the applicant will need to obtain approval from that entity.

19.6.35.8 Building Height Requirements The primary building or structure may not exceed ~~four (4)~~ five (5) stories. Furthermore, the interior ceiling height of a structure shall not exceed ~~forty-eight (48)~~ sixty (60) feet to allow for taller retail ceilings on the first level (retail/commercial only). Decorative architectural elements, parapet walls, trusses, and other sloped roofs may exceed ~~forty-eight (48)~~ sixty (60) feet. Portions of the structure within thirty (30) feet of a residential zone shall be limited to one story greater than the maximum allowed in the abutting residential zone. Accessory buildings are limited to the following: pool equipment and restroom buildings, gazebos, or other amenity buildings as approved by the Development Services Director. The style, colors, and materials shall relate to the primary building. Accessory building height shall not exceed ~~ten (10)~~ fifteen (15) feet in height. **(These height increases are needed to make up for the loss of ground and loss of units caused by the new extension of 800 South (UDOT road.)**

19.6.35.9 Distance between Buildings The distance between any building or structure shall satisfy the requirements of the adopted building and fire codes. This is in no way meant to eliminate the use of zero lot line development.

19.6.35.10 Permissible Lot Coverage The sum total of all buildings, structures and impervious material on any parcel shall not be greater than ~~eighty-percent (80%)~~ eighty-five percent (85%) of the total area of the parcel. **(These height increases are needed to make up for the loss of ground and loss of units caused by the new extension of 800 South (UDOT road.)** However, the city council can increase permissible lot coverage to ninety percent (90%) if the City determines the increased cover enhances the urban center environment and the amount of and type of landscaping is adequate and appropriate for the site. Areas not used for building or parking shall be landscaped **or managed as wetlands. (This makes it more correct.)** Planting materials shall be limited to those that will not damage sidewalks, buildings, utilities, and infrastructure.

19.6.35.11 Parking, Loading and Access Because the number of parking stalls will vary based on project size, land uses, number and size of units, and other site-specific factors, a parking study will be prepared by a professional planner or engineer for review by staff and consideration by the city council. The parties may agree to complete more than one study to ensure the parking ratios are ample to accommodate enough off-street parking for the project. Ultimately, the amount of parking is the decision of the city council. Each project shall provide adequate vehicular access to the site, internal circulation, and parking. Furthermore, pedestrian connections and networks will be integrated into the site and connect to adjoining public facilities. Project layout and design must incorporate the following: 1. Where possible, the orientation of the parking should be interior to the project with primary structures along the outside edges of the project. 2. Site circulation will allow for and facilitate

emergency access to the site and all buildings. 3. Parking beneath buildings and parking structures are encouraged. **Parking beneath buildings is permitted to carry an additional charge to tenants. (This is required to make the expense of covered parking financially feasible.)** Parking structures shall have architectural treatments that are consistent with the features of the primary structures. 4. Pedestrian circulation walks and bicycle racks are required and must be in highly visible and convenient areas. 5. Loading and unloading areas shall be located in an area that can be secured and screened from public access. Further, loading and unloading shall not occur on a public street. **6. On street parking is allowed on local streets and will count toward parking requirements. (This is required to make retail tenants willing to locate in these street front locations.)**

19.6.35.12 Project Plan Approval Any request for project plan approval is subject to any and all applicable regulations of the Payson City Code. Use of the MU-1 Overlay is a request for increased intensity in the permitted uses of the underlying zone. Therefore, any applicant for use of the MU-1 Overlay understands and acknowledges that the development rights on the subject property are those found in the underlying zone until, and unless, approved to use the overlay. The applicant further understands and acknowledges that denial for the use of the overlay shall not constitute a takings claim in that the applicant shall not be denied the ability to use the property in accordance with the underlying zone. ~~Entitlements will occur at different stages of the development process. (This is required to make the project financially feasible.)~~ The applicant must first obtain approval of the MU-1 Overlay to define the planning framework for the mixed-use project (project master plan) and establish additional standards or regulations to achieve the goals of the general plan. Overlay approval is intended to establish the vision of the project, uses and potential densities, the transportation and pedestrian network, design guidelines, parking requirements, and open space for the project. Technical issues including, but not limited to, engineering, utilities and infrastructure, and amenity details will be addressed during the Preliminary and Final Development Plan review process. Approval of the overlay does not waive or modify any requirements of the Payson City Code. If the technical review of the project identifies inconsistencies between the project master plan and the adopted regulations, the project master plan must be amended. The intent of the project master plan is to establish a framework for the development of large, phased projects. ~~If project in conjunction with project phasing, each phase shall be consistent with the overall project concept. is proposed, a overall plan must be approved prior to approval of any phase of the project. Each phase shall include an appropriate mixture of uses to ensure the use of the overlay does not simply allow an applicant to avoid satisfying the regulations of the City Code. (This is required to make the project financially feasible.)~~ The issues that relate to the following areas shall be identified with the overlay request: 1. Map and written narrative of project master plan area and sub-projects, or phases; 2. Land use and the mixture of residential and nonresidential uses, including market analysis; 3. Parking lots and structures; 4. Transportation, mobility and connectivity; 5. Pedestrian facilities, including drop off locations, walkways, sidewalks, bike racks, etc.; 6. Open space and wetlands; 7. Major utilities; and 8. Storm water management, drainage and grading. The Preliminary and Final Development Plan will include details regarding land use, utility and infrastructure systems, engineering design, public safety, and other similar development related items required by the Payson City Code. The Development Plan will be processed as follows: 1. Following review by staff, the planning commission will hold a public hearing to receive input about the Preliminary Development Plan. Notice of the public hearing will be in accordance with Section 19.2.7 herein. 2. Following a public hearing, the planning commission will forward a recommendation to approve, approve with conditions, or deny the Preliminary Development Plan. 3. After receiving a

recommendation from the planning commission, the city council may approve, amend and approve, approve with conditions, remand the proposed development back to the planning commission for further review, or deny the application. 4. Following approval of the Preliminary Development Plan, the applicant may prepare the Final Development Plan. After their review, the city council may approve, amend and approve, approve with conditions, or deny the application. The city council, at their discretion, may approve the Preliminary Development Plan and the Final Development Plan concurrently.

19.6.35.13 Duration Unless otherwise specified by the city council, approval of the overlay shall be valid for ~~one-year~~ ten years. If the applicant does not obtain and maintain a current building permit within ~~one-year~~ ten years of any development plan approval, the overlay approval shall be null and void. This time period may be extended for additional six (6) month periods by the Development Services Director if it is determined the extension is in the best interest of the city and there are compelling reasons to do so. In any case, the extension shall not be unreasonably withheld. The applicant must petition for an extension, prior to the expiration of the original ~~six (6) months~~ ten years, or an extension previously granted. An extension may be granted only if it is determined that it will not be detrimental to the city. **(These are required to make the project financially feasible.)**

19.6.35.14 Special Considerations 1. A market analysis must be prepared to provide details and justification for the proposed balance Title 19, Zoning Ordinance As Adopted March 3, 2021 Payson City Zoning Ordinance Page 19-144 of land uses, number of residential units, and specifies the number of studios, 1-bedroom, 2- bedroom, and 3-bedroom units. The findings of this analysis will be used to determine an adequate amount of parking in the project (i.e. parking study). 2. Fencing is discouraged in mixed-use projects. The following guidance is provided for fencing within and surrounding mixed-use projects: a. Internal fencing to protect against apparent safety hazards such as a swimming pool or other body of water is allowed. b. Fencing between sub-projects is not allowed. c. Perimeter fencing may be required to transition to an adjacent residential zone. d. Any proposed fencing will need to be compatible with the surrounding area and requires approval by the city council.

19.6.35.15 Design Standards Design is a vital component of mixed-use development and specific design standards will be created for each mixed-use project. Because project design will have the effect of creating interesting and unique spaces, building and site design, open space, and streetscapes must be considered as part of the overlay request. Design details and the design standards booklet with graphic illustrations are requirements of overlay approval. A written description of the architectural standards will be submitted with the overlay submittal for consideration by the planning commission and city council. In no case will Preliminary Development Plan approval be granted without a completed booklet. The design standards may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the land use authority. The design standards apply to all structures in the project. All buildings shall be oriented toward and facing public streets. This includes doors and large windows oriented toward public streets. Buildings on corner lots shall face both streets. Unless proven impractical, parking shall be located behind, or under, buildings, and buildings shall be located close to public streets, plazas, courtyards, or other gathering areas. Building design shall enhance the pedestrian experience. Upper floors shall engage with street life through balconies, windows, and architectural features that provide a pleasant pedestrian environment. Adherence to the design standards will personify development of the mixed-use project and facilitate the creation of vibrant areas and pedestrian friendly neighborhoods

where the private development frames the public space of the streets and, along with integrated streetscape and landscaping elements, will help to create a cohesive community. Public amenities such as streets with detached sidewalks and park strips, parkways, parks, creek corridors, connected open spaces and direct access to permanent and future mass transit facilities should also be used to organize private development in mixed use areas.

19.6.35.16 Open Space and Landscaping The following site landscaping standards shall apply to all new development: 1. Required Percentage: At least ~~twenty percent (20%)~~ fifteen percent (15%) of ~~any the master~~ development site shall be devoted to open space or landscaping, exclusive of required park strips and walks. **(These height increases are needed to make up for the loss of ground caused by the new extension of 800 South (UDOT road).** Wetlands may count toward one-third (1/3) of such open space or landscape requirement. **An additional one-third (1/3) of the required open space for a development site may be satisfied by using excess open space from other parcels in the Master Project area. (This was understood in my discussions with Jill from the beginning.)** Additional landscaping should be provided where needed to buffer and achieve compatibility between different adjoining uses. 2. Approved Landscaping Plan: All areas of a developed site not occupied by buildings, required parking, driveways, walkways or service areas shall be landscaped according to an approved landscaping plan. These areas may also incorporate hardscape for patios, plazas and courtyards, which areas shall be credited against the required landscaping percentage. 3. Street Trees: Street trees shall be provided on all street frontages at a maximum spacing of thirty (30) feet on center. Street trees shall be planted within a landscape strip of at least six (6) feet in width, between the roadway and sidewalk where feasible. Street trees shall be planted no closer than twenty-five (25) feet to light standards. 4. Parking Areas: Parking areas shall be shaded by ~~large broadleaf-canopied-deciduous-~~ **(This allows for more appropriate landscape choices.)** trees placed at a rate of one tree for each twelve (12) parking spaces. Parking shall be adequately screened and buffered from adjacent uses. 5. Open Space. Open space should be an integral part of the development project. The open space within a project should be integral to the site design, not small, leftover pieces of land. Open space may also be used as a buffer between adjacent properties and uses. 6. Outdoor Lighting: Outdoor lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetically pleasing manner. Lighting should be focused downward, and placed and screened Title 19, Zoning Ordinance As Adopted March 3, 2021 Payson City Zoning Ordinance Page 19-145 to limit the emission of light beyond the development boundaries. A condition of approval may be the certain lighting be extinguished after certain hours.

19.6.35.17 Project Amenities Project amenities in a mixed-use setting will vary based on land use, proximity to employment centers and public open space, and business amenities and activities. The amenity package shall be provided by the applicant and is subject to final review and approval by the city council. As an alternative to individual project amenities, mixed-use projects may be organized into a Master Project and sub-projects. A Master Project shall be at least ten (10) acres and shall be divided into two or more sub-projects. Each sub-project shall have a minimum area of one-half (1/2) acre. The intent is to allow different kinds of unit type groupings with small amenities while sharing some larger common amenities that are governed by a Master Project Owners Alliance (OA). A sub-project, for example, could be a retail center in one sub-project; in another, there could be a multistory apartment with office spaces. Each subproject shall have a sub-project OA to provide limited control and maintenance of its defined area only. Master Project shall have amenities which shall be available for

use by all sub-projects, and include, at a minimum, the following: 1. Clubhouse which is a minimum of ten (10) square feet per unit; 2. Swimming pool and/or hot tub of at least one (1) square feet of water surface area per unit; The size of these amenities shall be based on a minimum project size of at least 150 units, regardless of the actual number of units. The clubhouse/pool size requirement may be met with the combined areas of amenities in more than one location. ~~Where Two or more-Master Projects are adjacent, they~~ may jointly fulfill their amenity requirements in combined facilities. ~~(Sone parcels are too small to allow for the efficient use of separate facilities.)~~ The Master Projects Owners Alliance shall enter into agreements for the operation and maintenance of the shared facilities. ~~All-Master~~ Projects shall be organized as non-profit organizations with a master OA ~~and sub-project-OA~~. ~~Each~~ The master OA shall have the responsibility to ~~own-and~~ maintain facilities as required above. ~~(These changes are required to make this section make practical sense.)~~ At a minimum, sub-projects are required to have amenities as follows: 1. Up to 30 units: See 19.6.7.15.1 2. 31 to 60 units See 19.6.7.15.2 3. 61 units and above See 19.6.7.15.3 Exception: clubhouse shall not be required when part of a Master Project. 4. Sub-projects shall meet the requirements of 19.6.35.14. 1-4-3 except when fulfilled by the common amenities. Each Master Project shall abut a public street for a minimum distance of four hundred (400) feet. Subprojects shall have no minimum width at the public street set-back line. Each sub-project shall be completely enclosed within the Master Project boundaries. (3-3-21)

19.6.35.18 Transition to Transit Oriented Development Integrating heavy- or light-rail transit stations or bus rapid transit stations into a mixed-use development can considerably reduce vehicle miles traveled as residents and workers have more transit mode options. This could also allow for further reduction in required parking stalls. Applicants requesting use of the MU-1 Overlay are encouraged to integrate transit facilities, acceptable to the local transit authority, within mixed use projects. Once a fixed transit stop has been constructed, the applicant may apply for use of the TSO, Transit Station Overlay to potentially increase the amount of building square footage and decrease the amount of required parking stalls. Any request to transition from a mixed-use project to a transit-oriented development must include qualified studies that demonstrate the proposed land use mix, increased square footage, and parking reduction will benefit the overall development and the transit network.