



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: May 10, 2022

Agenda Item: PC Docket No. 22-005

Hearing: **PRELIMINARY HEARING**

Application Type: **COMMERCIAL SUBDIVISION – PRELIMINARY PLAT**

Summary: Community Foundation of Northwest Indiana requesting approval of a preliminary plat for a 3-lot commercial subdivision at 10240 Calumet Avenue

Applicant: Community Foundation of Northwest Indiana

Property Address: 10240 Calumet Avenue

Current Zoning: CD-4.B General Urban - B District

Adjacent Zoning: North: CD-4.B
South: CD-4.B
East: CD-4.B
West: CD-4.B

Action Requested: Schedule public hearing

Additional Actions Required: Approve final plat
Approve development plan

Recommendation: **Schedule public hearing**

Attachments: Community Foundation Inc. Addition, Block 5, Munster, Lake County, Indiana Site Plan dated 04.21.2022
Community Foundation Inc. Addition, Block 5, Munster, Lake County, Indiana Overall Site Plan dated 04.14.2022
Town of Munster Development Parcel Plan Standards



Figure 1 Subject property highlighted in blue.

BACKGROUND

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org

Community Foundation of Northwest Indiana, Inc. (CFNI) has presented plans to subdivide and develop a portion of the 37 acres of property under its ownership between Calumet Avenue and Don Powers Drive.

The proposal contains three elements:

1. A master plan that includes an internal road network serving multiple lots and providing access to Main Street and Columbia Avenue.
2. A three-lot subdivision, which also includes two outlots designated for detention, an extension of Treadway Drive west into the subdivision, an extension of Donald Powers Drive south and improvements to the intersection of Calumet Ave and Treadway.
3. Development of Lot 3 with a two-story, 31,845 sf medical clinic with parking lot.

As a condition of approval of the preliminary plat, a Development Parcel Plan demonstrating conformity with the Town's Development Parcel Standards must be reviewed and certified by the Town of Munster staff, and a Development Plan for the Building and Lot must be approved by the Plan Commission.

This project was reviewed by the Town of Munster Site Plan Review Committee at a specially scheduled meeting on April 7. After receiving comments, certain revisions were made to the plans to conform with the Town's codes and standards, but a full set of plans was not submitted for review. The applicant's representative stated that he would like to appear before the Plan Commission at a preliminary hearing to discuss whether certain standards would have to be met.

PROJECT HISTORY

Similar plans for a subdivision and development were approved by the Town of Munster in February and March of 2018. The Town Council adopted a new zoning ordinance in December 2019. Because the project did not commence and the final plat was never recorded, the project approvals have now expired. The project is now subject to the current zoning standards.

At the time of the original approval, a traffic study was prepared that showed a traffic signal would be required at Treadway Drive once one of the following conditions was met:

1. 35% build out of the entire 37 acres owned by CFNI;
2. Construction of 125,000 square feet of office space in the 37 acre study area;
3. Traffic counts that total 100 vehicles per hour turning left from Treadway Drive to Calumet Avenue.

An agreement for the traffic signal was drafted but not executed.

DISCUSSION

As noted above, a full set of plans has not been received or reviewed by staff. Therefore, these comments may not be exhaustive and additional comments may be prepared upon receipt of the full plans.

Building and Lot

With respect to the plans for the building and lot, staff finds them to be generally in conformity with the Town of Munster zoning standards. Two items were noted in the review:

1. The parking lot setback along the west side of the property must be widened to a minimum of 3' to accommodate shrubs and 5' to accommodate trees.
2. The drop off aisle and drive aisle along the north and east sides of the building shall be no wider than 18' to accommodate one parking row and one drive aisle.

Development Parcel

In addition to the plan for the Building and the Lot, the applicant must provide plans for the extension of Treadway Drive and Don Powers Drive and the proposed stormwater pond. This portion of the plans is called the Development Parcel Plan. As noted above a Development Parcel Plan is a required submittal. The elements of the required plan are listed below, noting whether each had been submitted and is compliant.

| Required Submittal | SUBMITTED | NOT SUBMITTED | COMPLIANT |
|--|-----------|---------------|-----------|
| Existing and any proposed Thoroughfares | X | | No |
| Thoroughfare Types and Standards | | X | No |
| Thoroughfare cross-sections | | X | No |
| Pedestrian Sheds and their respective Common Destinations | | X | Unknown |
| Existing and proposed Civic Spaces, Civic Buildings and Civic Zones, calculation of percentage of Civic Space area | | X | Unknown |
| Existing and any proposed Districts | X | | N/A |
| Existing and proposed Special Districts | X | | N/A |
| Existing and proposed Special Requirements | X | | N/A |
| If the Development Parcel Plan site is 80 gross acres or more, the proposed Maximum District Density per District; | N/A | | N/A |
| Proposed Block structure in compliance with Block Perimeter Standards; | | X | Unknown |
| Public Landscaping Plan | | X | Unknown |
| Current zoning and any proposed zoning change | X | | N/A |

Of the elements of the development parcel plan shown above, staff recommends the following:

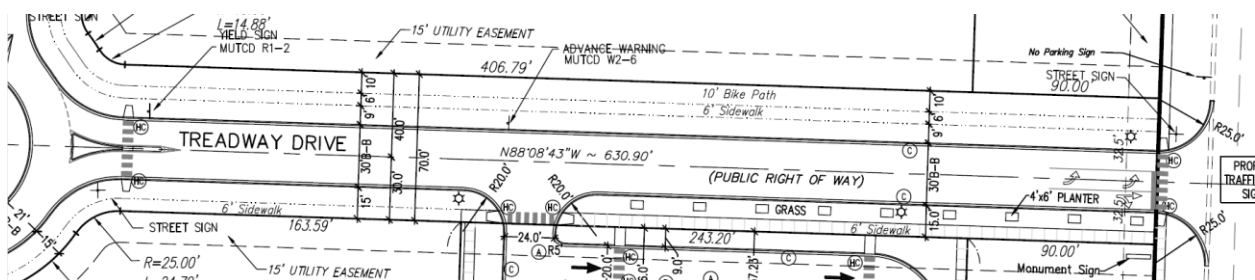


Figure 2 Applicant-proposed Treadway Drive Extension

1. THOROUGHFARES

All streets must conform to the standards of one of the Thoroughfare Types listed in the Munster zoning ordinance. There are 6 possible Thoroughfare Types, each with multiple acceptable Bikeway Types, that can be implemented in a CD-4.B zone. Each of these have been designed to match the character of the land use in a CD-4.B district. The Thoroughfare Standards and Bikeway Types have been included as attachments. Staff notes that the proposed 70' right-of-way of Treadway Avenue or even a 60' right-of-way could accommodate a number of the Town's standard Thoroughfare Types. With respect to Don Powers Drive, it does not appear to have a consistent design its entire length, so staff would recommend implementing a Town Thoroughfare Type along its extension as well.

The Thoroughfares Plan should also include compliant street lighting and street trees.

2. BLOCK SIZES

The perimeter of blocks formed by new and extended thoroughfares should be no greater than 2400'. This standard of small blocks is intended to ensure walkability. Because this information has not been provided on the plans, it is unknown whether the blocks comply with the standard.

3. CIVIC SPACE

All proposed greenspaces, such as retention ponds, must be designated as a Civic Space Type. The Civic Space Types have been included as an attachment. Of the 7 types of Civic Spaces described in the zoning ordinance, staff suggests that a Green is the most appropriate type for this project. A Green is described as *An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.*

4. PUBLIC LANDSCAPING PLAN

A public landscaping plan must be included in the documents to ensure that the required street trees will be installed as well as any screening or landscaping within Civic Spaces.

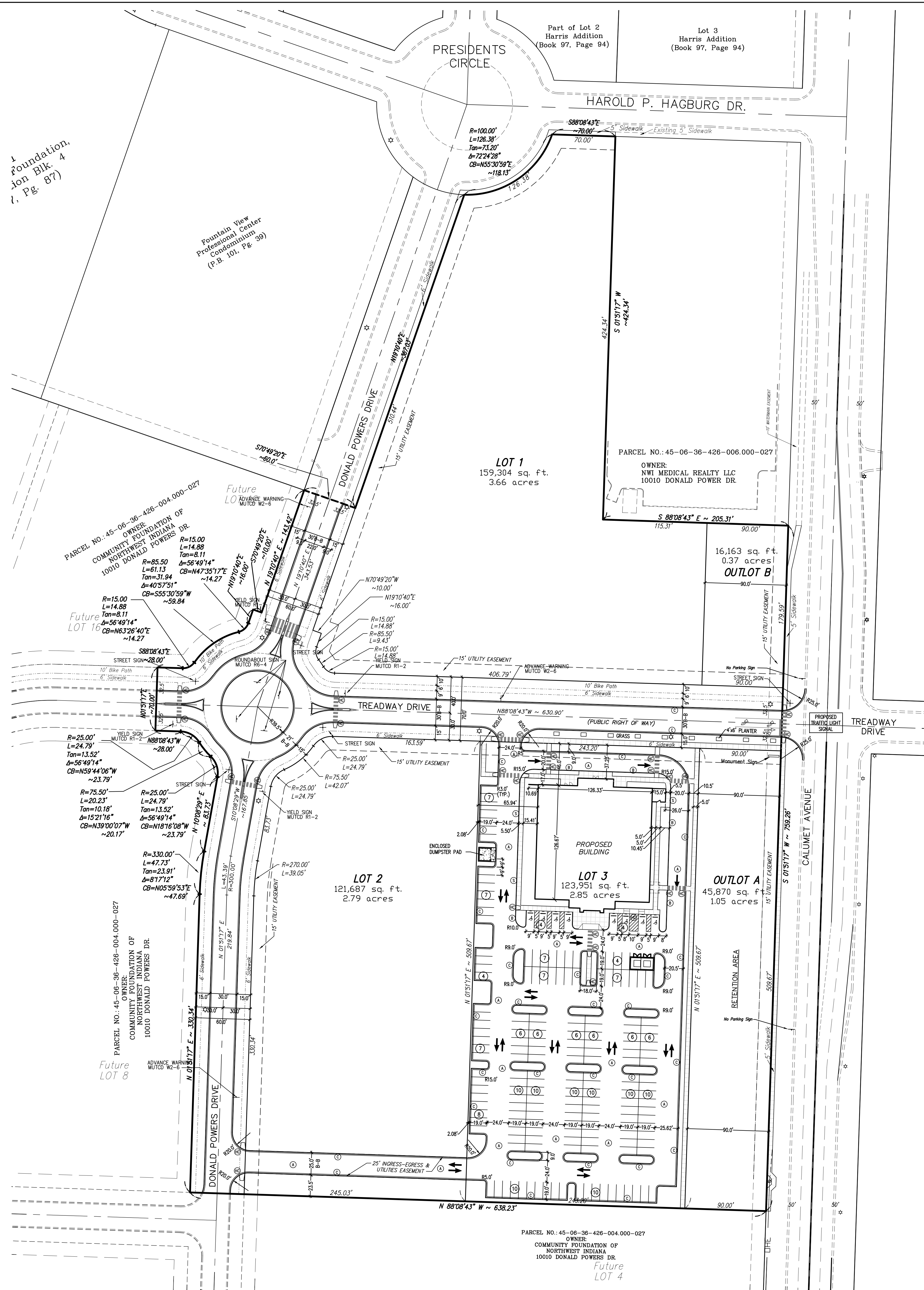
5. TRAFFIC SIGNAL

The plans include a note for a *Proposed Traffic Light Signal* at Treadway Drive and Calumet Avenue. Staff recommends that the conditions for a traffic signal be included in the approval of these plans and that the intersection design be subject to the approval of the Town Engineer.

RECOMMENDATION

The Plan Commission may wish to consider the following motion:

Motion to schedule a public hearing for PC Docket No. 22-005 at the next regular meeting of the Plan Commission and to direct the applicant to prepare a plan demonstrating compliance with the Development Parcel Standards of the Town of Munster.

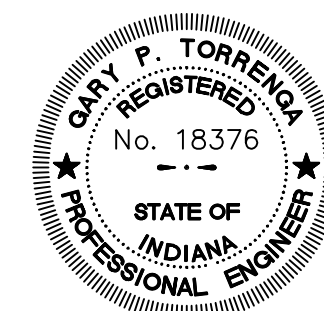


LEGEND
PROPOSED

- (P) NUMBER OF PARKING SPACES
- (A) TYPICAL PAVEMENT
- (C) 18" COMBINED CONCRETE HIGH BACK CURB & GUTTER (SHEET C-5.0)
- (D) 24" COMBINED CONCRETE HIGH BACK CURB & GUTTER (SHEET C-5.0)
- (B) 6" BARRIER CURB (SHEET C-5.0)
- (C) 24" COMBINED CONCRETE GUTTER ONLY
- (CC) 24" CURB CUT (SHEET C-5.1)
- (HC) HANDICAP RAMP
- (S) SIDEWALK / CURB COMBINATION (SHEET C-5.0) POUR FLUSH WITH PAVEMENT.
- ➔ TRAFFIC FLOW ARROWS
- ☼ STREET LIGHT

NOTES:

- CURRENT ZONING CLASSIFICATION CD-4.B (GENERAL URBAN - B DISTRICT.)
- PROPOSED BUILDING ON LOT 3 (CLINIC BUILDING) = 31,845 SQ.-FT. (SEE ARCHITECTURAL PLAN FOR ACTUAL BUILDING DETAILS & DIMENSIONS)
- TOTAL SITE AREA OF LOT 3 = 123,343 SF
- PARKING: (9'X19' MINIMUM (TYPICAL) WITH 24' AISLE)
REQUIRED PARKING: 5.7 SPACES PER 1000 SQ.-FT. OF FLOOR AREA
REQUIRED PARKING BY ORDINANCE:
(31,845/1000) X 5.7 = 182 SPACES
AVAILABLE PARKING SPACES:
STANDARD PARKING = 174 SPACES
HANDICAP PARKING = 8 SPACES
TOTAL AVAILABLE PARKING (INCLUDING HC) = 182
- ALL CURB DIMENSIONS ARE MEASURED TO THE FRONT FACE OF THE CURB.



Gary P. Torrenga



(IN FEET)
1 inch = 60 ft.

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenga.com

CLIENT: Community Foundation of Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321
JOB NO: 2017-5038/2022-5016
SCALE: 1" = 50'

SHEET
C-2.1

REVISIONS:
DATE: 04-21-2022

SITE PLAN

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.B-2 THOROUGHFARE ASSEMBLIES AND STANDARDS
REAR ALLEY



Permitted Districts

CD-3

CD-4.A

CD-4.B

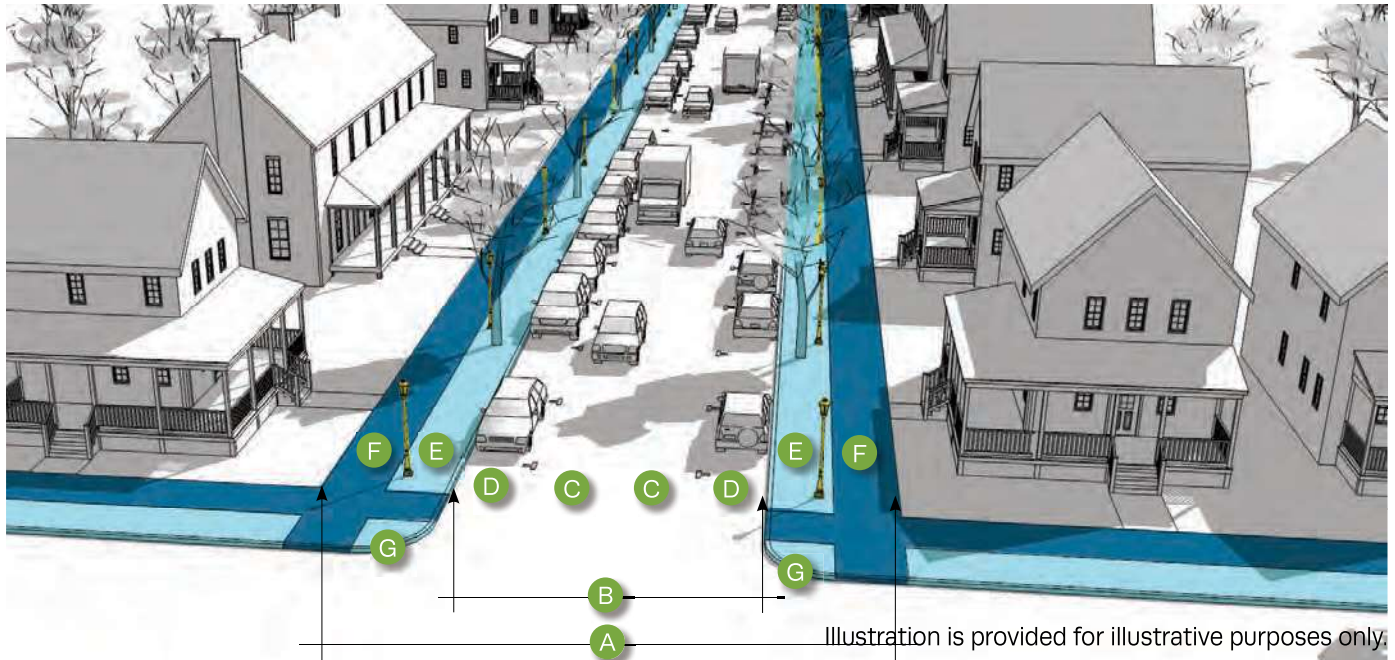
CD-5

| Thoroughfare Type | Rear Lane |
|--------------------|--------------------|
| Right of Way Width | 24 ft max A |
| Pavement Width | 24 ft max B |
| Movement | Slow Movement |
| Assemblies | |
| Travel Lanes | N/A |
| Travel Lane Width | N/A |
| Parking Lanes | none |
| Parking Lane Width | N/A |
| Bikeway Type | N/A |
| Walkway | |
| Walkway Type | none |
| Walkway Width | N/A |

| Planter | |
|----------------|---------------|
| Planter Type | none |
| Planter Width | N/A |
| Landscape Type | none |
| Tree Species | N/A |
| Curb | |
| Turning Radius | Not Regulated |
| Curb Radius | None C |
| Curb Type | None |
| Lighting | |
| | Not Regulated |

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.B-2 THOROUGHFARE ASSEMBLIES AND STANDARDS
NEIGHBORHOOD STREET



Permitted Districts

CD-3

CD-4.A

CD-4.B

| Thoroughfare Type | Rear Lane | |
|--|---|---|
| Right of Way Width | 54 – 76 ft | A |
| Pavement Width | 28 ft – 36 ft | B |
| Movement | Slow | |
| Assemblies | | |
| Travel Lanes | 2 Lanes | |
| Travel Lane Width | 10 ft | |
| Parking Lanes | Parallel, 1 or both sides | |
| Parking Lane Width | 8 ft. | |
| Bikeway Type | Shared Use Lane, Buffered Bicycle Lane. See Table 26-6.502.D (Bikeway Types)* | |
| * Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with Table 26-6.502.D (Bikeway Types). | | |
| Walkway | | |
| Walkway Type | Sidewalk, both sides | F |
| Walkway Width | 5 – 8 ft | |

| Planter | |
|--|---|
| Planter Type | Continuous Planter |
| Planter Width | 8 – 12 ft |
| Landscape Type | Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner. |
| Tree Species | See Town Tree List |
| Curb | |
| Turning Radius | 25 ft min |
| Curb Radius | 10 –20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft. G |
| Curb Type | Raised Curb (Travel Lane may not include gutter, Parking Lane may) |
| * Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route. | |
| Lighting | |
| Lighting Placement | Lighting shall generally be placed midway between Thoroughfare Trees where possible. |
| In CD-3 and SDs | Not Regulated |
| In CD-4.A & 4.B | Within 20 ft of each block corner and at mid-block. |
| Lighting Type | Cobra head lighting not permitted |

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.B-2 THOROUGHFARE ASSEMBLIES AND STANDARDS
COMMERCIAL STREET

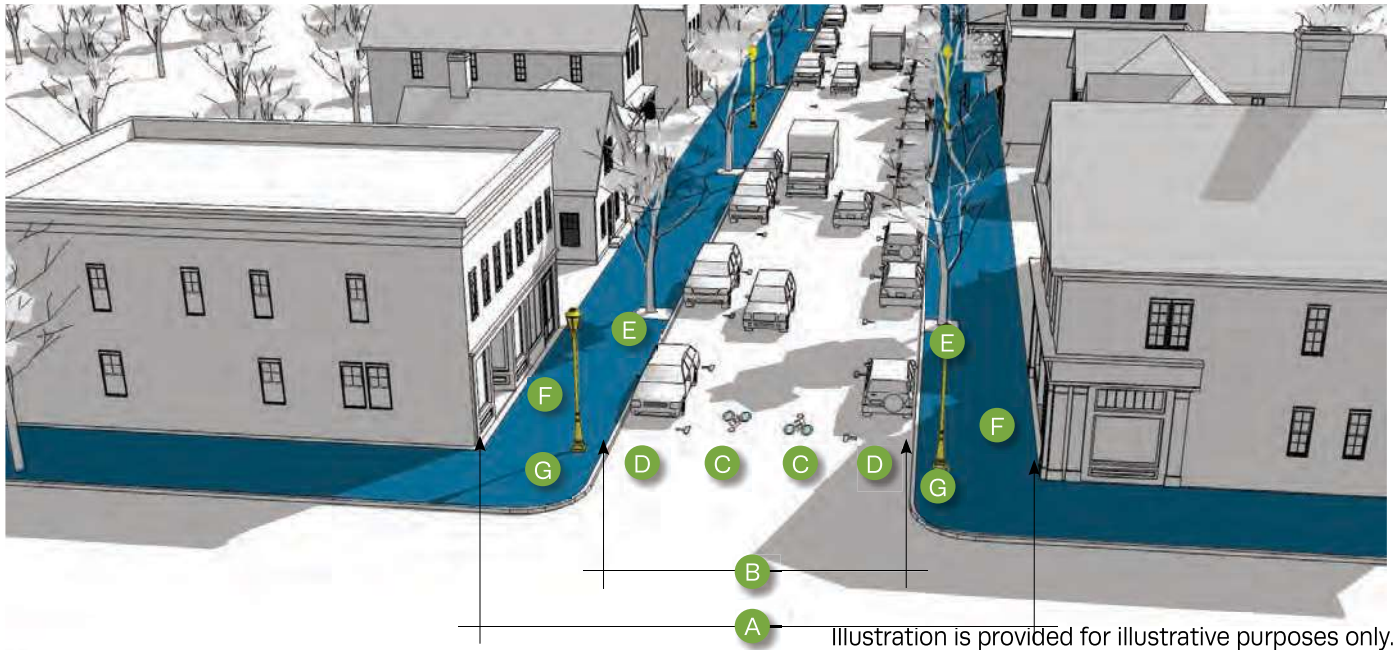


Illustration is provided for illustrative purposes only.

Permitted Districts

CD-4.A

CD-4.B

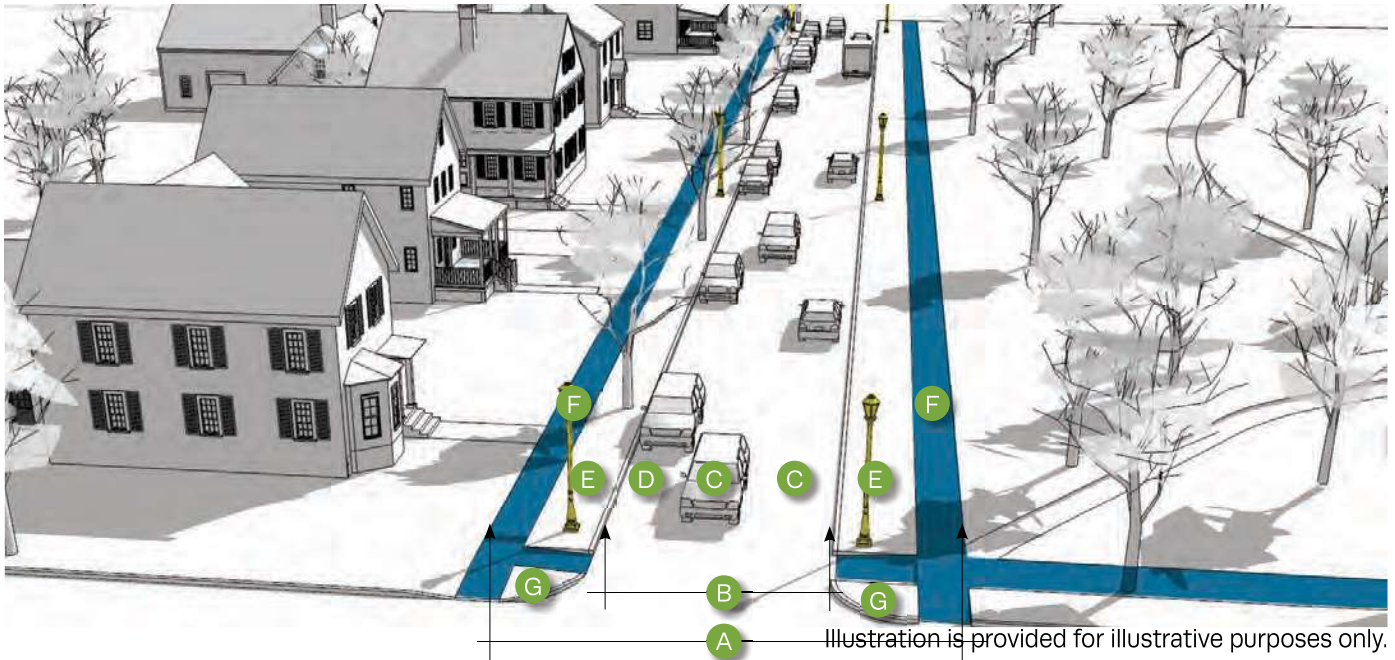
CD-5

| Thoroughfare Type | Rear Lane | |
|--|---|---|
| Right of Way Width | 60 – 76 ft | A |
| Pavement Width | 36 ft | B |
| Movement | Slow | |
| Assemblies | | |
| Travel Lanes | 2 Lanes | |
| Travel Lane Width | 10 ft | C |
| Parking Lanes | Parallel, 2 sides | D |
| Parking Lane Width | 8 ft, marked | |
| Bikeway Type | Shared Use Lane, Buffered Bicycle Lane. Protected Bicycle Lane. See Table 26-6.502.D (Bikeway Types)* | |
| * Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with Table 26-6.502.D (Bikeway Types). | | |
| Walkway | | |
| Walkway Type | Sidewalk, both sides | F |
| Walkway Width | 12 – 20 ft | |

| Planter | | |
|---|---|---|
| Planter Type | Tree Well or Planter | E |
| Planter Width | 4 – 6 ft | |
| Landscape Type | Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner. | |
| Tree Species | See Town Tree List | |
| Curb | | |
| Turning Radius | 25 ft min | |
| Curb Radius | 5 – 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft. | G |
| Curb Type | Raised Curb (Travel Lane may not include gutter, Parking Lane may) | |
| *Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route. | | |
| Lighting | | |
| Lighting Placement | Lighting shall generally be placed midway between Thoroughfare Trees where possible. | |
| In CD-3 and SDs | Not Regulated | |
| In CD-4.A & 4.B | Within 20 ft of each block corner and at mid-block. | |
| In CD-5 | Within 20 ft of each block corner and at 50 ft min O.C. | |
| Lighting Type | Cobra head lighting not permitted | |

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.B.2 THOROUGHFARE ASSEMBLIES AND STANDARDS
DRIVE



Permitted Districts

CD-3

CD-4.A

CD-4.B

| Thoroughfare Type | Rear Lane | |
|--|---|---|
| Right of Way Width | 50 – 72 ft | A |
| Pavement Width | 18 28 ft | B |
| Movement | Slow | |
| Assemblies | | |
| Travel Lanes | 1 – 2 lanes | |
| Travel Lane Width | 10 ft | C |
| Parking Lanes | Parallel, 1 side | D |
| Parking Lane Width | 8 ft., unmarked | |
| Bikeway Type | Shared Use Lane, Buffered Bicycle Lane. See Table 26-6.502.D (Bikeway Types)* | |
| * Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with Table 26-6.502.D (Bikeway Types). | | |
| Walkway | | |
| Walkway Type | Sidewalk, both sides | F |
| Walkway Width | 8 – 10 ft | |

| Planter | | |
|--|--|---|
| Planter Type | Continuous Planter | E |
| Planter Width | 8 – 12 ft | |
| Landscape Type | Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner. | |
| Tree Species | See Town Tree List | |
| Curb | | |
| Turning Radius | 25 ft min | |
| Curb Radius | 10 – 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft. | G |
| Curb Type | Raised Curb (Travel Lane may not include gutter, Parking Lane may) | |
| * Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route. | | |
| Lighting | | |
| Lighting Placement | Lighting shall generally be placed midway between Thoroughfare Trees where possible. | |
| In CD-3 and SDs | Not Regulated | |
| In CD-4.A & 4.B | Within 20 ft of each block corner and at mid-block. | |
| Lighting Type | Cobra head lighting not permitted | |

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.B-2 THOROUGHFARE ASSEMBLIES AND STANDARDS
2 LANE AVENUE

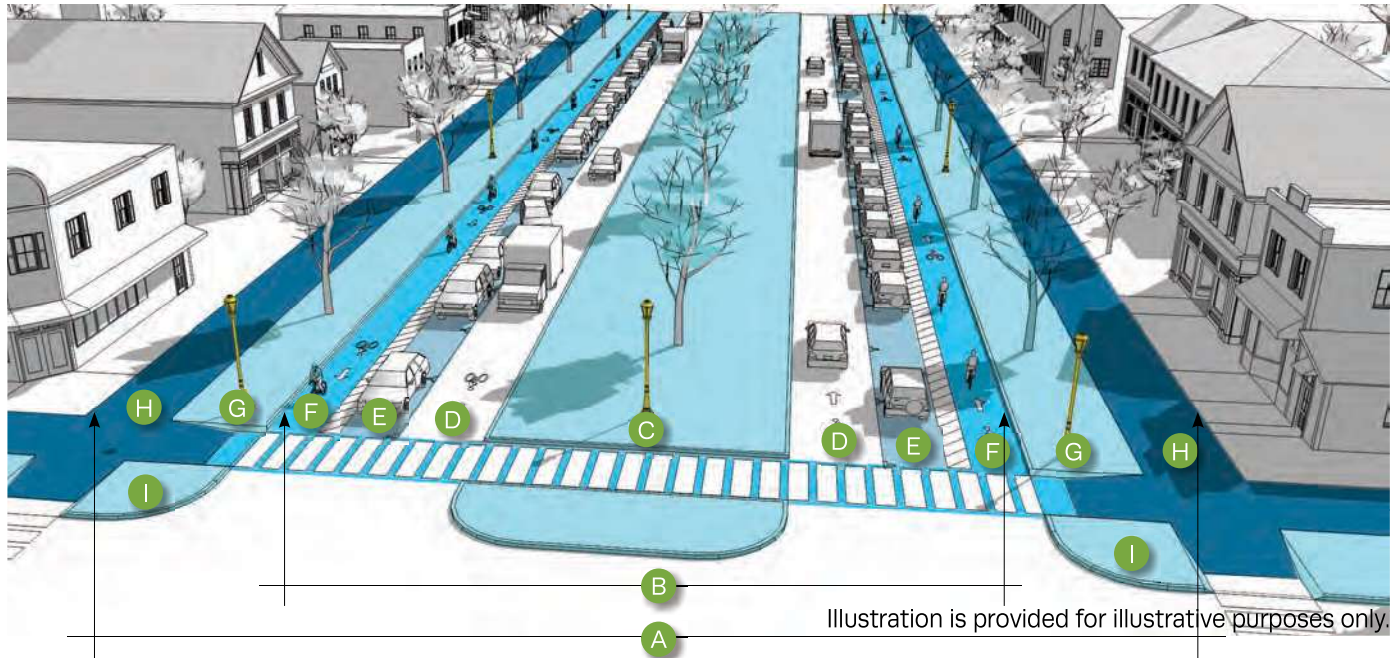


Illustration is provided for illustrative purposes only.

Permitted Districts

CD-3

CD-4.A

CD-4.B

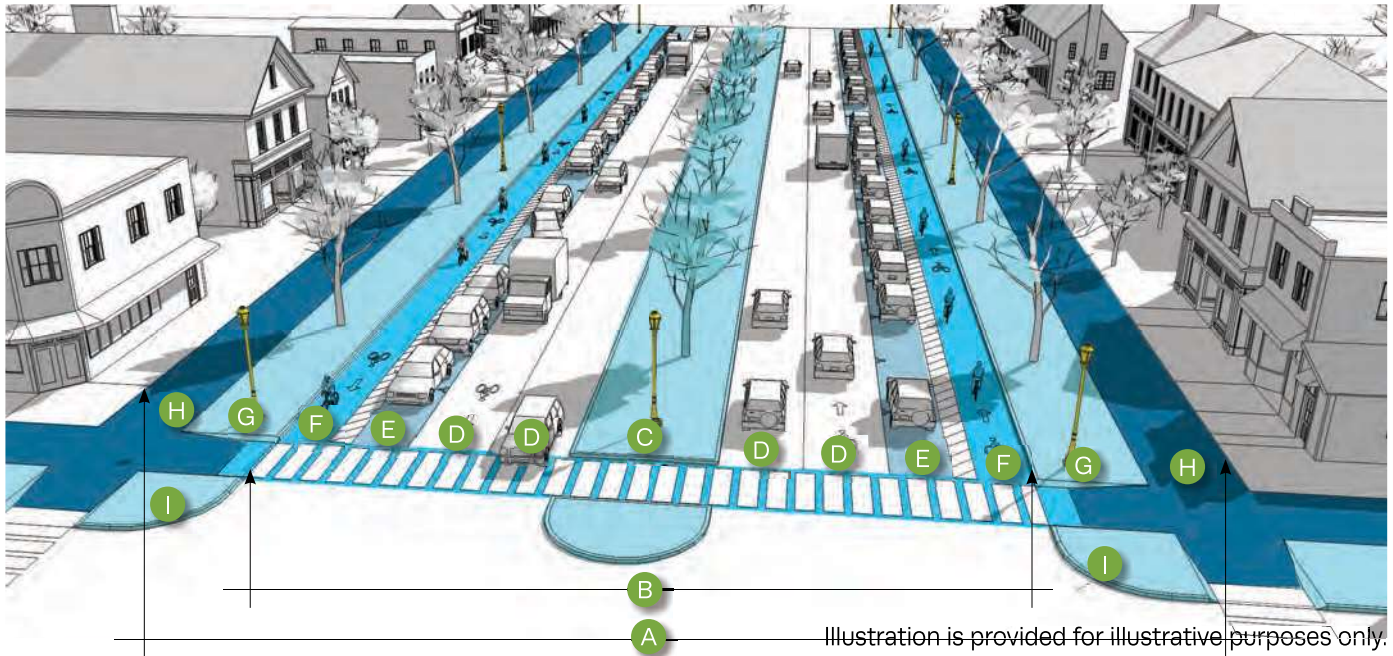
CD-5

| Thoroughfare Type | Rear Lane | |
|--|---|---|
| Right of Way Width | 79 - 176 ft | A |
| Pavement Width | 36 ft | B |
| Movement | Slow | |
| Assemblies | | |
| Median Width | 15 - 60 ft | C |
| Travel Lanes | 2 Lanes | |
| Travel Lane Width | 10 ft | |
| Parking Lanes | Parallel, 2 sides | E |
| Parking Lane Width | 8 ft, marked | |
| Bikeway Type | Shared Use Lane, Buffered Bicycle Lane, Protected Bicycle Lane. See Table 26-6.502.D (Bikeway Types)* | F |
| * Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with Table 26-6.502.D (Bikeway Types). | | |
| Walkway | | |
| Walkway Type | Sidewalk, both sides | H |
| Walkway Width | 6 - 20 ft | |

| Planter | |
|--|--|
| Planter Type | Continuous Planter |
| Planter Width | 8 - 20 ft |
| Landscape Type | Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner. |
| Tree Species | See Town Tree List |
| Curb | |
| Turning Radius | 25 ft min |
| Curb Radius | 10 - 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft. G |
| Curb Type | Raised Curb (Travel Lane may not include gutter, Parking Lane may) |
| * Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route. | |
| Lighting | |
| Lighting Placement | Lighting shall generally be placed midway between Thoroughfare Trees where possible. |
| In CD-3 and SDs | Not Regulated |
| In CD-4.A & 4.B | Within 20 ft of each block corner and at mid-block. |
| In CD-5 | Within 20 ft of each block corner and at 50 ft min O.C. |
| Lighting Type | Cobra head lighting not permitted |

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.B-2 THOROUGHFARE ASSEMBLIES AND STANDARDS
4 LANE AVENUE



Permitted Districts

CD-4.A **CD-4.B** **CD-5**

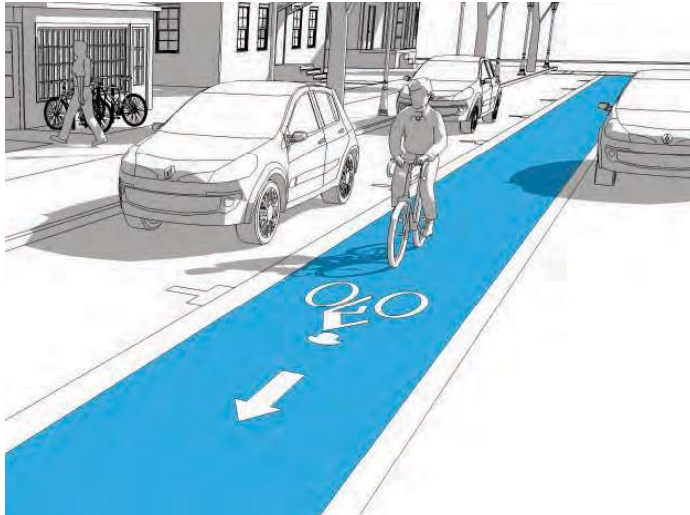
| Thoroughfare Type | Rear Lane | |
|--|--|----------|
| Right of Way Width | 99 196 ft | A |
| Pavement Width | 56 ft | B |
| Movement | Slow | |
| Assemblies | | |
| Median Width | 15 – 60 ft | C |
| Travel Lanes | 4 Lanes | |
| Travel Lane Width | 10 ft | |
| Parking Lanes | Parallel, 2 sides | E |
| Parking Lane Width | 8 ft, marked | |
| Bikeway Type | Shared Use Lane, Buffered Bicycle Lane. Protected Bicycle Lane. See Table 26-6.502.D (Bikeway Types)C* | F |
| * Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with Table 26-6.502.D (Bikeway Types). | | |
| Walkway | | |
| Walkway Type | Sidewalk, both sides | H |
| Walkway Width | 6 – 20 ft | |

| Planter | |
|--|---|
| Planter Type | Continuous Planter |
| Planter Width | 8 – 20 ft |
| Landscape Type | Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner. |
| Tree Species | See Town Tree List |
| Curb | |
| Turning Radius | 25 ft min |
| Curb Radius | 10 – 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft. G |
| Curb Type | Raised Curb (Travel Lane may not include gutter, Parking Lane may) |
| * Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route. | |
| Lighting | |
| Lighting Placement | Lighting shall generally be placed midway between Thoroughfare Trees where possible. |
| In CD-3 & SDs | Not Regulated |
| In CD-4.A & 4.B | Within 20 ft of each block corner and at mid-block. |
| In CD-5 | Within 20 ft of each block corner and at 50 ft min O.C. |
| Lighting Type | Cobra head lighting not permitted |

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.D BIKEWAY TYPES

Bicycle Lane



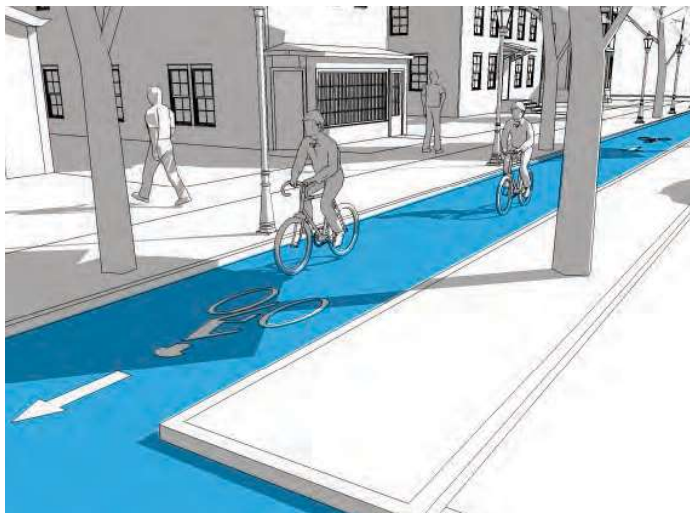
Permitted Districts

CD-3 **CD-4.A** **CD-4.B** **CD-5**

| | |
|------------------------|---|
| Riding Surface Width | 5 ft min |
| Buffer | None |
| Movement | With traffic |
| Intersection Detailing | Signalized, Peg-a-Track, colored, Bicycle Box |
| Bicycle Parking | Rack, bicycle shelter, bicycle station |

Illustration is provided for illustrative purposes only.

Protected Bicycle Lane



Permitted Districts

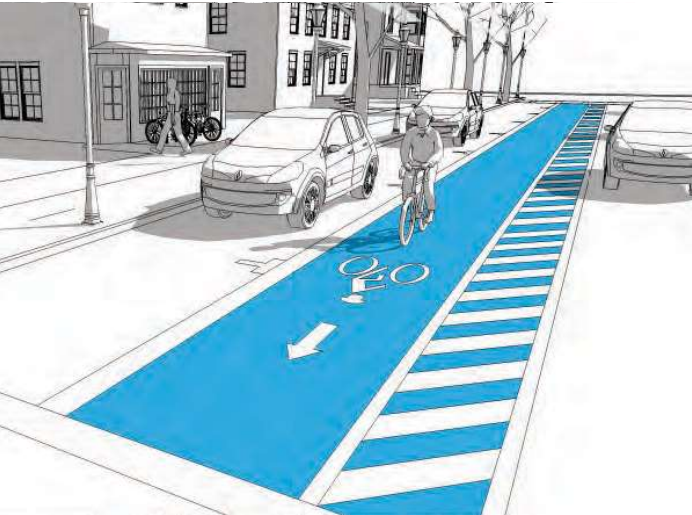
CD-3 **CD-4.A** **CD-4.B** **CD-5**

| | |
|------------------------|--|
| Riding Surface Width | 5 ft min |
| Buffer | 3 ft min, painted buffer, curb, or planter strip |
| Movement | With traffic or dual direction |
| Intersection Detailing | Signalized, Peg-a-Track, colored, Bicycle Box |
| Bicycle Parking | Rack, bicycle shelter, bicycle station |

Illustration is provided for illustrative purposes only.

TABLE 26-6.502.D BIKEWAY TYPES

Buffered Bicycle Lane



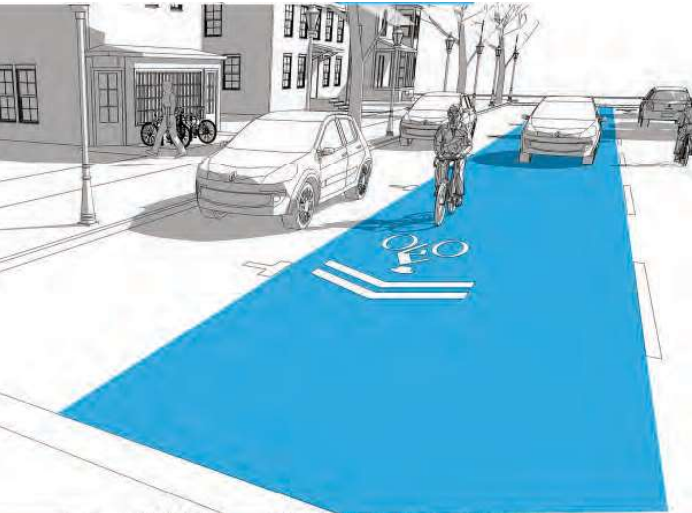
Permitted Districts

| CD-3 | CD-4.A | CD-4.B | CD-5 |
|------|--------|--------|------|
|------|--------|--------|------|

| | |
|------------------------|---|
| Riding Surface Width | 5 ft min each way |
| Buffer | 2 ft min, painted buffer |
| Movement | With traffic or Contra-flow (2 lanes on the same side of the street or 1 lane on each side) |
| Intersection Detailing | Signalized, Peg-a-Track, colored, Bicycle Box |
| Bicycle Parking | Rack, bicycle shelter, bicycle station |

Illustration is provided for illustrative purposes only.

Shared Use Lane



Permitted Districts

| CD-3 | CD-4.A | CD-4.B | CD-5 |
|------|--------|--------|------|
|------|--------|--------|------|

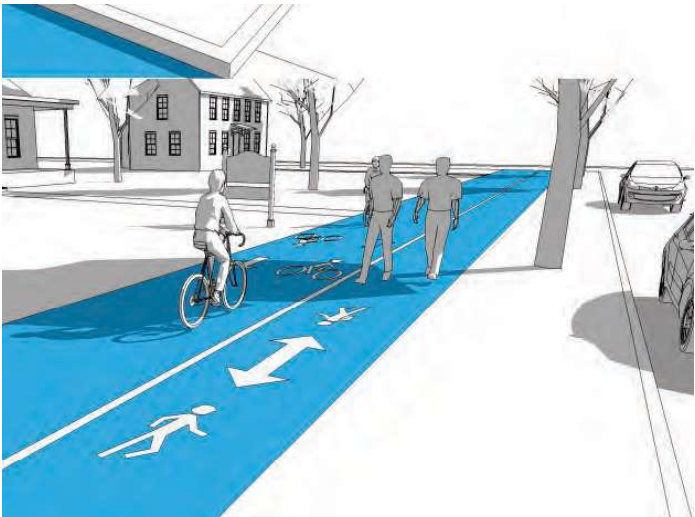
| | |
|------------------------|--------------------------------------|
| Riding Surface Width | Same as Vehicular Lane |
| Buffer | N/A |
| Movement | With Traffic |
| Intersection Detailing | Signed, signalized |
| Bicycle Parking | Opportunistic, rack, Bicycle Shelter |

Illustration is provided for illustrative purposes only.

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.D BIKEWAY TYPES

Shared Use Path



Permitted Districts

| | | | |
|------|--------|--------|------|
| CD-3 | CD-4.A | CD-4.B | CD-5 |
|------|--------|--------|------|

| | |
|------------------------|--|
| Riding Surface Width | 10 ft min |
| Buffer | 3 ft min, curb or planter strip |
| Movement | With traffic or dual direction |
| Intersection Detailing | Signed, signalized, Peg-a-Track |
| Bicycle Parking | Rack, bicycle shelter, bicycle station |

Illustration is provided for illustrative purposes only.

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.504.B-2 CIVIC SPACE – SPECIFIC STANDARDS

Park



Permitted In/Adjacent To:

CD-3 | CD-4.A | CD-4.B

Intent

A natural area available for unstructured recreation. A Park may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.

Specifications

| | |
|-----------|---------------|
| Size | 8 ac min. |
| Frontage | Not Regulated |
| Character | Natural |

Typical Facilities

- Passive and active recreation
- Recreational and community facilities
- Playgrounds and play structures
- Paths and trails
- Accessory structures

Green



Permitted In/Adjacent To:

CD-3 | CD-4.A | CD-4.B | CD-5

Intent

An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.

Specifications

| | |
|-----------|----------------------|
| Size | 1/2 ac min, 8 ac max |
| Frontage | Independent |
| Character | Informal |

Typical Facilities

- Passive and active recreation
- Playgrounds and play structures
- Paths and trails
- Accessory structures

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.504.B-2 CIVIC SPACE – SPECIFIC STANDARDS

Square



Permitted In/Adjacent To:

CD-4.A CD-4.B CD-5

Intent

An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of Paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares.

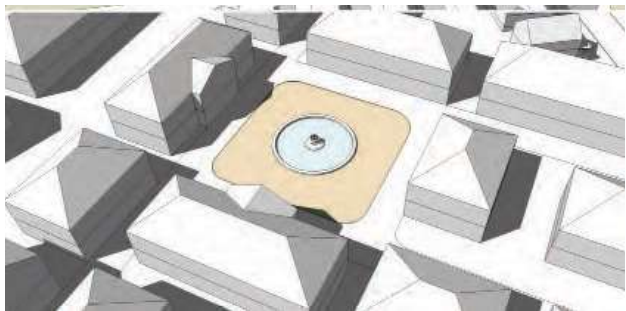
Specifications

| | |
|-----------|-------------------------------|
| Size | 0.5 acres min. 5 acres max |
| Frontage | Buildings |
| Character | Formal |

Typical Facilities

- Passive recreation
- Paths
- Accessory structures

Plaza



Permitted In/Adjacent To:

CD-4.A CD-4.B CD-5

Intent

An Open Space available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Thoroughfares.

Specifications

| | |
|-----------|----------------------------|
| Size | 0.5 ac min. 2 acres max |
| Frontage | Buildings |
| Character | Formal |

Typical Facilities

- Passive recreation
- Paths
- Accessory structures
- Water features

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.504.B-2 CIVIC SPACE – SPECIFIC STANDARDS

Playground



Permitted In/Adjacent To:

CD-3 CD-4.A CD-4.B CD-5

Intent

An Open Space designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Parks and Greens.

Specifications

| | |
|-----------|--------------------|
| Size | No min. No max |
| Frontage | Buildings |
| Character | Formal or Informal |

Typical Facilities

- Active recreation
- Play structures
- Paths
- Water features

Community Garden



Permitted In/Adjacent To:

CD-3 CD-4.A CD-4.B CD-5

Intent

A grouping of garden plots available for small-scale cultivation, generally to residents without private gardens. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Parks and Greens.

Specifications

| | |
|-----------|---|
| Size | No min. No max |
| Frontage | May be enfronted by Buildings or be located behind Buildings |
| Character | Formal |

Typical Facilities

- Active recreation
- Garden plots
- Accessory structures
- Running water

TABLE 26-6.504.B-2 CIVIC SPACE – SPECIFIC STANDARDS

Sports Field



Permitted In/Adjacent To:

CD-3 CD-4.A CD-4.B

Intent

A Civic Space that consists of one or more programmed athletic fields and associated facilities. A Sports Field may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of Paths and trails, trees, and lawns or fields, formally or informally disposed.

Specifications

| | |
|-----------|------------------------|
| Size | Not Regulated |
| Frontage | Buildings or Landscape |
| Character | Formal |

Typical Facilities

- Active recreation
- Recreational and community facilities
- Paths
- Accessory structures