

**Oaks at Palm Aire
Superior Design Alternative Justification**

The Applicant respectfully requests the Architectural Appearance Committee grant the following deviation from the Code's design standards:

- 1. 155.5602.C.7.a. and b. Fenestration/Transparency. a. At least 30 percent of the street-facing façade area of the ground-level floor of buildings shall be occupied by windows or doorways. b. All ground-level windows on street-facing facades shall be transparent.**

In lieu of providing transparent windows on street-facing facades for the golf maintenance facility building and the covered storage area, the Applicant proposes occupying 33 percent of the street-facing façade areas with spandrel glass and adding other architectural features. This design meets the superior design criteria outlined in the City Code as it, "contributes to the overall design and helps the project achieve excellence by creating a project of distinction and thus exceeds the deviation from the Code requirement in terms of aesthetic quality." Specifically, the design helps to create a project of excellence and distinction in the following ways:

- a. The golf maintenance facility building and covered storage area have been oriented on the site with building placement along Oaks Clubhouse Dr., with landscaping and sidewalk between the right-of-way and the buildings. Additionally, the multi-family buildings have been oriented towards Oaks Clubhouse Dr., with parking behind the buildings, shielding any vehicular use area from the public view, and providing a more urban environment.
- b. The use of the buildings for storage of equipment does not lend itself to creating an active use with transparent windows. Providing spandrel glass rather than transparent glass windows will create a superior building design, allowing a storage building to be designed with large windows and incorporate an active use and urban design. Using clear glass would allow public view of the equipment stored in the building, thus removing the active use component of the design.
- c. The length of the building along Oaks Clubhouse Dr. consists of different planes and variant roof line which includes a pitched roof and a raised central parapet for the storage building and a gable end roof for the maintenance building contributing to interest thru massing. Contrasting yet compatible materials provide an inviting aesthetic. The glazing percentage on both buildings exceed the 30% minimum requirement, currently providing 33%. Additionally, the storage building has a central green wall framed by traditional and elegant banding creating a stronger central anchor to the structure. Additionally, both buildings have been designed to match the architectural elements of the new clubhouse and apartment buildings, creating a cohesive design as one development.
- d. The two, smaller, one-story buildings as located on the site also help soften some of the height and massing transitions between the right- of-way and the project.
- e. A limestone cream stone veneer is provided at the lower level frame outs and entries of the residential buildings. This design feature provides an elevated texture and look which complements the architecture of the project.