
DATE: September 23, 2022

TO: AHBR Members

FROM: Nick Sugar, City Planner; Alicia Schrenk, Associate Planner

SUBJECT: Hudson Community Living – Informal Architectural Review

City staff has reviewed the provided renderings and site plan and can provide following comments.

Land Development Code Standards for Orientation - Section 1205.06 for Zoning District 3

Building siting and orientation: The following building siting and orientation requirements shall apply to duplexes and single-family detached development in District 3, except for new development with a front yard depth of 130 feet or more.

- The main entrance(s) to the residence shall face the street.
- The front wall of the principal structure shall be parallel to the street.
- Doors of attached garages shall not face the street.
- Detached garages shall be located only in the rear yard.

Land Development Code definition of street: "Street" shall mean an improved vehicular passage within a right-of-way that primary means of access to abutting lots. The term "street" includes avenue, drive, circle, road, roadway, parkway, boulevard, or any other similar term.

Staff Comment:

Staff has determined the above LDC standards are not applicable to the buildings located greater than 130', S. Oviatt, a public street, and acknowledges the remaining buildings would be served by a private drive. The proposed clubhouse along S. Oviatt Street would meet the above orientation standards.

Architectural Design Standards for Orientation

- In new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side yard or from the rear.
- The design of any building shall be judged in reference to its site and the character of its surroundings, not as an independent object. The site plan for all new buildings shall be prepared with a clear understanding of the framework that exists or is being created in a particular area, through development standards, zoning and other regulations.

- The main building of an institutional use shall have an architectural character consistent with its public nature. It shall be easily distinguished from residential buildings

Staff Comment:

The intent of the standards is to have dwellings oriented towards a street with side or rear facing garages. Staff acknowledges the applicants specific design intent to orient the buildings inward towards a shared communal space. The proposal is also unique as it would be classified as an Institutional Use per Section 1206 use regulations, though architecturally designed as residential duplex cottages. The architectural design standards are specific to residential use; however, the proposed institutional use has specific ADA and program needs.

Therefore, staff recommends the following:

AHBR may waive any requirements of the standards, including garage door orientation based on the following from Section II-1

- The creation and maintenance of the "public realm" takes precedence over individual buildings.
- Buildings shall maintain a high level of architectural quality.
- The site plan and building shall respect the land and the environment in which they are placed.
- There shall be architectural variety within a defined framework.
- New buildings and alterations shall respect the existing context and framework.
- The project is an exceptional design, meaning that it is either especially creative or it is designed in response to unique situation, such as a very difficult site or an unusual program requirement.

OR

Exceptional and unique conditions exist that create a practical difficulty in complying with the requirements of these Standards. The AHBR should consider the factors enumerated in as defined in the Land Development Code in determining "practical difficulty".

Additionally, Staff recommends the facades facing the internal greenspace be enhanced with wider porches along end units. The applicant should also consider a more prominent entryway along these rear facades, in lieu of the proposed side entry doors.

Architectural Design Standards for variety (look alike)

Single family or two-family residential buildings in proximity to each other on the street shall not look alike. The property being reviewed shall be compared to the buildings on the three lots on either side of it, and to the building on the lot facing it across the street, and to the two lots on either side of that building. Buildings which are the same type must differ from one another in two of the following:

- Wall material: Materials which are the same but are a different color or texture shall not be considered different materials for the purposes of these Design Standards.

- Architectural style: Victorian, Greek Revival, Tudor, Italianate, etc.
- Major features such as porches and turrets
- Organization and number of bays: For the purposes of look-alike, the following shown in (40), (41), (42), and (43), shall be considered different bay organization
- Wing configuration: For the purpose of look alike, the wing configurations shown in (38) shall be considered to be different from one another.
- Roof shape: For the purpose of distinguishing different roof shapes, the following shall be considered different from one another: A. Gable roof - front facing, B. Gable roof - side facing, C. Cape roof, D. Hip roof, Gambrel roof - front facing, E. Gambrel roof - side facing, F. Flat roof, G. Shed roof - front facing, H. Shed roof - side facing, I. Mansard roof. For the purposes of look alike, the roof shape on the main body of the building shall determine the orientation of the roof, i.e., whether the roof is front-facing or side-facing.

Staff Comment:

Compliance with the look alike is appropriate for the project and supports the high architectural quality standard needed for the above deviation of the orientation standards. The applicant should be able to maintain a common floor plan for the units and still meet the look alike standards by considering changes in wall material, roof shape, bay organization and porch design.

