

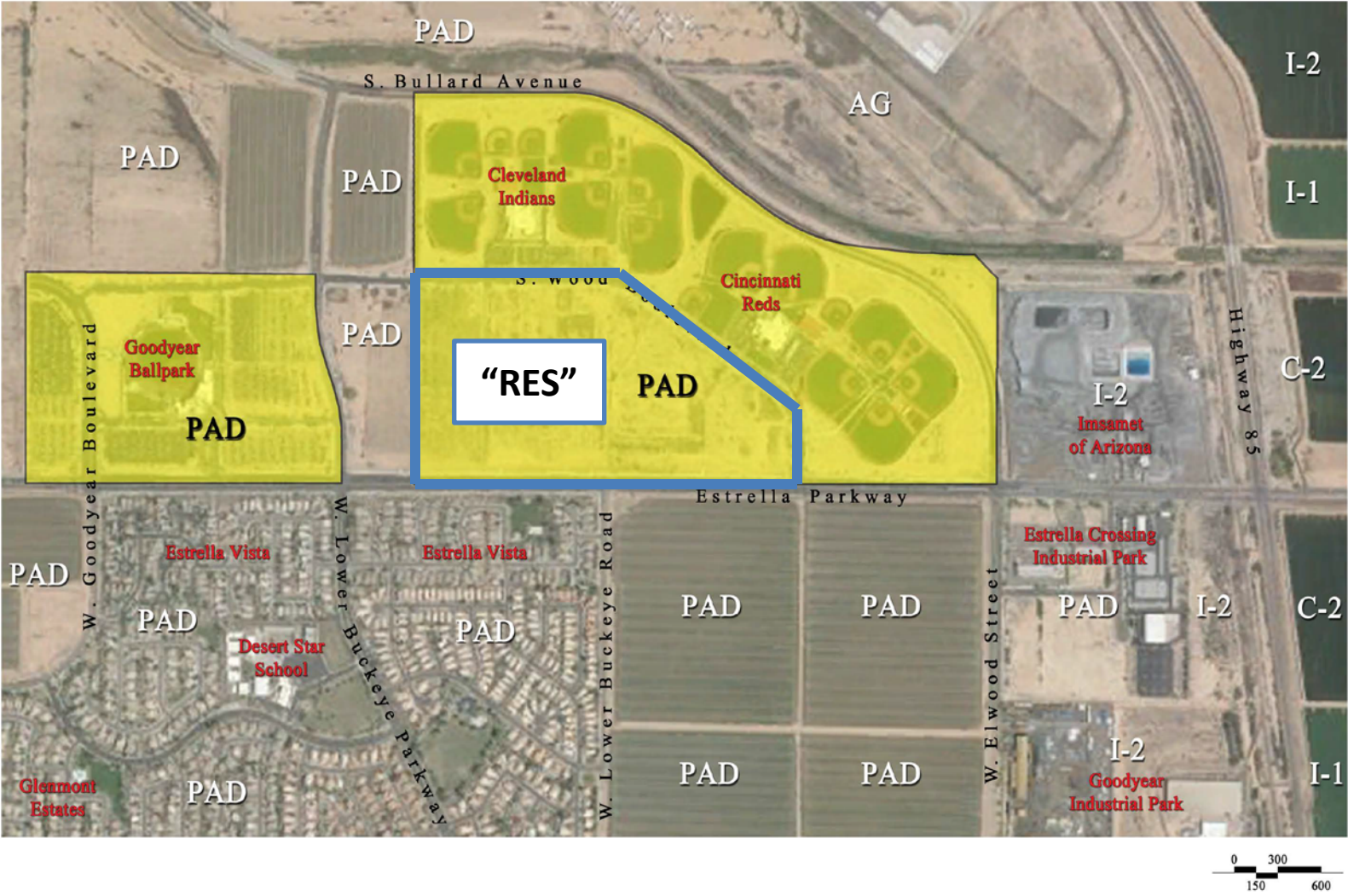
# Ballpark Village & Ballpark Village - South

Ownership Map



Ballpark Village & Ballpark Village - South  
Restated & Amended Final PAD Application Supplemental Narrative  
April 2017





Ballpark Village & Ballpark Village - South  
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April 2017



This land use map is not intended to depict exact boundary lines for the uses described. The areas depicted for each residential area/density range is "approximate" and for illustrative purposes only.

Ballpark Village & Ballpark Village - South

Restated & Amended Final PAD

April 2017



# Conceptual Master Landscape Plan (RES category)

\*NOTE: Plan based on Conceptual Lotting Plan - I (RES Category)



This concept is provided for illustrative purpose only and is intended to be an example or description of only one design that could be in compliance with this 2017 PAD. Final Site Planning decisions on the layout, lot sizes, lot design, housing types, architecture, amenities, landscaping, open space, circulation, etc. that are within the parameters of this 2017 PAD, the Design Guidelines, and applicable Zoning Stipulations will be determined through the City's Site Plan, Design Review, and Plat processes.

Ballpark Village & Ballpark Village - South  
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April 2017

# RESIDENTIAL DESIGN GUIDELINES

(PAD Booklet Exhibit 15)

# COMMON AREA ELEMENTS

“...community design elements that complement the existing character of the surrounding Ballpark facilities.”

# EXAMPLES OF ARCHITECTURAL ELEMENTS OF HOUSING PRODUCTS

“...contemporary and urban-like  
design...”

<b><u>Architectural Design Features &amp; Elements</u></b>	<b><u>Allocated Points</u></b>	<b><u>If a Feature/Element is Selected, Enter Points Here</u></b>
<i>Use of the following throughout each subdivision or multi-family site as a standard item on/for all residential units or buildings:</i>		
Flat roof architecture	10	
Partial or complete use of standing seam metal roof	10	
Front elevation balcony (use of balconies by multi-family builder)	9	
Smooth sand finish exterior stucco	7	
Horizontal and/or vertical stucco control joints within exterior design	8	
Partial use of lap siding - complimentary to smooth sand finish stucco exterior	6	
Exterior square corner/straight edge stucco treatment	4	
Flat tile as roofing material	4	
Flush/flat or square/rectangular garage & entry door panels (must have contemporary theme)	5	
Opaque glass within garage door (top row windows only – square or rectangular design)	5	
Clear glass within garage door (top row windows only – square or rectangular design)	2	
Opaque glass within entire garage door (square or rectangular panels)	9	
Opaque glass utilized within front entry door (asymmetrical/offset or window area $\geq 40\%$ of door - square or rectangular panels)	5	
Clear glass utilized within front entry door (asymmetrical/offset or window area $\geq 40\%$ of door - square or rectangular panels)	3	
Stone/brick veneer or other appropriate style of paneling on front elevation	6	
Stone/brick veneer or other appropriate style paneling on front & rear elevations	8	
Parapet wall(s) at roof line (visual appearance that $\geq 33\%$ of front facing roof is flat when viewed from the front of the home)	9	
Horizontal window pop-outs (non-full surround pop-outs)	3	
Metal awning over at least one (1) front elevation window	7	
Metal awning over garage	8	
Metal awning over main entry	7	
Metal railing for front elevation balcony	8	
Contemporary styled coach lights and address/unit identification placards	2	

Ballpark Village & Ballpark Village - South

Restated & Amended Final PAD

April 2017

41

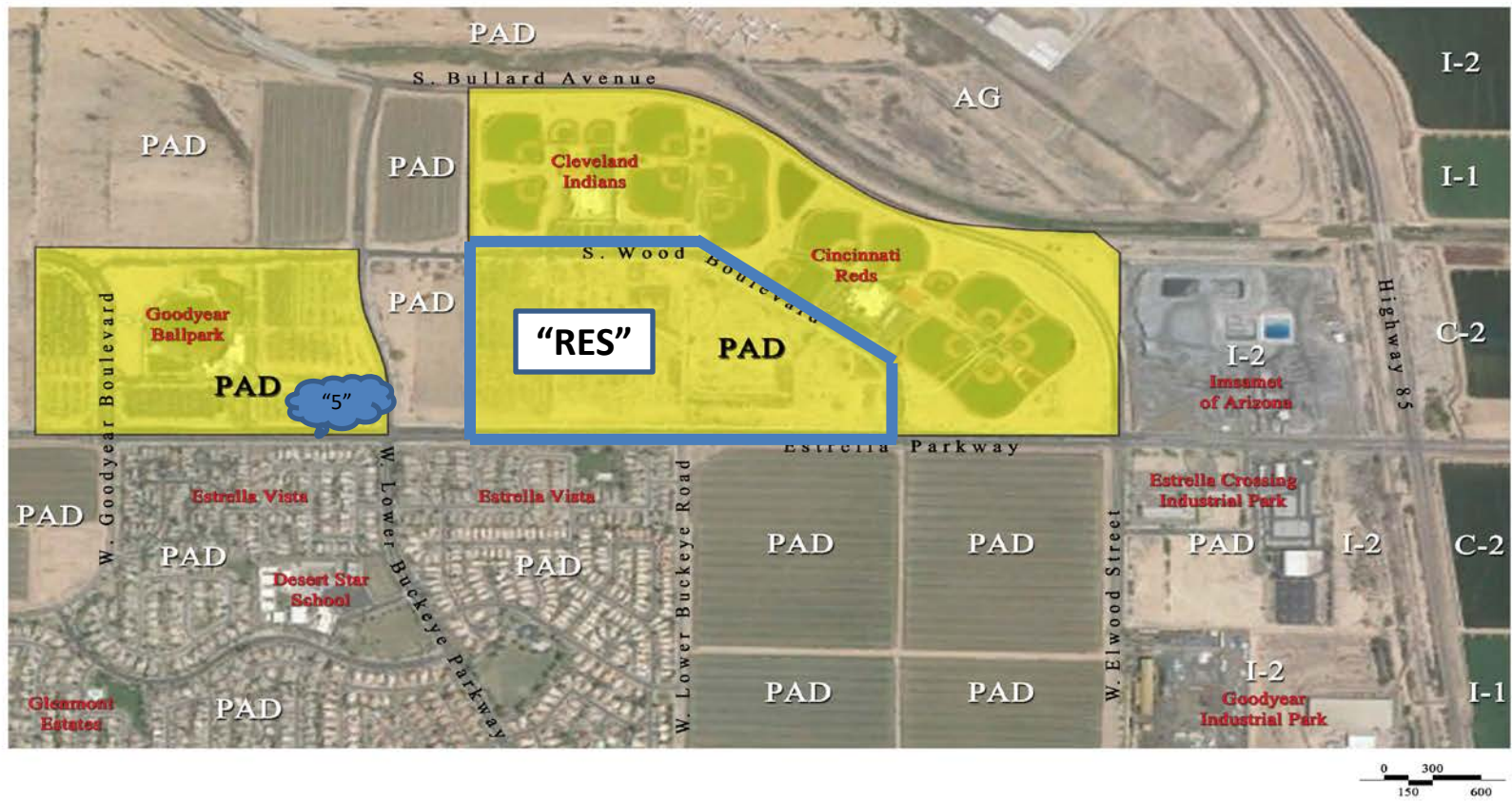


Inclusion of welded-wire paneling into side-entry gates or other design element within front elevation	4	
Full metal side-entry gates	5	
Clean, symmetrical & hard-edged landscape design with contemporary themed lighting and use of metals or concrete	9	
Clean, symmetrical & hard-edged landscape design with contemporary themed lighting - no use of metals or concrete accents	7	
Non-typical, symmetrical square/rectangular driveway patterns (includes use of stone, pavers brick or detached concrete sections)	8	
Non-typical, symmetrical square/rectangular walkway patterns (includes use of stone, pavers brick or detached concrete sections)	6	
Exposed aggregate driveway	3	
Exposed aggregate walkway	2	
<b><i>For single-family attached &amp; detached housing, if the following choices are provided to home buyers as optional elevation treatments or exterior design elements (on/for all residential units or sections of buildings &amp; not a standard item), the following shall apply:</i></b>		
Flat roof architecture	5	
Partial or complete use of standing seam metal roof	5	
Front elevation balcony	4.5	
Partial use of lap siding - complimentary to smooth sand finish stucco exterior	3	
Flat tile as roofing material	2	
Opaque glass within garage door (top row windows only – square or rectangular design)	2.5	
Clear glass within garage door (top row windows only – square or rectangular design)	1	
Opaque glass within entire garage door (square or rectangular panels)	4.5	
Opaque glass utilized within front entry door (asymmetrical/offset or window area $\geq 40\%$ of door - square or rectangular panels)	2.5	
Clear glass utilized within front entry door (asymmetrical/offset or window area $\geq 40\%$ of door - square or rectangular panels)	1.5	
Stone/brick veneer or other appropriate style paneling on front elevation	3	
Stone/brick veneer or other appropriate style paneling on front & rear elevations	4	
Parapet wall(s) at roof line (visual appearance that $\geq 33\%$ of front facing roof is flat when viewed from the front of the home)	4.5	
Metal awning over at least one (1) front elevation window	3.5	
Metal awning over garage	4	

Metal awning over main entry	3.5	
Metal railing for front elevation balcony	4	
Inclusion of welded-wire paneling into side-entry gates or other design element within front elevation	2	
Full metal side-entry gates	2.5	
Clean, symmetrical & hard-edged landscape design with contemporary themed lighting and use of metals or concrete	4.5	
Clean, symmetrical & hard-edged landscape design with contemporary themed lighting - no use of metals or concrete accents	3.5	
Non-typical, symmetrical square/rectangular driveway patterns (includes use of stone, pavers brick or detached concrete sections)	4	
Non-typical, symmetrical square/rectangular walkway patterns (includes use of stone, pavers brick or detached concrete sections)	3	
Exposed aggregate driveway	1.5	
Exposed aggregate walkway	1	
<b>Total Points Required</b>	<b>65</b>	
<b>Total Points Accumulated</b>		

# Stipulation “5” – Possible Use Permit for a business that has coffee, tea, or other beverages as its primary product

Existing Zoning Map



# CONCLUSION

- Request Approval of the Restated and Amended Final PAD (April 28, 2017) for Ballpark Village and Ballpark Village – South, subject to Stipulations 1 – 5.
- Thank you.