

**Statement of purpose:** This Planned Development established to provide a framework for a multi-tenant, multi-use development adjacent to nearby parklands. The district is intended to promote a suitable environment that restores the historic Garver Mill building for food production and sales, provides motel hospitality via detached 'micro-lodge' structures, provides unheated storage and composting facilities for Olbrich Gardens and Garver Feed Mill, and improves the surrounding land area for urban agriculture, recreation and educational uses.

**Permitted Uses:** The following uses are permitted within the Planned District.

1. Production, processing and storage of food and beverage goods, including manufacturing, warehousing, sales, and distribution.
2. Consumption of Food and beverages uses, including coffee shop, tea house, cafe restaurant, distillery, meadery, brew pub
3. Offices, general, professional, and accessory to production
4. Accessory structures as shown on the approved plans
5. Urban agriculture, including planting, growing, harvesting, composting, storage and related activities, keeping of chickens, keeping of honeybees, aquaculture, garden center and market gardening as shown on the approved plans.
6. Accessory uses related to the permitted uses as denoted herein
7. Museum and gallery spaces
8. Temporary outdoor events
9. Assembly, indoors and outdoors
10. Caretakers dwelling
11. Outdoor eating as shown on the approved plans
12. Daycare center
13. Motel-inn, in detached micro-lodges as described below.
14. Wellness center and activities, indoors and outdoors
15. Renewable energy systems, including but not limited to solar energy systems, geothermal energy systems, heat recovery, energy storage, energy production via co-generation, wind energy, biodigester
16. Studios, artist, photographer, other
17. Farmers' market
18. Sculpture garden
19. Park and Playground

**Lot Area:** 10.45 Acres

**Micro-lodge Transient Lodging**

**Description:** Up to fifty (50) detached, cabin-like structures, which may include sleeping, bathroom and cooking facilities for transient guests. Exterior appearance and such characteristics as size, number of sleeping rooms, architectural style and features, roof pitches, fenestration, durable interior and exterior finish materials and colors and so on, are intended to be considerably varied, diverse and non-uniform.

**Size Requirements:** Each micro-lodge shall be a minimum of 150 to maximum of 750 in habitable square feet as measured to the exterior of the walls.

**Height Regulation:** No micro-lodge shall exceed 20' in height as measured from the exit grade to the roof peak.

**Setbacks:** There shall be a minimum separation between micro-lodges of 8 feet, and there shall be no permitted permanent obstructions allowed within this setback.

**Building Cluster Perimeter:** The locations of the micro lodges are indicated by a designated building cluster perimeter as shown in the approved site plan. A building cluster represents the outside limits of the available building footprint area. In no case shall any building element (including patios, porches or balconies) extend outside of the predetermined cluster perimeter. Phased installation, replacement and relocation of micro-lodges from time to time shall be permitted provided they meet the height and bulk requirements and design guidelines, and the locations within the clusters adhere to the approved site plan.

**Individual Micro Lodge Plans:** The final architectural and landscaping details for the micro lodges shall be approved by the staff of the Urban Design Commission prior to issuance of permits for construction. Plan submittals shall include a detailed site plan, contextual site information, building elevations with materials and colors, and a landscaping plan with size and species of landscape materials to be planted. Staff shall approve the plans based on the general design guidelines provided in paragraph entitled Design Guidelines. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration.

**Micro Lodge Design Guidelines:** The micro lodges will be cabin-like structures, which will include sleeping, bathroom and cooking facilities for transient guests. Exterior appearance and such characteristics as size, number of sleeping rooms, architectural style and features, roof pitches, fenestration, durable interior and exterior finish materials and colors are intended to be considerably varied, diverse and non-uniform.

**Building Massing:** The overall volume of each micro lodge building is limited both by the building footprint and building height. The massing of the building will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

**Exterior Materials & Details:** The material choices for the micro-lodges will be varied, diverse and non-uniform throughout the development. Materials used will be masonry, fiber-cement, recycled and reused materials, wood or composite wood siding, metal, and wood trim elements; the use of vinyl, EIFS or similar synthetic stucco shall be limited. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing.

**Windows:** Windows may be wood, aluminum-clad wood, vinyl, pultruded fiberglass, thermally-broken aluminum and other corrosion-resistant metals and composites and combinations.

**Roofs:** The roof forms may include hipped and gable roofs, shed roofs, domed, curved and barrel vaults, low-slope with parapets and rain scuppers. Roofing materials may include metal, tile, cedar or other wood shingles, recycled roofing, ecological composites or living (planted) roofs. Roof soffits, if present, may be beaded vinyl, wood, aluminum or other metal, cement fiber or other composite, or may be open eave.

**Detailed Landscaping:** The approved landscaping plan shows site and common area plantings. Plantings adjacent to the micro-lodges will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list.

**Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans.

**Landscaping:** per approved plan.

**Signage:** per approved plan.

**Exterior and Site Lighting:** per approved lighting plan, dark-sky compliant.

**Alterations & Revisions:** No alteration or revision of this Planned Development shall be permitted unless approved by the City Plan Commission; however, the Zoning administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development Department and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

**Legal Description:** *To be attached*

**Approved Site Plan:** *To be attached*

