



Haymeadow Minor PUD Amendment
Building Height Definition

December 23, 2021

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8250 Southwest 27th Avenue
Ocala FL 34476

Background

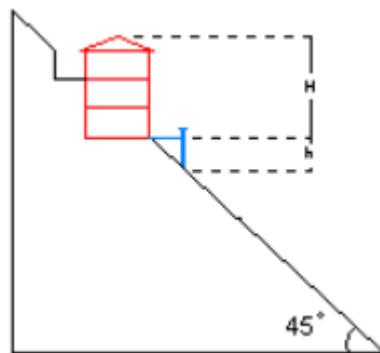
The Haymeadow PUD Preliminary Plan was formally approved in 2014. One of the key Haymeadow Preliminary Plan documents is the PUD Guide, which serves as the governing land use regulation for Haymeadow. The PUD Guide details and defines the development standards that guide the various designated uses of the PUD Development Plan. This includes development specific standards such as allowable uses, setbacks, lot coverages and building height. The PUD Guide references back to the Town of Eagle land use code if there is not a PUD specific definition listed. The PUD Guide does not include a specific definition for building height so the current Town of Eagle definition is the standard.

The Town of Eagle definition was adopted some thirty or so years ago, when Eagle was primarily a single family home community and Broadway commercial buildings. The architectural styles of the time consisted of simpler roof forms. The current definition is unclear for varied roof forms more common today, for example, the use of a shed roof as a prominent roof element. The current definition does not work well for designing three story multi-family buildings on sloping sites. While it is possible to design to the current definition the result is often considered a less interesting building form. This current definition actually limits the ability to create interesting and/or articulated roof forms.

Haymeadow is proposing to add a specific definition into the PUD Guide under Section 2. The applicant has worked with staff to create a definition that is fairly simple to understand and review, that removes the ambiguity of defining different roof form terms and that will allow for more articulation and add interest in roof form without allowing a significant change to overall mass and bulk of buildings. The proposed definition still maintains a maximum three-story height limit in a manner that will simplify and clarify the code for review and compliance.

Requested change to Section 2 with the addition of Haymeadow PUD Guide Section 2.F Building Height:

The maximum vertical rise from the lowest grade on the perimeter of the building to the highest point of the building. Grade shall be from the finished grade. The perimeter of the building shall include any and all attached decks. An additional 10' over and above the maximum height will be allowed for deck piers (see illustration). Antennae (except those exempted from federal regulations), chimneys, flues, vents and similar unoccupied appurtenances shall not extend over five feet (5') above the maximum height limit. Those unoccupied appurtenances on the roof shall not exceed five percent (5%) of building footprint area.



Section 3.A.5 - Maximum Building Height

- a. Residential Multi-Family
 - 1. 40 ft. maximum and not-to-exceed 3-stories above any point on foundation (not including lofts).
- b. Residential Single Family/Duplex
 - 1. 35 feet.

Building Height as defined by the Town of Eagle:

Building height. The maximum height allowed is 35 feet to any point on the building except in the Broadway District (see Section 4.07.022) and as further defined below: On a flat or shed roof, any selected reference point on the roof surface that sits directly above the interior of the building must be measured from existing grade to the highest point of the roof structure. On a gable, hip, or gambrel roof, any selected reference point on the roof surface that sits directly above the interior of the building must be measured from the existing grade to the average distance between the eaves and the apex of the roof. If the selected reference point is outside of the building footprint (such as eaves and overhangs) then the height measurement is from the existing or proposed finished grade whichever is more restrictive. Existing grade is defined as the natural topography that exists prior to any improvements being made. Finished grade is the final elevation of the surface material that adjoins the building. Parapet walls may exceed applicable Zone District height limitations by four feet. Stacks, vents, cooling towers, elevator structures and similar mechanical equipment and spires, domes, cupolas, towers and similar non-inhabitable appurtenances may exceed applicable Zone District height limitations by up to 30 percent.

Process & Compliance

The application will follow the PUD Guide procedures outlined for a Minor PUD Amendment listed in Section 13.A of the approved Haymeadow PUD Guide.

The proposed Minor PUD Amendment to add a definition of building height to the PUD should, to the extent applicable, meet the Goals and Policies of the Town of Eagle, as articulated in the Elevate Eagle Comprehensive Plan.

As a detailed development standard a change in the definition of building height does not have any affect upon most of the broad based goals and objectives of the Elevate Eagle plan. There are however some goals and objectives that support the addition of the proposed new definition. These applicable goals and policies found in the plan include:

Goal 1-1, Promote a wide range of attainable housing opportunities...

Goal 1-1.1, Ensure a healthy mix of housing types and densities...

Goal 1-1.3, Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures...

Goal 2-3.3, Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design...

The development of three-story condominium buildings on the multi-family parcels of Haymeadow advances the very specific goal and subgoals of the very first goal articulated in the Elevate Eagle plan, Goal 1-1. While the design of three story multi-family buildings is possible under the current definition, the proposed definition allows a broader design latitude that is more in line with Goal 2-3.3.

While Haymeadow contains very gentle slopes with an average slope of 4%. While seemingly flat, the desired grade of roadways and parking lots is generally around 2%, which results in a fair amount of slight overlot grading to create those roadways and parking areas. The measurement of building height to the “existing grade” creates some difficulty in roof form design over the length of a multi-family building. This often results in a simple and unvaried roof form. The proposed definition allows for a roof form design that is articulated in the design guidelines and better meets the Goal 2-3.3.

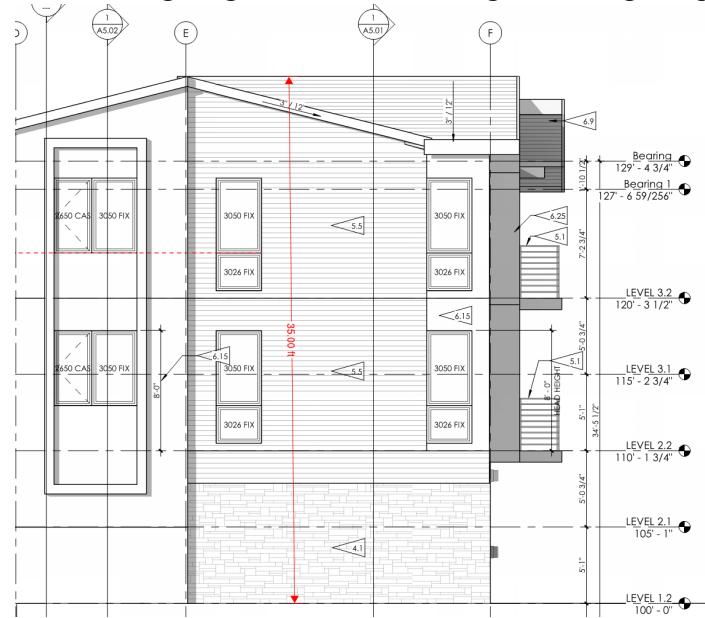
Goal 2.8 and each sub-goal beneath 2.8, Policies for the Brush Creek Character Area....

Haymeadow is located within the Brush Creek Character Area so a specific review of this section of the Elevate Eagle plan is appropriate. As the building height definition is a fairly detailed element of the PUD Guide, a review of these very general Brush Creek Character Area goals indicates that the proposed definition has no overall effect upon the primary or sub-goals of the Brush Creek Character Area.

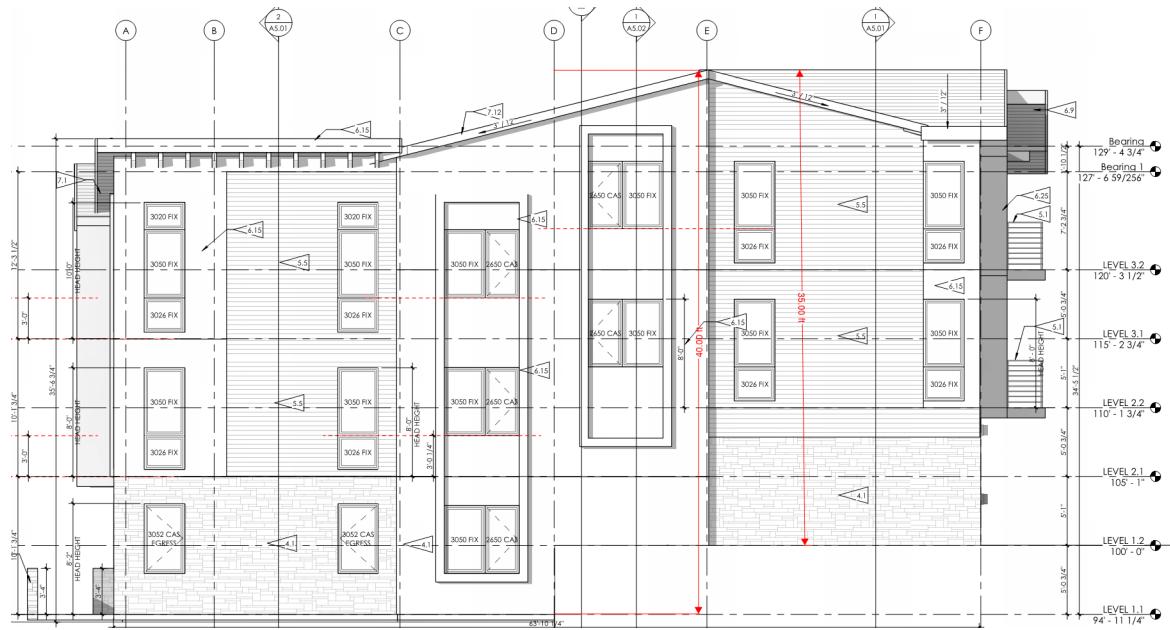
We believe the proposed building height definition is in compliance with the applicable goals and policies of the Elevate Eagle plan.

Exhibit A: Example of sloping sites.

Existing code allows this building height: Measured from grade to highest point of shed roof.



But not this building “height”:



The height of the building as viewed from neighboring properties would not change; the code just doesn't account for sloping sites and architecturally varied roof forms.

Exhibit B: Varied Roof forms

The Town of Eagle building height definition has several measuring points listed within its definition. This shows the main gable mid-point measured within the 35' allowable but the corner shed roof elements per current definition above building height. We could remove those corner elements to make this building in compliance with the land use code but it does not change the overall height of the building and to create interesting and/or articulated roof forms

