Jettie Rae's - River Arts Form District – RAD RIVER - Criteria & Requirements

Applicant responses to Criteria & Requirements in Purple

B. Lot Criteria – Project meets all criteria

A. Lot area min 0'
B. Lot width min 0'
C. Building Coverage max 80%

C. Siting

Setbacks – Project meets all criteria

A. Primary street min/max 15'/30' EXCEPT when ROW line is more than 15' from the back of curb, min setback may be reduced to 0' – Project ROW is > 15' so min front setback is 0'
B. Side street – N/A
C. Side interior min 0'
D. Rear min 0'
River setback min 30', max 50' and/or 20% of lot depth

Build to Zone –BTZ does not meet the standard noted below, condition requested

E. Building façade in primary street BTZ (min % of lot width) = 55% OR North of I-240 = 40%
Project BTZ = 42% does not meet the standard noted for areas South of I-240
F. Building façade in side street BTZ = N/A

D. Access & Parking

Access - Project meets all criteria

A. Driveway width in setback min/max 12'/24'

Parking Setbacks - Front setback does not meet the standard noted below, condition requested

B. Primary Street 10' – 6 spaces of the 36 provided encroach a maximum of 18" into the parking setback.
C. Side Street min 5' – N/A
D. Side interior min 0'
E. Rear min 0'

E. Bulk and Mass

Building Height - Project meets all criteria

A. Max Height (stories/feet) 5/70' – Building Height 25'-10"
West of French Broad River (stories/feet) 4/55'
B. Min Height
Industrial Uses 24'
All Other Uses 2 stories – Building Height 25'-10"

Building Mass - Project meets all criteria

C. Street-facing building length max 200'

F. Public Realm

Transparency - Project meets all criteria

A. Ground story min N/A
B. Upper story min 20% - Project transparency 25.2%
C. Blank wall area max 30'

Story Height – Project meets all criteria: 7-8-29-2.2-K Ground floor elevation min exception for requirements of 7-12-1 Floor Protection allowing for elevations below BFE if properly floodproofed.

D. Ground Floor Elevation min BFE + 2' – Project ground floor below BFE incorporates wet & dry floodproofing

E. All stories above BFE min 9’

Pedestrian Access - Project meets all criteria

F. Entrance facing primary street required

G. Entrance spacing along primary street max 100’ – Building < 100’ length
   Flood area building entry requirements – See Sec. 2.2S

Building elements allowed: Awning/Canopy, balcony - Project meets all criteria

Building Setbacks - Project meets all criteria

H. Primary/side street– See Sec 2.7C

Streetscape – All streetscape improvements have been or are currently being installed by the city as part of the RADTIP Project - Project meets all criteria

I. Pedestrian Walkway min
   Primary street 8’
   Side street 6’ – N/A

J. Planting Strip min 6’
   Planting type – Tree lawn/grates
   Trees in planning strip – 30’ avg on center