

APPENDIX 1. FRAMEWORK PLAN

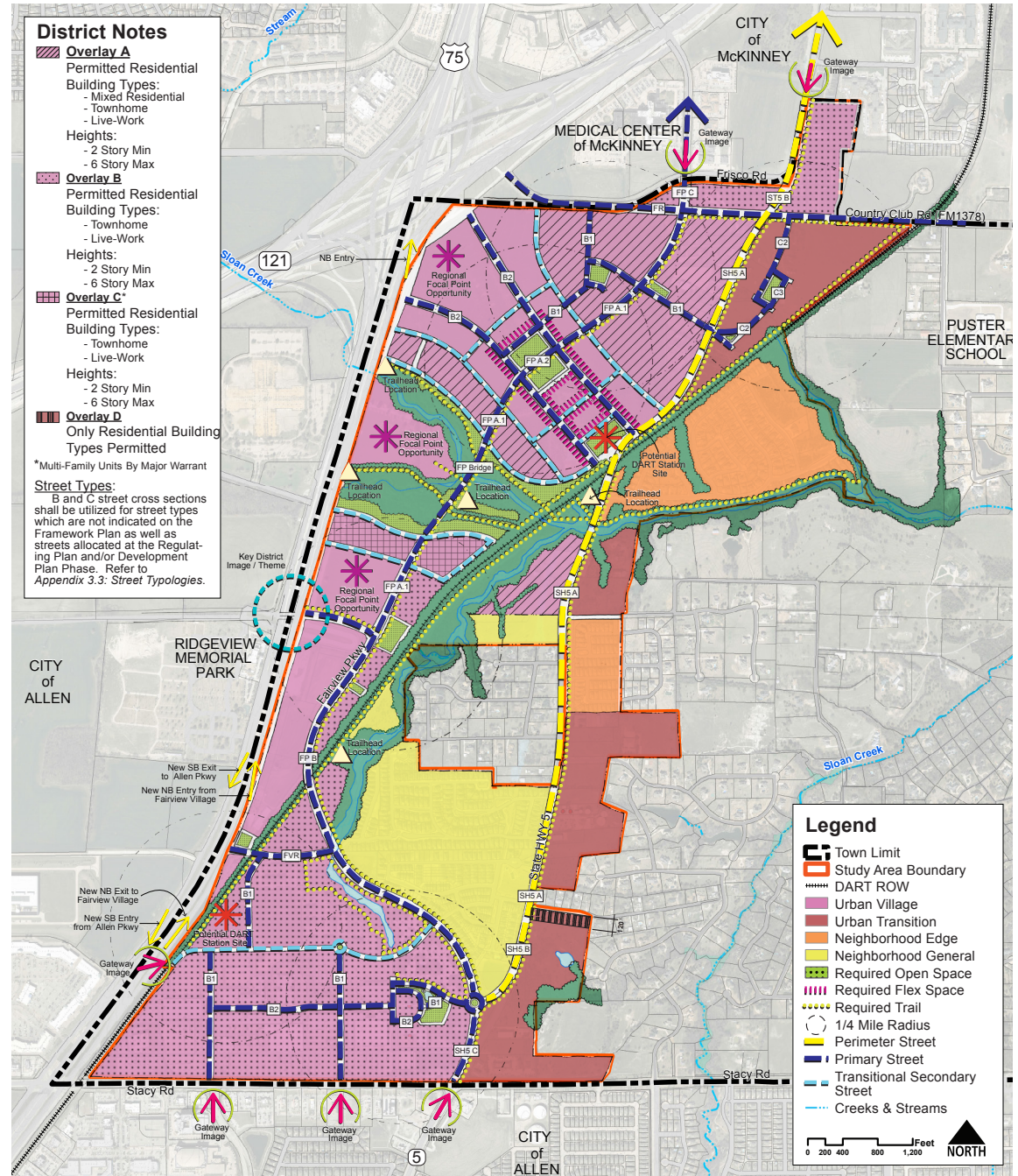
The following pages contain the Framework Plan and associated standards for the Town of Fairview's Planned Development District Code. The Framework Plan is consistent with the Town of Fairview's Comprehensive Plan and establishes the following:

1. *Sub-District allocation;*
2. *Pedestrian sheds;*
3. *Overlays that are defined by special development standards such as building type and/or building height;*
4. *A primary street network and connectivity consisting of major, secondary and collector thoroughfares, as well as minor streets as appropriate;*
5. *The location of trail corridors;*
6. *The location of Flex-Space at grade;*
7. *The location of key focal point(s) for Landmark Features;*
8. *The location of key public Open Space(s);*
9. *The location of potential DART stations;*
10. *The location of key Trail Heads; and*
11. *The location of key Gateway Image opportunities.*

1.1 FRAMEWORK PLAN

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FRAMEWORK PLAN



WHERE AN OVERLAY IS NOT DESIGNATED:

BUILDING TYPES. Where an Overlay is not designated, the following Urban Village Building Types in the Planned Development District Code are allowed: Shopfront, Mixed-Use (no multi-family units), Commercial and Flex Employment.

BUILDING HEIGHT. Where an Overlay is not designated, the minimum building height will be 3 stories and there will be no maximum height. One-story and two-story buildings may be considered as part of a larger development, but will require approval of a Minor Warrant.

OVERLAY A (diagonal hatch)

BUILDING TYPES. Within Overlay A, the following Urban Village Building Types in the Planned Development District Code are allowed: Townhome II, Live-Work, Mixed Residential, Shopfront, Mixed-Use, Commercial and Flex Employment.

The number of multi-family units will be limited to 1,999 units north of Sloan Creek.

BUILDING HEIGHT. Within Overlay A, the minimum building height will be 2 stories and the maximum building height will be 6 stories. One-story buildings may be considered as part of a larger development, but will require approval of a Minor Warrant.

OVERLAY B (dotted hatch)

BUILDING TYPES. Within Overlay B, the following Urban Village Building Types in the Planned Development District Code are allowed: Townhome II, Live-Work, Shopfront, Mixed-Use, Commercial and Flex Employment.

BUILDING HEIGHT. Within Overlay B, the minimum building height will be 2 stories and the maximum building height will be 6 stories. One-story buildings may be considered as part of a larger development, but will require approval of a Minor Warrant.

OVERLAY C (cross hatch)

BUILDING TYPES. Within Overlay C, the following Urban Village Building Types in the Planned Development District Code are allowed: Townhome II, Live-Work, Shopfront, Mixed-Use, Commercial and Flex Employment.

Additional multi-family units could be appropriate within Overlay C and will be evaluated as part of a larger mixed-use development by Major Warrant. The Town Council may approve a Major Warrant request if:

1. The number of multi-family units only occupies 30 percent (excluding parks and streets) of the land area or building square footage in a Regulating Plan or Development Plan; and
2. The number of multi-family units is limited to 285 units.

BUILDING HEIGHT. Within Overlay C, the minimum building height will be 2 stories and the maximum building height will be 6 stories. One-story buildings may be considered as part of a larger development, but will require approval of a Minor Warrant.

OVERLAY D (double line hatch)

BUILDING TYPES. Only residential building types permitted.