



The Columbia Architectural Design Review Team will meet on Tuesday, January 9, 2024 at 9:00 AM in Conference Room A on the basement level of City Hall, 700 N. Garden Street to consider the following:

- I. Roll Call
- II. Approval of Minutes
- III. Old Business
 1. Request from Greg Gamble for new construction facade approval within a Planned Unit Development at [400 Bear Creek Pike](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
- IV. New Business
- V. Other Business
- VI. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2024 meeting schedule can be found on the City of Columbia Architectural Design Review Team webpage.

For other questions, please contact the Department of Development Services at 931-560-1560.

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
December 12, 2023

CALL TO ORDER

The December meeting of the Architectural Design Review Team for the City of Columbia was called to order at 9:01 a.m. The meeting was held in Conference Room A, City Hall basement level.

I. ROLL CALL

Quorum present and included the following:

Present were: Mr. Joerdan Simpson
 Mr. James Sloan
 Ms. Kara Williams

Others attending: Mr. Austin Brass, Planner
 Mr. Glenn Harper, City Engineer
 Mr. Kevin McCarthy, City Planner
 Mrs. Sandra Richardson, Secretary
 Mrs. Melissa Sanders, Planner I

II. APPROVAL OF MINUTES

Ms. Williams made the motion to approve the November minutes, with Mr. Simpson seconding the motion. The motion to approve passed with a vote of three to zero.

III. OLD BUSINESS

Agenda Item #IV. 1

Case# 23-0416

Request from Greg Gamble for new construction façade approval within a Planned Unit Development at 400 Bear Creek Pike.

Staff Recommendation:

Mr. Brass presented the details of the staff report.

Discussion and Motion:

Mr. Sloan moved to defer, with Mr. Simpson seconding. The motion to defer passed three to zero.

IV. New Business

There was no new business to discuss.

V. OTHER BUSINESS:

Mr. Brass stated that he discussed adding new members to the board. The zoning text amendment is to add another member, and to create a chairman position. Ms. Williams inquired about changing the name to Commission. Mr. Brass stated that it is creating uniformity, but it is something that will have to go before the Planning Commission. Further discussion included the possibility of adding another Architect, and challenges.

VI. ADJOURNMENT:

There being no further business Mr. Sloan moved to adjourn with Ms. Williams seconding. The motion to adjourn passed three to zero. The meeting adjourned at 9:13 a.m.

DRAFT

CONTACT INFORMATION

Austin Brass, AICP, Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 23-0416

APPLICANT/OWNER

Gamble Design / HK Big Bear Bluffs, LLC

MEETING DATE

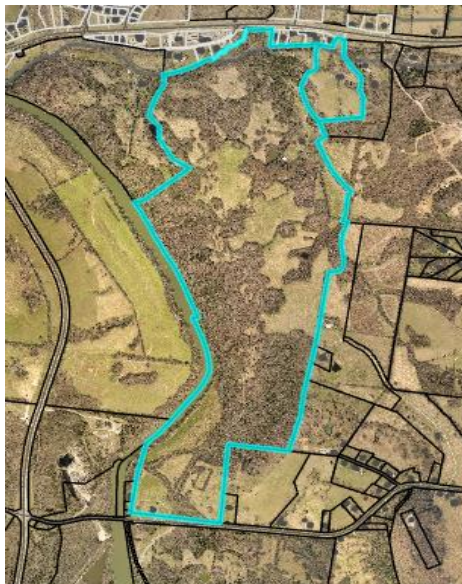
N/A

PROPERTY ADDRESS/LOCATION

400 Bear Creek Pike/ Tax Map 90, Parcel 12.01

PROJECT DESCRIPTION: Façade Design Approval for Single-Family Homes, Townhomes, Amenity Ares, and Daycare Facility

The applicant is requesting façade approval for single-family home, townhome, and commercial daycare to be included within a proposed Master Planned Unit Development of 836 residential lots with included infrastructure and civic spaces. All standards of Zoning Ordinance 4000 shall be applicable that include architectural design elements as cited in Article 4, Development Standards for PUD-R Character District. **This item was deferred from two previous ART meetings in November and December 2023 to allow the applicant to address staff comments.**



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CD-2 & CD-4/ County Zoning	Vacant Land	Unincorporated Maury County/ Single-Family Homes	Single-Family Homes/ Townhomes/ Day Care Facility	409+/- Acres

Building Façade Design Standards Referenced:

Design Review by the Architectural Design Review Team is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, Design Review shall be required for the following:

1. Design of all Buildings and Structures within a Special District; and within a Planned Unit Development District.

G. Powers & Duties.

1. The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Building Permit or Planned Unit Development approval.
2. Review by the Architectural Design Review Team shall be limited to the criteria established within this Ordinance.
3. As necessary, the Architectural Design Review Team shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-K DISTRICT STANDARDS:
 PLANNED UNIT DEVELOPMENT - RESIDENTIAL DISTRICT

Building Standards

Building Height*

Principal Building	1-2 Stories for House and Duplex Building Types; 2-3 Stories for Townhouse, Live / Work and Small Multifamily Building Types; 2- 4 Stories for Large Multifamily Building Type
Accessory Building	2 Stories max; Allowed in 3rd Layer only.

*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, steeples, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

The Fire Department may stipulate special fire protection measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	Min. 18 in. above finished grade at Facade

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontage.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage

Expect for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)

ARTICLE 4

LEGEND	The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-K DISTRICT STANDARDS:
 PLANNED UNIT DEVELOPMENT –RESIDENTIAL DISTRICT

Building Standards (continued)						
Facade (continued)						
Facade Openings	Facade windows and/or doors must be spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area.					
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.					
Window Shape	Square or vertical in proportion, except for transoms.					
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.					
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Facade openings must be ≤ 50% of total Facade area.					
Window Glazing Material	Clear glass R for all Elevations.					
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window					
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs					
Facade Window Sill Height	If Residential: 5 ft. min. above avg. grade at Facade					
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features					
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage					
Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade					
Roof Type & Pitch						
Flat	NP					
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building					
Hip	P					
Gable	P					
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12					
Roof Design						
Eaves shall extend no less than nine inches beyond the supporting walls.						
LEGEND The following notations are utilized in this table. <table border="1" style="display: inline-table; margin-left: 20px;"> <tr> <td>P Permitted</td> <td>NP Not Permitted</td> <td>NA Not Applicable</td> <td>R Required</td> <td>NR Not Regulated</td> </tr> </table>		P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-K DISTRICT STANDARDS: PLANNED UNIT DEVELOPMENT -RESIDENTIAL DISTRICT

Building Standards (continued)

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R ; brick or natural stone			
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers			
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade			

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

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ARTICLE 4



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

**TABLE 4.3.1-K DISTRICT STANDARDS:
 PLANNED UNIT DEVELOPMENT –RESIDENTIAL DISTRICT**

Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
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All Vehicles	P	P in any Required Yard, unless specifically prohibited
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Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete or other hard surface	
Garage Location	P in 3rd Layer only	
	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space.	
Garage Design	If Garage faces Street: max. Garage door width 33% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors	
Driveway/Vehicular Entrance Location	P in any Layer	
Driveway/Vehicular Entrance Maximum Width	10 ft max. in 1st Layer if Residential; 24 ft max. in 1st Layer if non-Residential, regardless if shared or not	
Parking Structures	P , if Screened from Frontage by Liner Buildings	
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage	

Bicycle Parking

See Section 4.3.13

Thoroughfares & Internal Drive Types* *Only applicable to Development Parcels.

See Article 5 (Development Parcel Standards) for additional requirements.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

PLANNING STAFF EVALUATION:

(PUD-R) District Standards : Single-Family Homes		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	All elevations indicate a defined base. This may with a brick rowlock course at foundations for brick elevations and a brick or stone base for non-brick elevations.
Finished Floor Elevation:	Min 18 inches above finished grade	Elevations did not indicate FFE
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All lots/home sites front a street section.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft. or less with no blank facades.
Façade Glazing:	20-60 %	Glazing appears to be at least 20 percent.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper-level windows align with lower-level windows.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations are consistent with window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Elevations do not indicate the use of shutters.
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	A note has been provided that indicate a porch width minimum of 6'
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	A detail has been provided to indicate variety of facades to ensure that a façade is not present more than once on a block face or in view of the same façade.
Roof Type & Pitch:	Hip/ Gable	All roofs appear to be of a hip and gable design.

Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick & fiber cement board.
Foundation Cladding:	Brick or Natural Stone	Some elevations that are fiber cement board do indicate a foundation cladding of brick or natural stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	All elevations indicate a porch pier that is clad in brick or natural stone.
Garage Location:	3 rd Layer (20 ft. behind primary façade)	Elevations such as active adult living indicate that garages are note located in the 3 rd layer.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting above with a carriage house door design.	A note has been provided that interior garage dimensions shall be 10 X 20. Some elevations do not have an ornamental light above the carriage house door design.
Garage Door Width:	9ft width with 2ft separation between door	Elevations exceed the 9' garage door width requirements for active adult living.

(PUD R) District Standards : Townhomes		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	Elevations indicate a defined base, middle, and cap for all townhomes.
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All townhomes enfront a street section
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 %	Glazing appears to be at least 20 percent.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Details were not given on functionality of shutters including details of shutter dogs. An element on one elevation indicates shutters being used to cover an entire window.
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	A note has been provided that indicate a porch width minimum of 6'
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	A detail has been provided to indicate variety of facades to ensure that a façade is not present more than once on a block face or in view of the same façade for single-family homes. This detail was not provided for the townhome section but can apply.
Roof Type & Pitch:	Hip/ Gable	Hip & gable elements are provided for roof type and pitch.
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Brick and fiber cement board have been indicated as the primary materials for townhomes.
Foundation Cladding:	Brick or Natural Stone	Elevations that are fiber cement board indicate a foundation cladding of brick or natural stone.
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Some elevations do not indicate a porch pier that is clad in brick or natural stone.
Garage Location:	3 rd Layer (20 ft. behind primary façade)	All townhomes are proposed to be rear loaded with garages being located in the 3 rd layer in adhered to this design standard.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting above with a carriage house door design.	Details were not given on interior garage dimensions. All unites are proposed to be rear loaded with garages located in the 3 rd layer.

Garage Door Width:	9ft width with 2ft separation between door	N/A, garages located in 3 rd layer and will be rear loaded.
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(PUD R) District Standards : Day Care Facility		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	All structure indicates a defined base, middle, and cap.
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	The proposed daycare enfronts a proposed street section with entrance.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades
Façade Glazing:	20-60 % (70% glazing for shopfront elevation)	Shopfront elevation does not indicate 70 percent glazing requirement.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement except in shopfront or galley	Windows appear to be fixed glass at all elevations
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	N/A

Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This use proposed is a single site use that consist of one façade.
Roof Type & Pitch:	Hip/ Gable	Roof type & pitch proposed is hip & gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Elevations consists of a primary façade material of brick with a stone base including fiber cement board
Foundation Cladding:	Brick or Natural Stone	Foundation cladding indicated is stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Porch piers indicate a stone base
Building Height:	2 Stories min- 4 stories max	2 stories

(PUD) District Standards : Clubhouse Facility		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	This structure indicates a defined base, middle, and cap.
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	The proposed clubhouse enfronts a street section.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % (70% glazing for shopfront elevation)	Shopfront elevation does not indicate 70 percent glazing requirement.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper story windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.



Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	Details were not given regarding porch depth of 6'.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This use proposed is a single site use that consists of one façade.
Roof Type & Pitch:	Hip/ Gable	Roof type & pitch proposed is hip & gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Elevations consists of a primary façade material of fiber cement board including a stone base
Foundation Cladding:	Brick or Natural Stone	Foundation cladding indicated is stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Porch piers do not appear to be cladded in brick of natural stone, but rather a single composite post.
Building Height:	2 Stories min- 4 stories max	2 stories



CONTACT INFORMATION

Austin Brass, AICP, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 23-0416

APPLICANT/OWNER

Gamble Design / HK Big Bear Bluffs, LLC

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

400 Bear Creek Pike/ Tax Map 90, Parcel 12.01

PROJECT DESCRIPTION: Façade Design Approval for Single-Family Homes, Townhomes, Amenity Ares, and Daycare Facility

The applicant is requesting façade approval for single-family home, townhome, and commercial daycare to be included within a proposed Master Planned Unit Development of 866 residential lots with included infrastructure and civic spaces. All standards of Zoning Ordinance 4000 shall be applicable that include architectural design elements as cited in Article 4, Development Standards for PUD-R Character District.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CD-2 & CD-4/ County Zoning	Vacant Land	Unincorporated Maury County/ Single-Family Homes	Single-Family Homes/ Townhomes/ Day Care Facility	409+/- Acres

Building Facade Design Standards Referenced:

Design Review by the Architectural Design Review Team is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, Design Review shall be required for the following:

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The Fire Department may stipulate special fire protection measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance the stipulations made by the Fire Department in accordance with the above cited codes shall be required.						
Ceiling Height						
May not exceed 14 ft. from finished floor to finished ceiling.						
Building Composition						
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap					
Finished Floor Level	Min. 18 in. above finished grade at Facade					
Facade						
Main Entrance	Main Entrance must be in Facade of Principal Frontage.					
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line					
Facade & Facade Element Design Proportions	Must be vertically proportioned					
Blank Walls	NP at Frontage					
Facade Articulation	Expect for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)					
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ARTICLE 4



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Building Standards (continued)	
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Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Window Glazing Material	Clear glass R for all Elevations.
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Facade Window Sill Height	If Residential: 5 ft. min. above avg. grade at Facade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage
Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade
Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12
Roof Design	
Eaves shall extend no less than nine inches beyond the supporting walls.	

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
--	--------------------	-------------------------	--------------------------	-------------------	-------------------------

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-K DISTRICT STANDARDS:**
PLANNED UNIT DEVELOPMENT -RESIDENTIAL DISTRICT

Building Standards (continued)

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R ; brick or natural stone			
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers			
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade			

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

**TABLE 4.3.1-K DISTRICT STANDARDS:
 PLANNED UNIT DEVELOPMENT –RESIDENTIAL DISTRICT**

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in any Required Yard, unless specifically prohibited

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete or other hard surface	
Garage Location	P in 3rd Layer only	
	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space.	
Garage Design	If Garage faces Street: max. Garage door width 33% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors	
Driveway/Vehicular Entrance Location	P in any Layer	
Driveway/Vehicular Entrance Maximum Width	10 ft max. in 1st Layer if Residential; 24 ft max. in 1st Layer if non-Residential, regardless if shared or not	
Parking Structures	P , if Screened from Frontage by Liner Buildings	
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage	

Bicycle Parking

See Section 4.3.13

Thoroughfares & Internal Drive Types*

**Only applicable to Development Parcels.*

See Article 5 (Development Parcel Standards) for additional requirements.

LEGEND

The following notations are utilized in this table.

P	Permitted	NP	Not Permitted	NA	Not Applicable	R	Required	NR	Not Regulated
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PLANNING STAFF EVALUATION:

(PUD-R) District Standards : Single-Family Homes		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	Some elevations do not indicate a defined base. This may be achieved by adding a brick rowlock course at foundations for brick elevations or adding a brick or stone base for non-brick elevations.
Finished Floor Elevation:	Min 18 inches above finished grade	Elevations did not indicate FFE.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All lots/home sites front a street section.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 %	Glazing appears to be at least 20 percent.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	There is a slight alignment with some upper-level windows that may not align with lower-level windows.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Details were not given on functionality of shutters including details of shutter dogs.
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	All elevations when utilizing a porch indicate a porch width minimum of 6'.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	A detail has been provided to indicate variety of facades to ensure that a façade is not present more than once on a block face or in view of the same façade.

Roof Type & Pitch:	Hip/ Gable	All roofs appear to be of a hip and gable design.
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick & fiber cement board.
Foundation Cladding:	Brick or Natural Stone	Some elevations that are fiber cement board do not indicate a foundation cladding of brick or natural stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Some elevations do not indicate a porch pier that is clad in brick or natural stone.
Garage Location:	3 rd Layer (20 ft. behind primary façade)	Elevations do not indicate that garages are located in the 3 rd layer.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting above with a carriage house door design.	Details were not given on interior garage dimensions. Some elevations do not have an ornamental light above the carriage house door design.
Garage Door Width:	9ft width with 2ft separation between door	Elevations exceed the 9' garage door width requirement.

(PUD R) District Standards : Townhomes		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	Some elements of the townhome design do not indicate a defined base
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All townhomes enfront a street section
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 %	Glazing appears to be at least 20 percent.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Details were not given on functionality of shutters including details of shutter dogs. An element on one elevation indicates shutters being used in non-functional way that does not cover a window but rather used as a decorative element.
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	Details were not given for minimum 6 ft. depth on townhome elevations that indicate a porch.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	A detail has been provided to indicate variety of facades to ensure that a façade is not present more than once on a block face or in view of the same façade for single-family homes. This detail was not provided for the townhome section but can apply.
Roof Type & Pitch:	Hip/ Gable	Hip & gable elements are provided for roof type and pitch.
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Brick and fiber cement board have been indicated as the primary materials for townhomes.
Foundation Cladding:	Brick or Natural Stone	Some elevations that are fiber cement board do not indicate a foundation cladding of brick or natural stone.
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Some elevations do not indicate a porch pier that is clad in brick or natural stone.
Garage Location:	3 rd Layer (20 ft. behind primary façade)	All townhomes are proposed to be rear loaded with garages being located in the 3 rd layer in adhered to this design standard.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting	Details were not given on interior garage dimensions. In addition, details shall be given that garage door width does not exceed 33% of

	above with a carriage house door design.	the overall façade width of all single-family homes when utilizing a front-loaded garage.
Garage Door Width:	9ft width with 2ft separation between door	N/A, garages located in 3 rd layer.

(PUD R) District Standards : Day Care Facility		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	All structure indicates a defined base, middle, and cap.
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	The proposed daycare enfronts a proposed street section with entrance.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades
Façade Glazing:	20-60 % (70% glazing for shopfront elevation)	Shopfront elevation does not indicate 70 percent glazing requirement.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement except in shopfront or galley	Windows appear to be fixed glass at all elevations
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.

Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	N/A
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This use proposed is a single site use that consist of one façade.
Roof Type & Pitch:	Hip/ Gable	Roof type & pitch proposed is hip & gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Elevations consists of a primary façade material of brick with a stone base including fiber cement board
Foundation Cladding:	Brick or Natural Stone	Foundation cladding indicated is stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Porch piers indicate a stone base
Building Height:	2 Stories min- 4 stories max	2 stories

(PUD) District Standards : Clubhouse Facility		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	This structure indicates a defined base, middle, and cap.
Finished Floor Elevation:	Min 18 inches above finished grade	Details of the FFE were not given.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	The proposed clubhouse enfronts a street section.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % (70% glazing for shopfront elevation)	Shopfront elevation does not indicate 70 percent glazing requirement.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper story windows align with those on the first floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5 ft. min above grade	Details were not given on façade window sill height 5' min above grade.
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	Details were not given regarding porch depth of 6'.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This use proposed is a single site use that consists of one façade.
Roof Type & Pitch:	Hip/ Gable	Roof type & pitch proposed is hip & gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	Elevations consists of a primary façade material of fiber cement board including a stone base
Foundation Cladding:	Brick or Natural Stone	Foundation cladding indicated is stone
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	Porch piers do not appear to be cladded in brick of natural stone, but rather a single composite post.
Building Height:	2 Stories min- 4 stories max	2 stories

COLUMBIA

City of Columbia, Tennessee

BLUFFS

Architectural Review Team Submittal



COLUMBIA BLUFFS ARCHITECTURE

DEVELOPER

JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
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KOLTERLAND

ENGINEER

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LANDSCAPE ARCHITECT

GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069

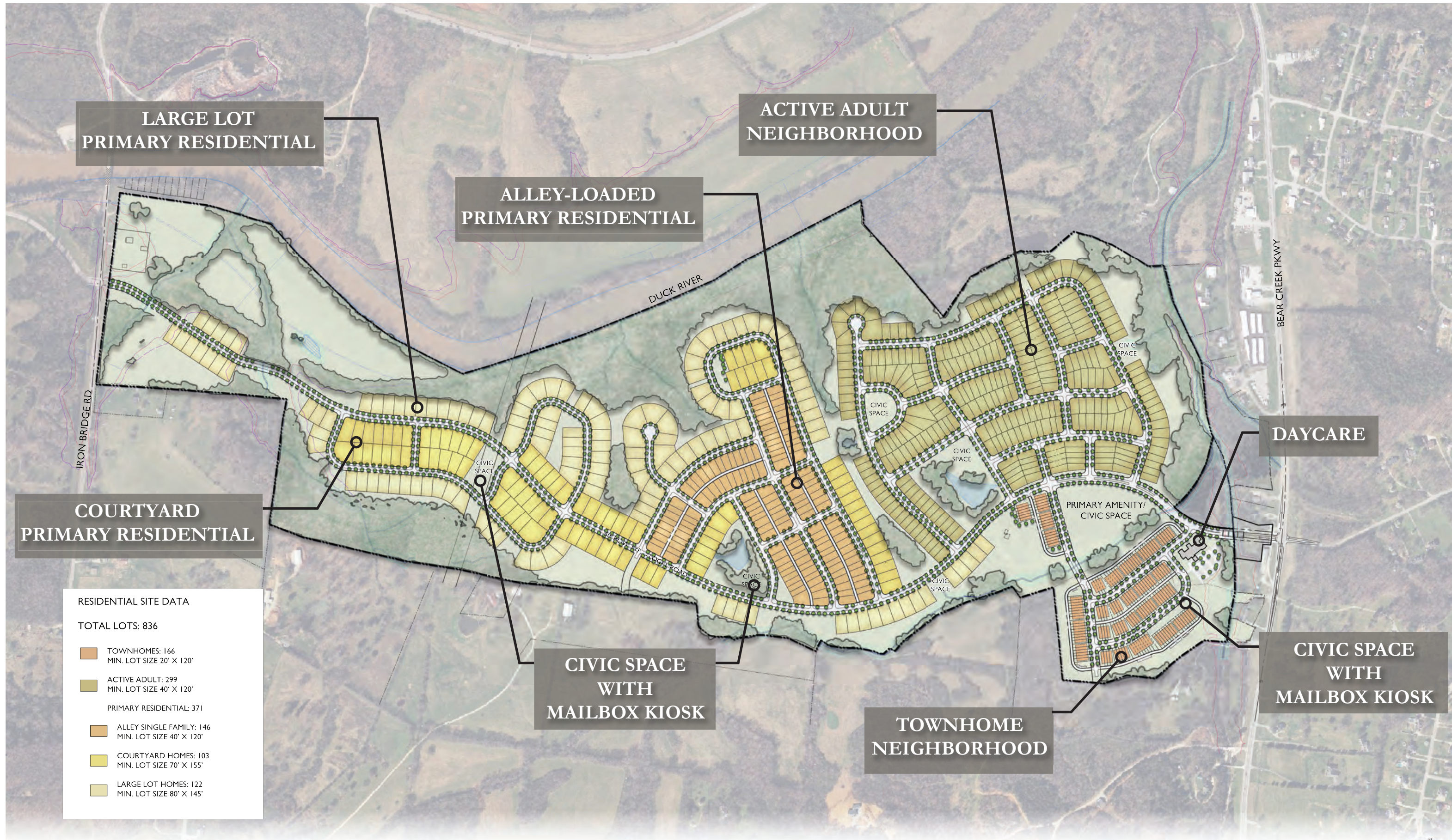


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- 11. ALLEY-LOADED PRIMARY RESIDENTIAL
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- 15. DAYCARE
- 11. MAIN AMENITY ARCHITECTURE
- 12. CIVIC SPACE ARCHITECTURE

SUBMITTED: 12/18/2023

DEVELOPMENT TEAM



**LARGE LOT
PRIMARY RESIDENTIAL**

**ACTIVE ADULT
NEIGHBORHOOD**

**ALLEY-LOADED
PRIMARY RESIDENTIAL**

**COURTYARD
PRIMARY RESIDENTIAL**

**CIVIC SPACE
WITH
MAILBOX KIOSK**

**TOWNHOME
NEIGHBORHOOD**

DAYCARE

**CIVIC SPACE
WITH
MAILBOX KIOSK**

RESIDENTIAL SITE DATA

TOTAL LOTS: 836

TOWNHOMES: 166	MIN. LOT SIZE 20' X 120'
ACTIVE ADULT: 299	MIN. LOT SIZE 40' X 120'
PRIMARY RESIDENTIAL: 371	
ALLEY SINGLE FAMILY: 146	MIN. LOT SIZE 40' X 120'
COURTYARD HOMES: 103	MIN. LOT SIZE 70' X 155'
LARGE LOT HOMES: 122	MIN. LOT SIZE 80' X 145'



MASTER DEVELOPMENT PLAN

Single Family & Townhomes

Active Adult Single Family

Building Height and Massing	<ul style="list-style-type: none"> Primarily a mix of 1-story and 2-story, with a maximum of 3-story Attached garages encouraged 	
Building Separation	<ul style="list-style-type: none"> Single Family: 10' minimum Townhomes: 15' minimum 	<ul style="list-style-type: none"> Single Family: 10' minimum
Street Facades	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets 	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets
Building Entries	<ul style="list-style-type: none"> Porches minimum 6' deep and 6' wide 	

Roof Forms	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer 	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer
Roof Detail	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail 	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail
Parking	<ul style="list-style-type: none"> Garage-parked Each garage parking space shall be a minimum of 10' x 20' Garage doors with windows required 	<ul style="list-style-type: none"> Garage-parked Each garage parking space shall be a minimum of 10' x 20' Garage doors should have windows

ARCHITECTURAL GUIDELINE NOTE:

The architectural guidelines and conceptual elevations are intended to convey the architectural quality and design intent. Final elevations and color schemes will be brought back to be approved by the ADRT at final PUD-R Development Plan.

COMPLIANCE NOTE:

The architectural guidelines as shown in this pattern book represent compliance with the standards set by the Zoning Ordinance except in areas requesting a modification of standards which are requested to be approved through the PUD-R Preliminary Development Plan process.

Architectural Building Materials

In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials

Permitted:

- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:

- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials

Permitted:

- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:

- All Plastics (including vinyl)
- Plywood
- Exposed Concrete Block

Awnings

Permitted:

- High Quality Heavy Canvas
- Illuminated Awnings
- Metal Awnings

Colors

Permitted:

- Muted
- Natural
- Earth Tones

Conditional Permitted:

- Bright
- Primary Colors (per review and approval of the Master Developer)

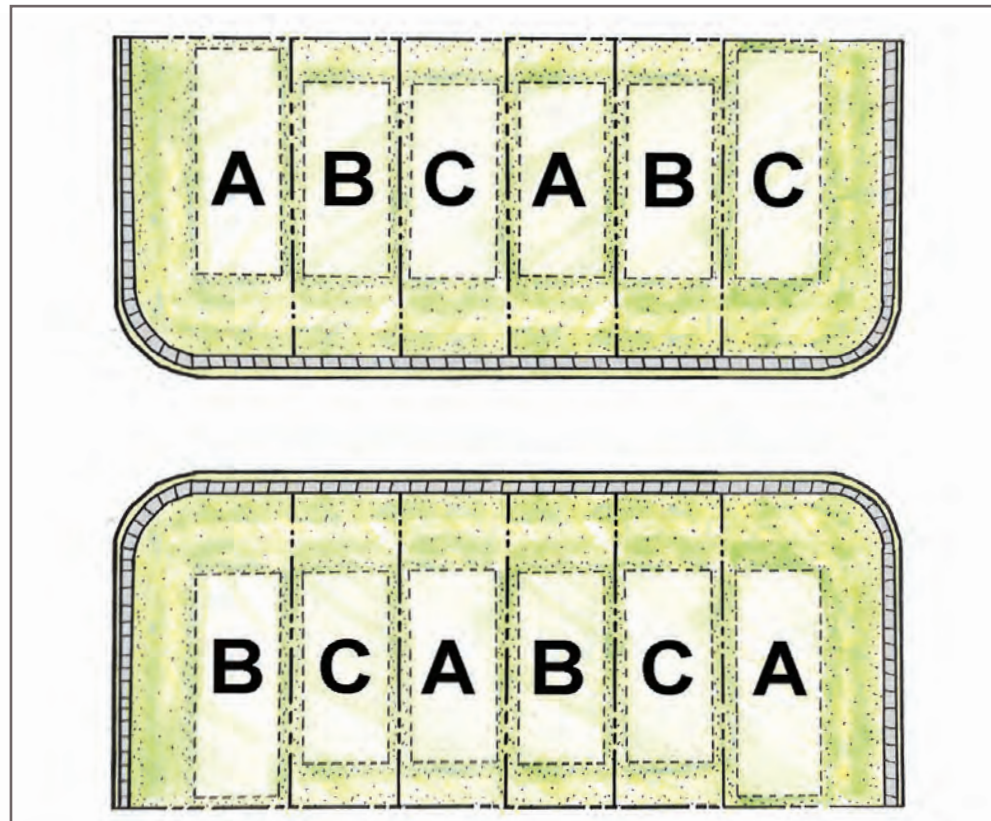
Building Requirements:

- Maximum Height (Stories) 3 stories





IMAGE OF HOMES REPRESENT AN EXAMPLE OF FACADE VARIETY ALONG SAME STREET. FINAL SELECTION OF MATERIALS AND STYLES TO BE APPROVED AT FMDP.



In order to avoid monotony of architectural design, no approval shall be issued for the construction of a dwelling if it is substantially like any proposed neighboring building for which on approval has already been issued or is being concurrently considered.

- A building shall be considered neighboring if it fronts on the same street as the building under construction or an intersecting street; no building elevation may be repeated across from, adjacent to, or diagonal to a similar building elevation. There shall be a minimum of a 2-lot gap between each similar building elevation (see diagram to above in which A, B, and C represent different elevation styles).
- Vary garage door locations to the front facade of the house when possible. Avoid continuous runs of garages in the same unbroken plain.
- Vary roof orientation, ridge lines, and eave heights between each lot when possible.
- Building facade colors and design elements should vary between each lot with a variation of massing and architectural details on each block.
- Landscaping should vary in composition from building to building when possible.

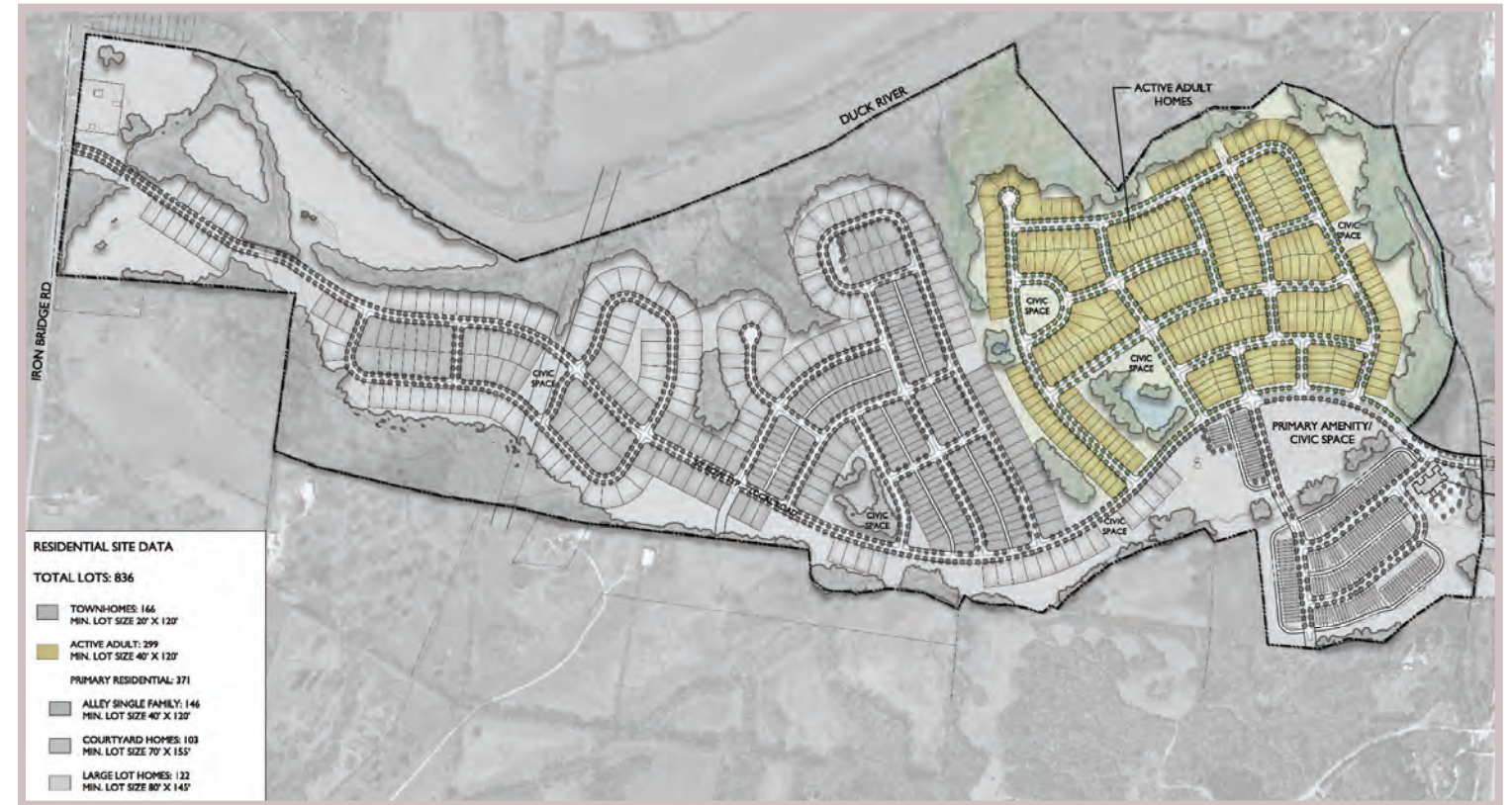
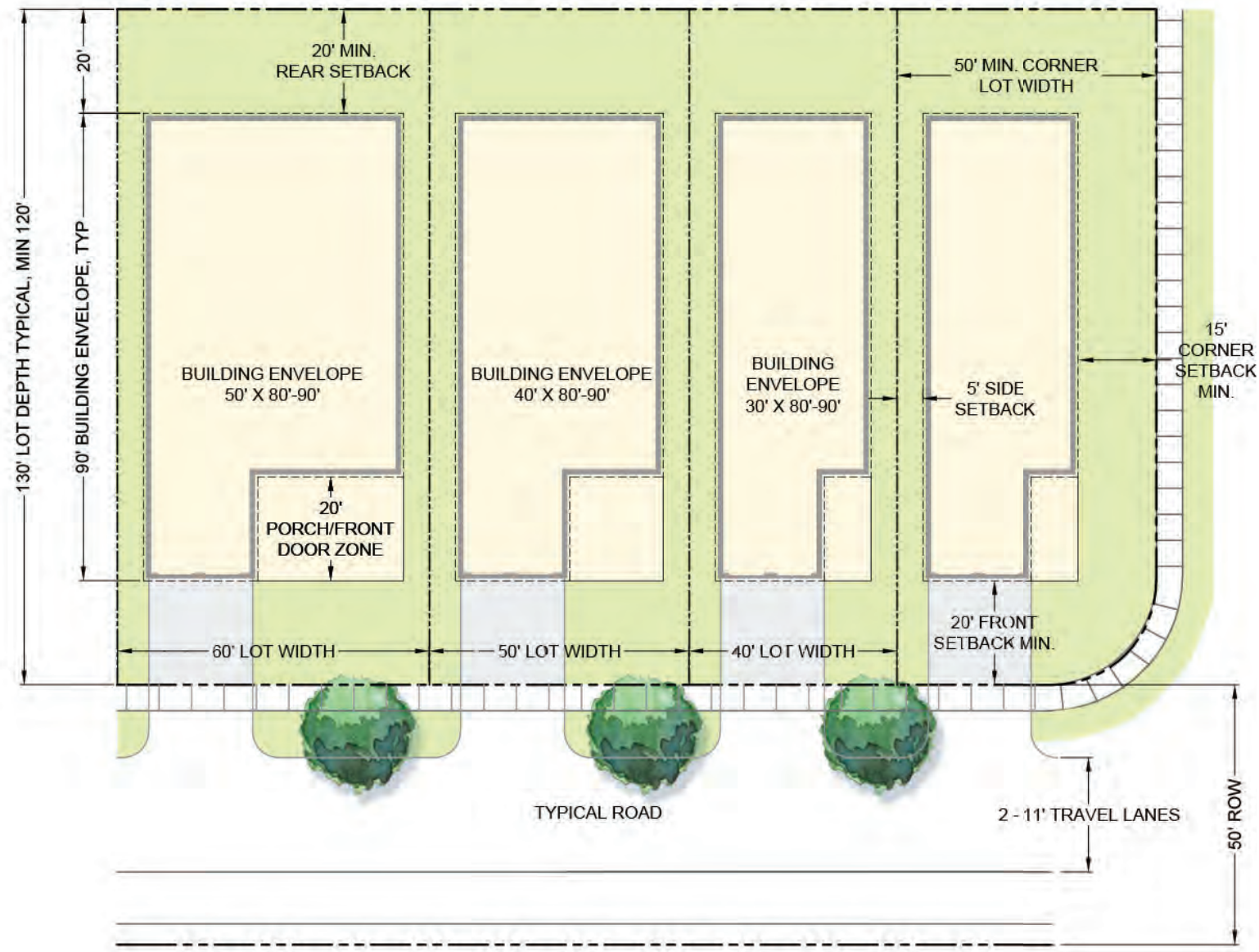
Final determination of the appropriate elevation pattern and variety is subject to review by the Architectural Design Review Team.

FACADE VARIETY



ACTIVE ADULT SINGLE FAMILY

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
299 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5'
CORNER:	15'

ALL LOTS TO HAVE FRONT LOADED GARAGES
 - MINIMUM 20' OF DRIVEWAY ON LOT
 - EACH GARAGE PARKING SPACE SHALL BE A MINIMUM OF 10' X 20'.

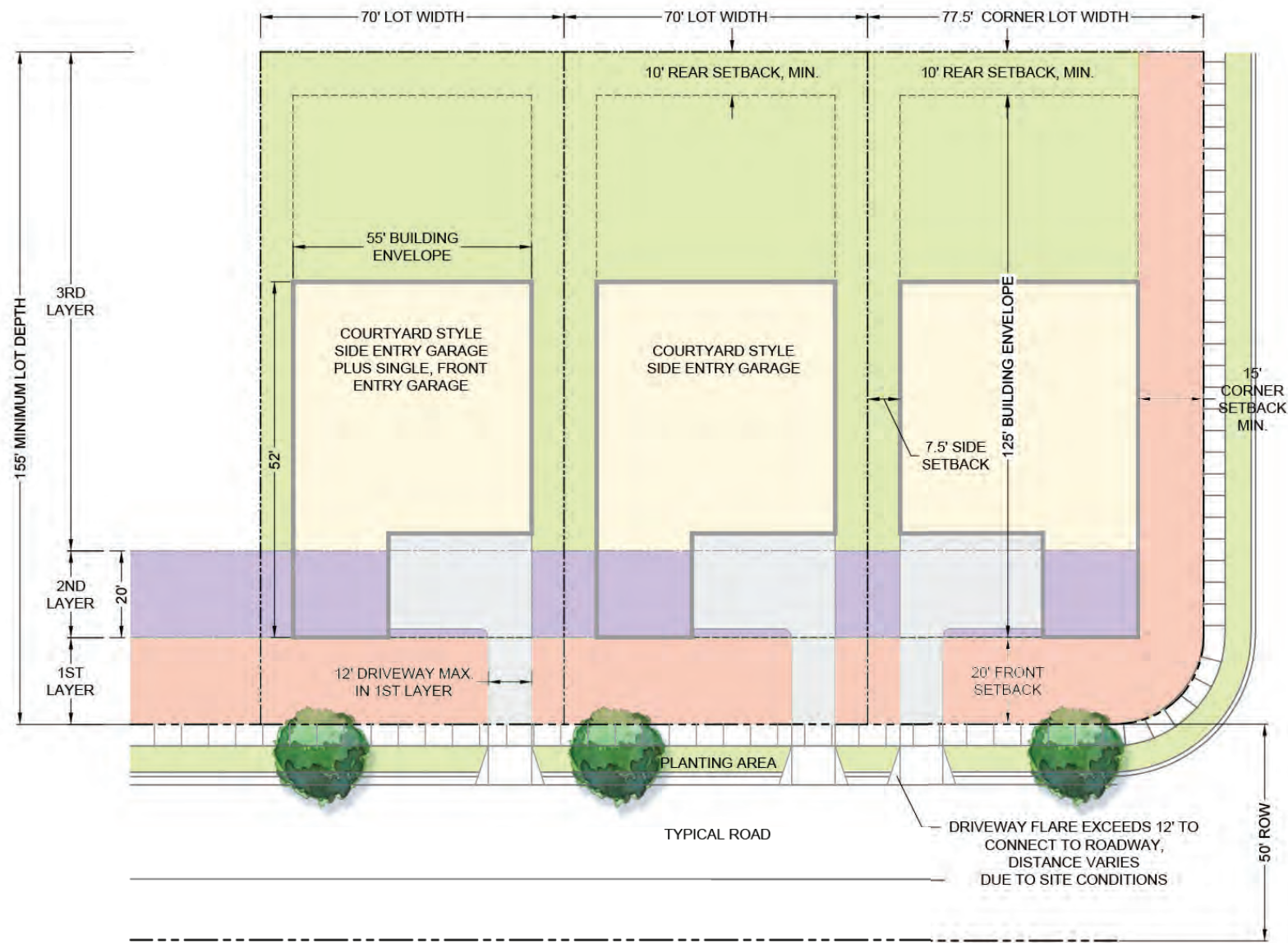
SITE SETBACKS ARE DUE TO ALL INCLUSIVE MAINTENANCE APPLICATION GOVERNED BY THE PROPOSED HOA, TO BE DEED RESTRICTED.

ACTIVE ADULT SINGLE FAMILY



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

COURTYARD HOMES



**LOT: 70' MINIMUM
103 HOMES**

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

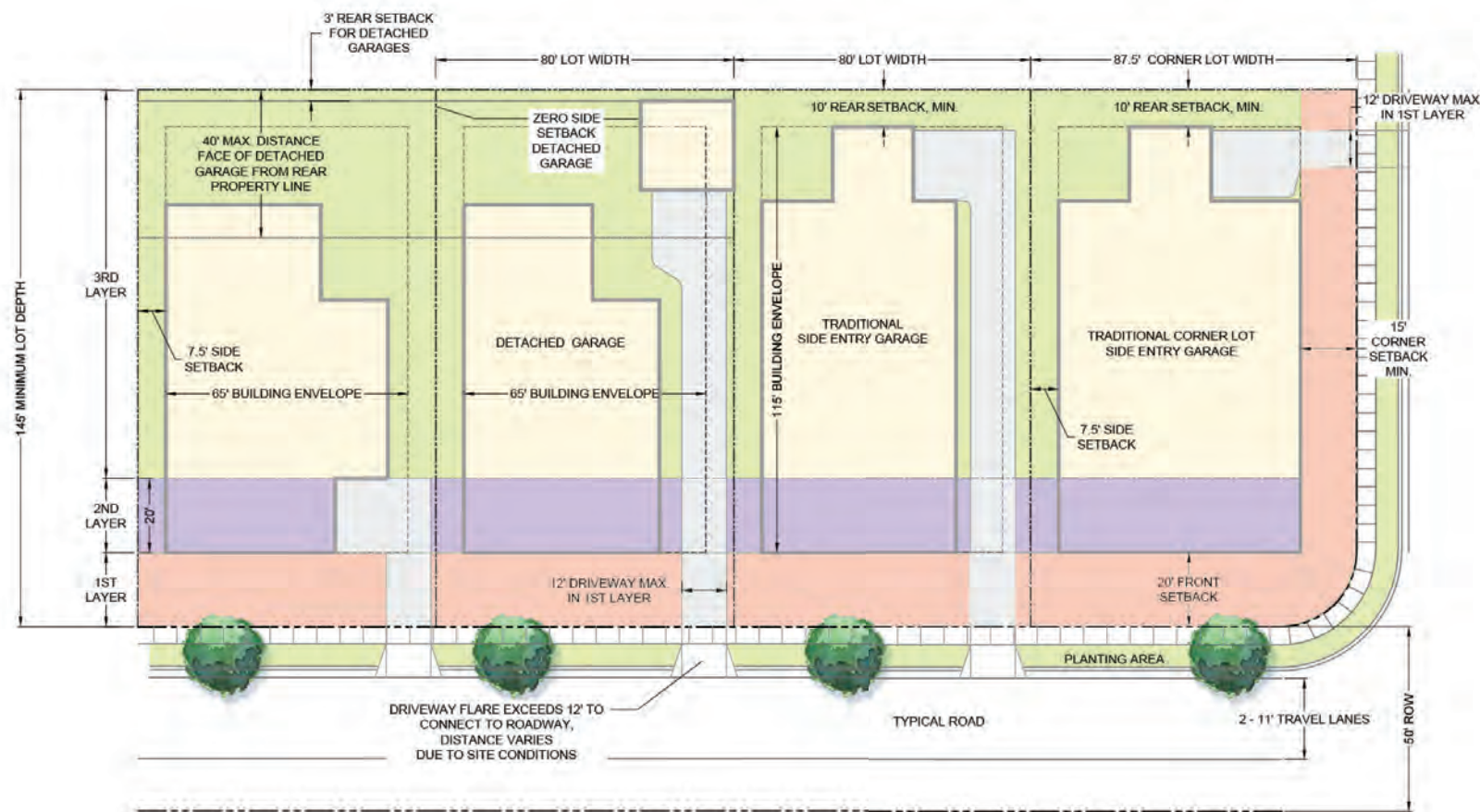
ALL LOTS TO HAVE SIDE LOADED GARAGES WITH THE OPTION OF A SINGLE, FRONT-LOADED GARAGE IN THE 3RD LAYER.

- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
- EACH GARAGE PARKING SPACE SHALL BE A MINIMUM OF 10' X 20'.



LARGE LOT HOMES

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



**LOTS: 80' MINIMUM
122 HOMES**

- BUILDING SETBACKS:
- FRONT: 20'
 - REAR: 20'
 - SIDE: 7.5'
 - CORNER: 15'

LOTS WILL HAVE A MIX OF GARAGE LOCATIONS, ATTACHED AND DETACHED

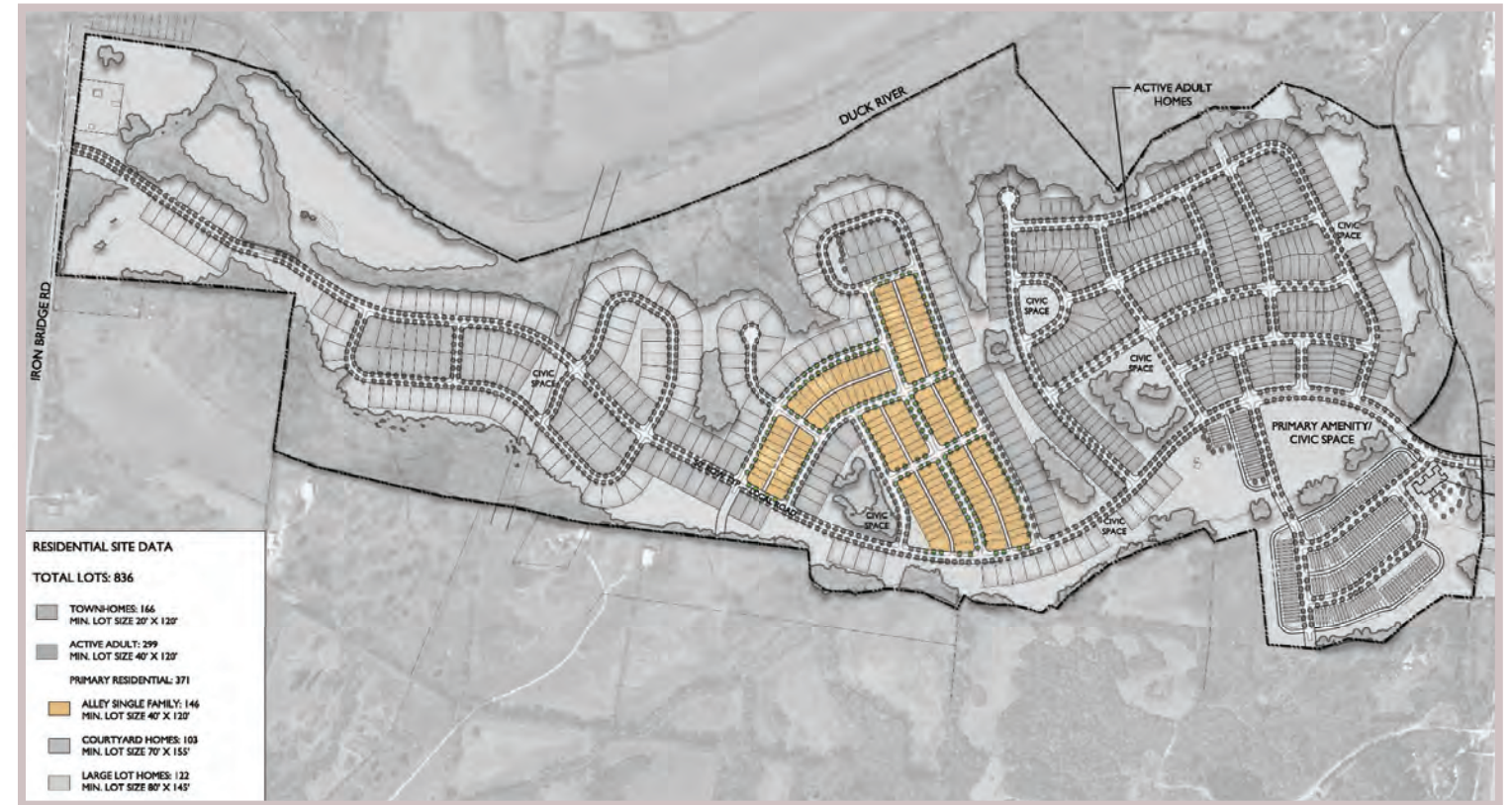
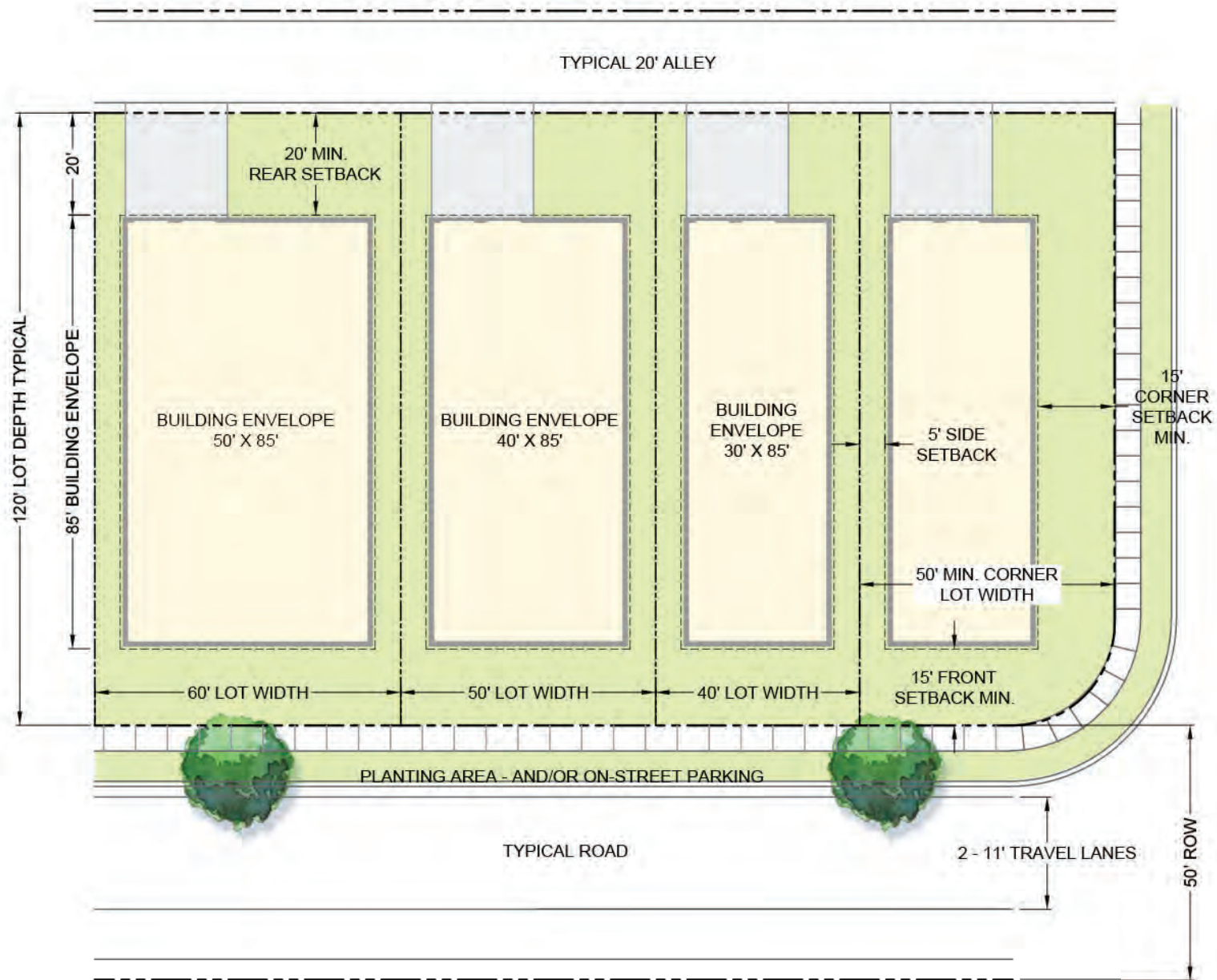
- MINIMUM 20' OF DRIVEWAY ON LOT
- EACH GARAGE PARKING SPACE SHALL BE A MINIMUM OF 10' X 20'.

LARGE LOT HOMES



SINGLE-FAMILY ALLEY LOADED

COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
146 HOMES

BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
SIDE:	5'
CORNER:	15'

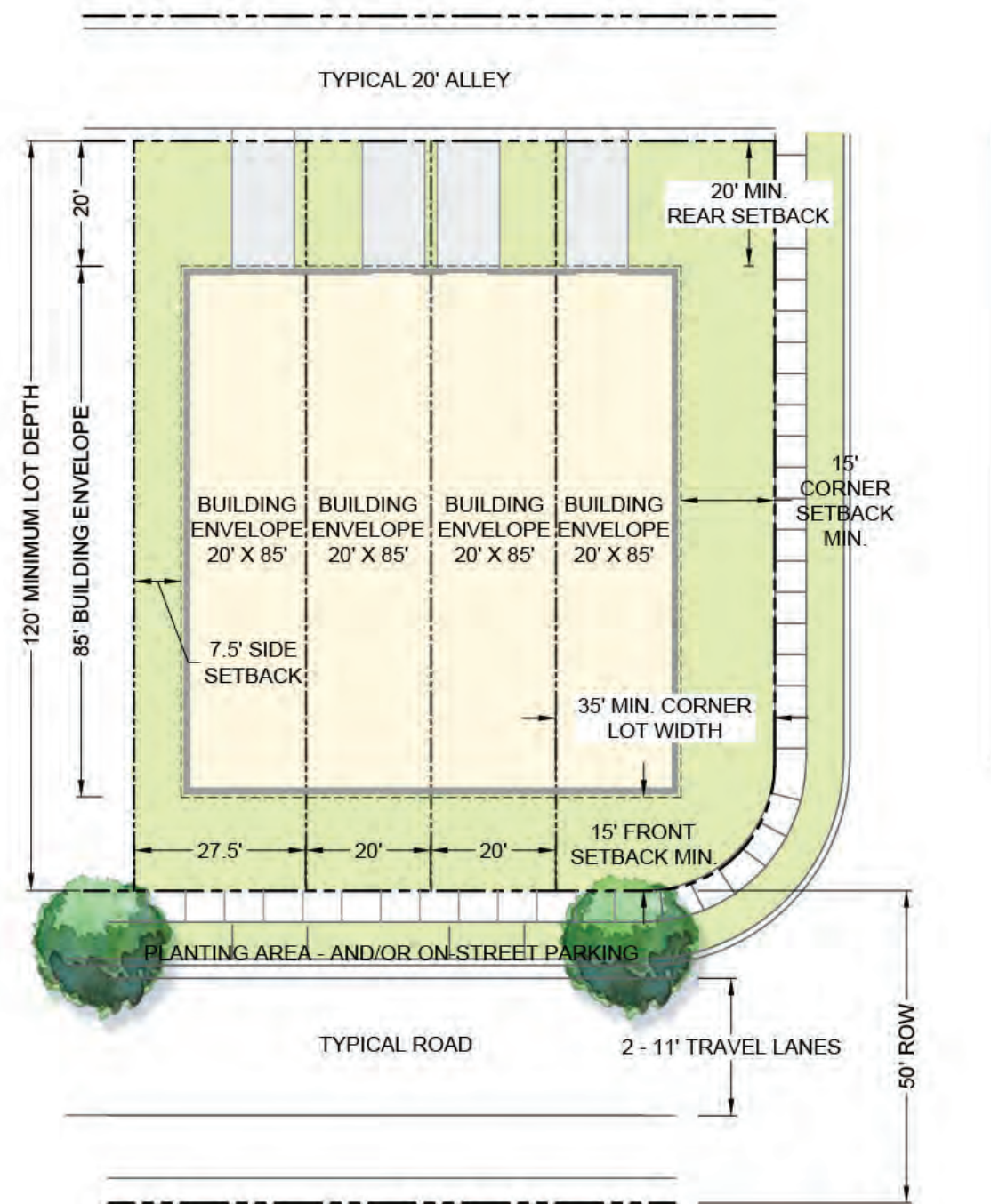
- ALL LOTS TO HAVE REAR LOADED GARAGES
- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
 - EACH GARAGE PARKING SPACE SHALL BE A MINIMUM OF 10' X 20'.

SINGLE-FAMILY ALLEY LOADED



COLOR RENDERING PRESENTS
AN ILLUSTRATIVE DEPICTION OF
ARCHITECTURE AND LANDSCAPE
MATERIAL

TOWNHOMES



**LOTS: 20' MINIMUM
166 HOMES**

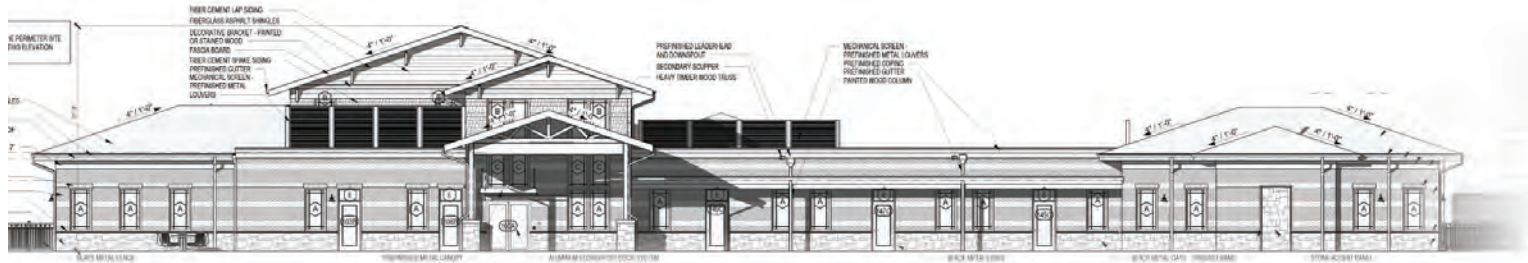
BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

ALL LOTS TO HAVE REAR LOADED GARAGES
 - MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
 - EACH GARAGE PARKING SPACE SHALL BE A MINIMUM OF 10' X 20'. TOWNHOME BUILDINGS

WILL CONSIST OF 4, 6, 7, AND 8 UNIT BUILDINGS.

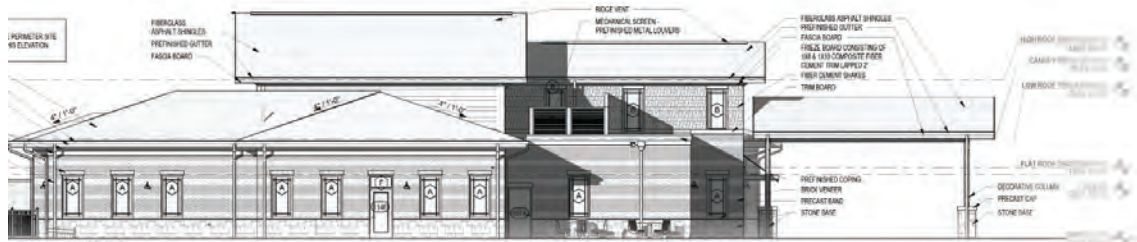
DAYCARE ELEVATIONS



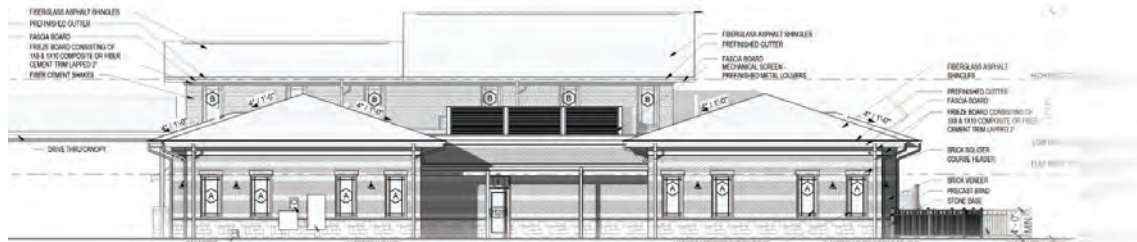
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.



DAYCARE

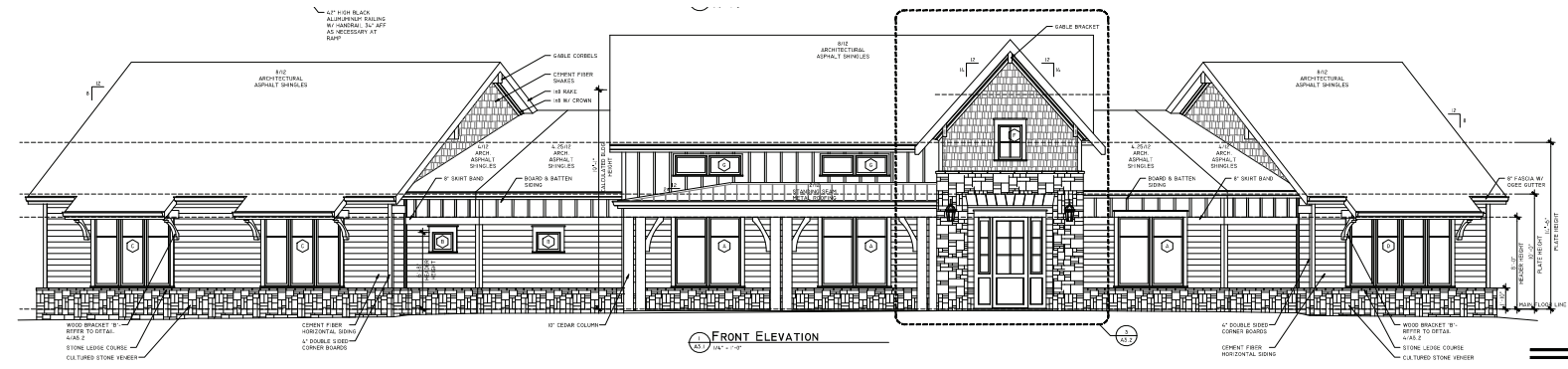
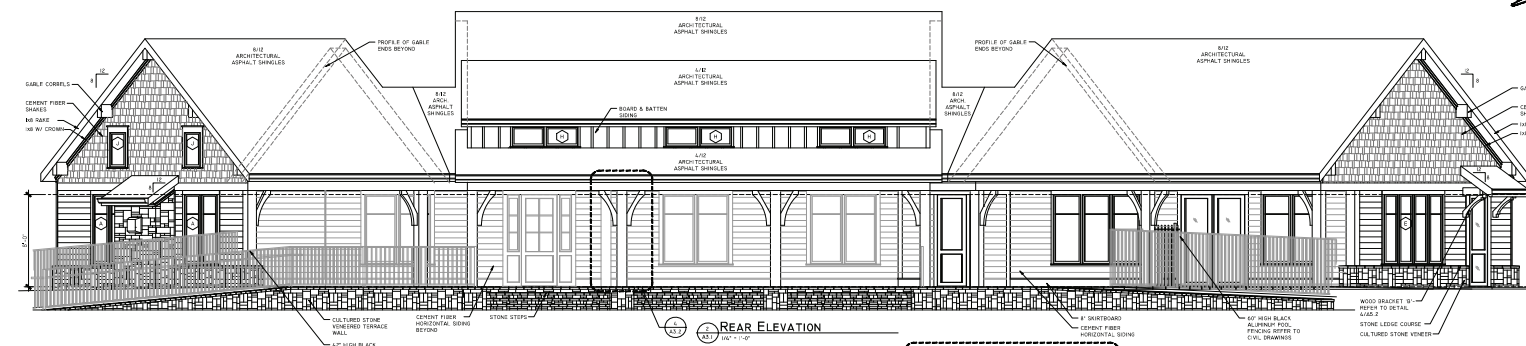
CHILD DAYCARE TO BE APPROXIMATELY 12,000-14,000 SQFT., AND WILL SERVE AS A BENEFIT NOT ONLY TO THE LOCAL NEIGHBORHOOD BUT TO THE COMMUNITY AS WELL.

AMENITY PHOTOGRAPHS



POOL AND CLUBHOUSE FROM SIMILAR KOLTER PROJECT

AMENITY ELEVATIONS



IMAGES AND ELEVATIONS ARE CONCEPTUAL.
FINAL APPROVALS TO BE DETERMINED WITH FMDP.

MAIN AMENITY ARCHITECTURE



5 CIVIC SPACES ARE PLANNED FOR THIS SITE.

THREE OF THESE SITES WILL HAVE COVERED MAILBOX KIOSKS. COVERED SEATING WILL BE PROVIDED IN MOST PARKS.

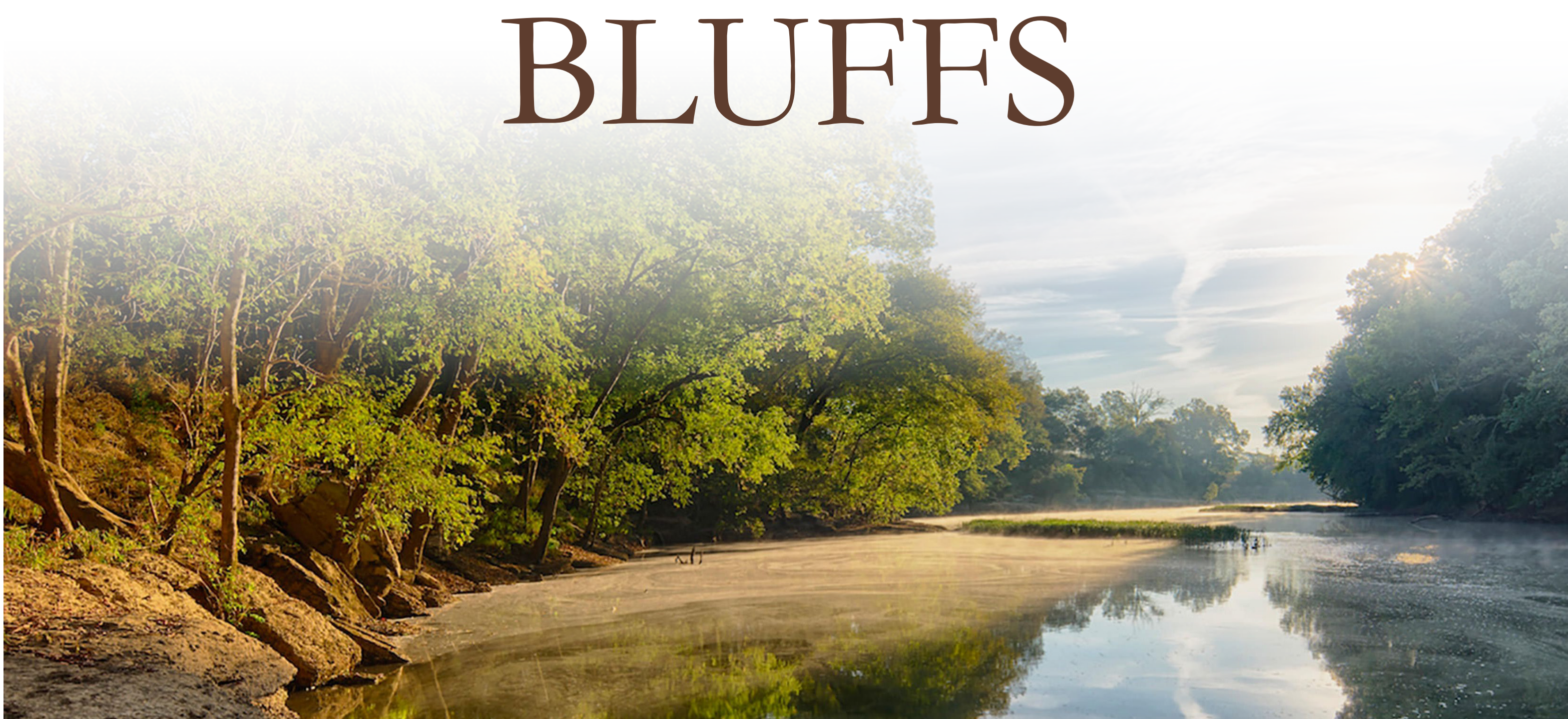
IMAGES ARE TO PROVIDE EXAMPLES OF TYPES OF COVERED SEATING AND MAILBOX KIOSKS, BUT COULD BE SUBJECT TO REVISIONS AT FMDP APPROVALS.

CIVIC SPACE ARCHITECTURE

COLUMBIA

City of Columbia, Tennessee

BLUFFS



Architectural Review Team Submittal



COLUMBIA BLUFFS ARCHITECTURE

DEVELOPER

JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637

KOLTERLAND

ENGINEER

JIM HARRISON
CIVIL SITE DESIGN GROUP
2305 KLINE AVENUE, SUITE 300
NASHVILLE, TN 37211



LANDSCAPE ARCHITECT

GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069



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- 2. DEVELOPMENT TEAM
- 3. DEVELOPMENT PLAN
- 4. ARCHITECTURAL DESIGN GUIDELINES
- 5. FACADE VARIETY
- 6. ACTIVE ADULT NEIGHBORHOOD
- 8. COURTYARD AND LARGE LOT HOMES
- 11. ALLEY-LOADED PRIMARY RESIDENTIAL
- 13. TOWNHOMES
- 15. DAYCARE
- 11. MAIN AMENITY ARCHITECTURE
- 12. CIVIC SPACE ARCHITECTURE

SUBMITTED: 10/16/2023

DEVELOPMENT TEAM

Single Family & Townhomes

Active Adult Single Family

Building Height and Massing	<ul style="list-style-type: none"> Primarily a mix of 1-story and 2-story, with a maximum of 3-story Attached garages encouraged 	
Building Separation	<ul style="list-style-type: none"> Single Family: 10' minimum Townhomes: 15' minimum 	<ul style="list-style-type: none"> Single Family: 10' minimum
Street Facades	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets 	<ul style="list-style-type: none"> Maximize frontage and orientation onto residential streets Porches should orient to residential streets Entries visible from residential streets
Building Entries	<ul style="list-style-type: none"> Porches minimum 6' deep and 6' wide 	

Roof Forms	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer 	<ul style="list-style-type: none"> Roofs may vary in style, but should be designed to create unity to the full community All roof forms to be reviewed and approved by the master developer
Roof Detail	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail 	<ul style="list-style-type: none"> All roofs should create eaves for shadow and rain protection Where used, gutters should be expressed as positive elements adding desirable detail
Parking	<ul style="list-style-type: none"> Garage-parked Garages minimum depth of 22' Garage doors with windows required 	<ul style="list-style-type: none"> Garage-parked Garages minimum depth of 22' Garage doors should have windows

ARCHITECTURAL GUIDELINE NOTE:

The architectural guidelines and conceptual elevations are intended to convey the architectural quality and design intent. Final elevations and color schemes will be brought back to be approved by the ADRT at final PUD-R Development Plan.

COMPLIANCE NOTE:

The architectural guidelines as shown in this pattern book represent compliance with the standards set by the Zoning Ordinance except in areas requesting a modification of standards which are requested to be approved through the PUD-R Preliminary Development Plan process.

Architectural Building Materials

In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials

Permitted:

- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:

- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials

Permitted:

- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:

- All Plastics (including vinyl)
- Plywood
- Exposed Concrete Block

Awnings

Permitted:

- High Quality Heavy Canvas
- Illuminated Awnings
- Metal Awnings

Colors

Permitted:

- Muted
- Natural
- Earth Tones

Conditional Permitted:

- Bright
- Primary Colors (per review and approval of the Master Developer)

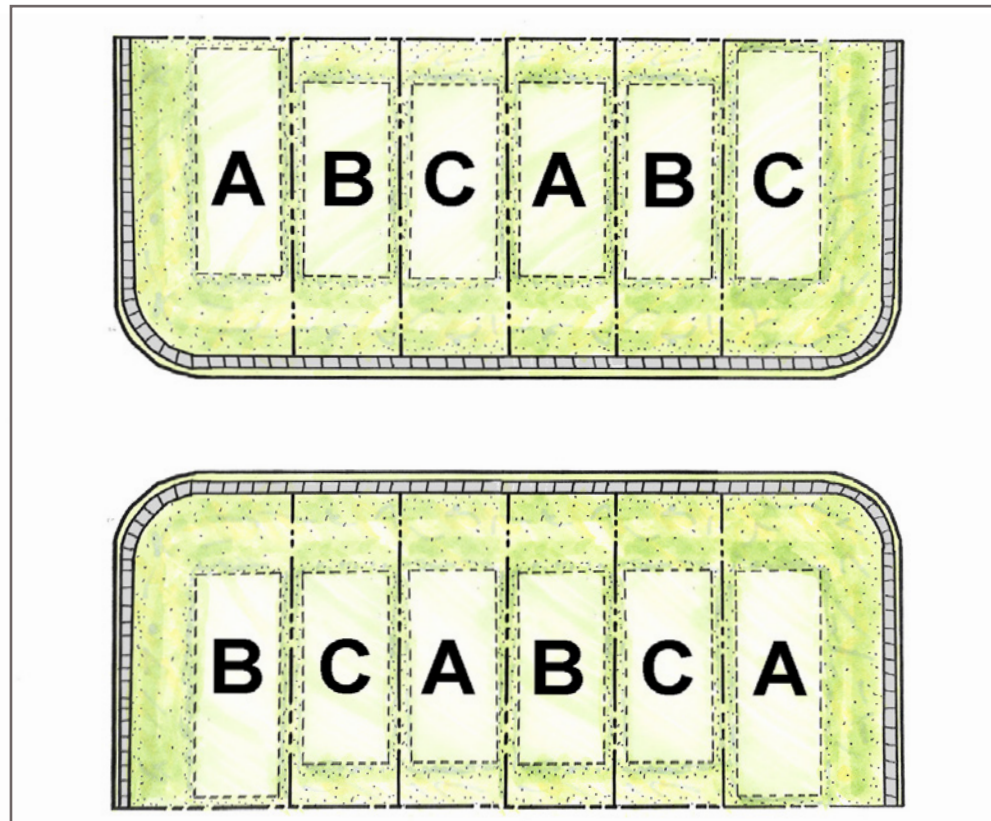
Building Requirements:

- Maximum Height (Stories) 3 stories





IMAGE OF HOMES REPRESENT AN EXAMPLE OF FACADE VARIETY ALONG SAME STREET. FINAL SELECTION OF MATERIALS AND STYLES TO BE APPROVED AT FMDP.



In order to avoid monotony of architectural design, no approval shall be issued for the construction of a dwelling if it is substantially like any proposed neighboring building for which on approval has already been issued or is being concurrently considered.

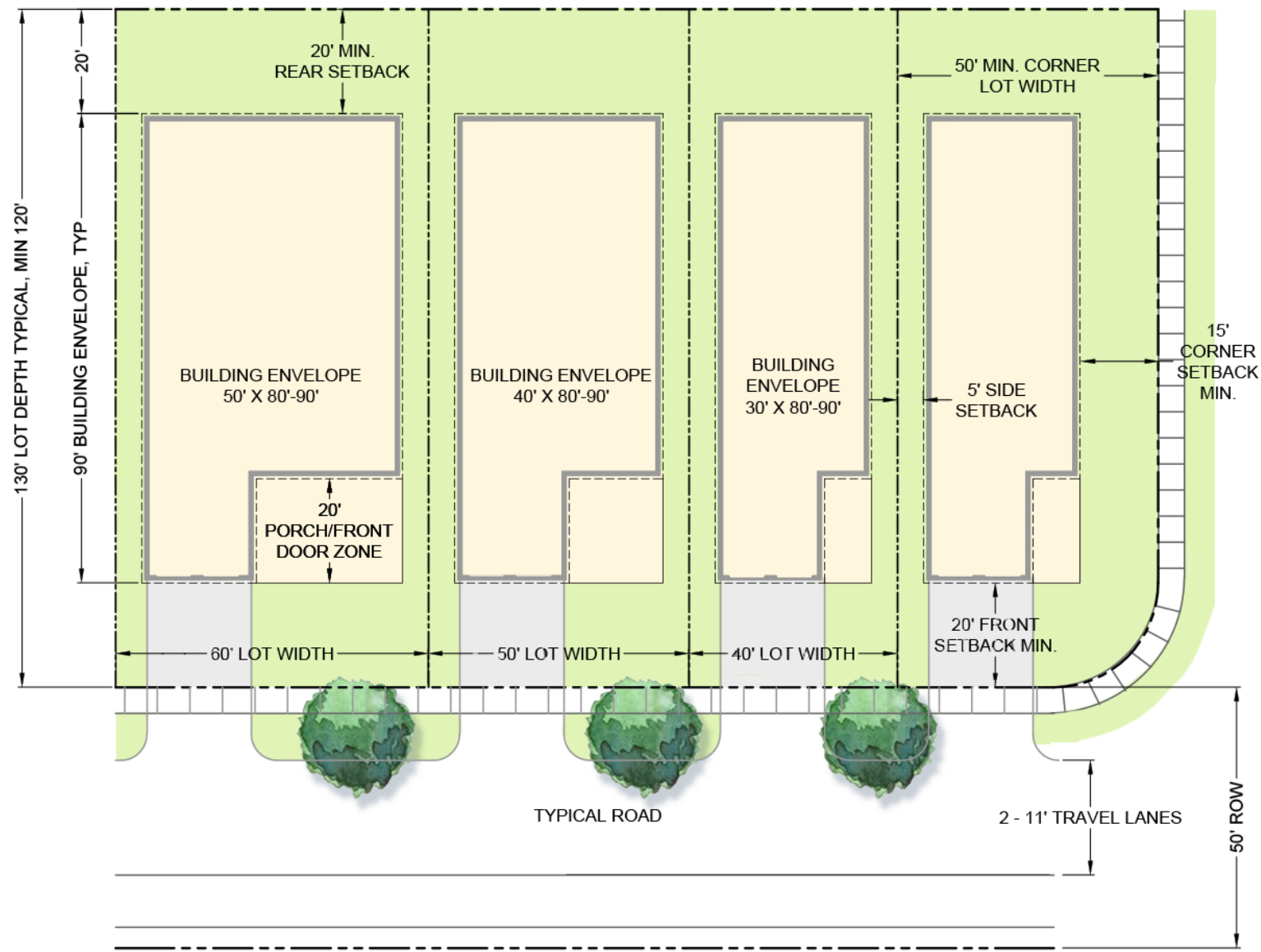
- A building shall be considered neighboring if it fronts on the same street as the building under construction or an intersecting street; no building elevation may be repeated across from, adjacent to, or diagonal to a similar building elevation. There shall be a minimum of a 2-lot gap between each similar building elevation (see diagram to above in which A, B, and C represent different elevation styles).
- Vary garage door locations to the front facade of the house when possible. Avoid continuous runs of garages in the same unbroken plain.
- Vary roof orientation, ridge lines, and eave heights between each lot when possible.
- Building facade colors and design elements should vary between each lot with a variation of massing and architectural details on each block.
- Landscaping should vary in composition from building to building when possible.

Final determination of the appropriate elevation pattern and variety is subject to review by the Architectural Design Review Team.



ACTIVE ADULT SINGLE FAMILY

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
208 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5'
CORNER:	15'

ALL LOTS TO HAVE FRONT LOADED GARAGES
 - MINIMUM 20' OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

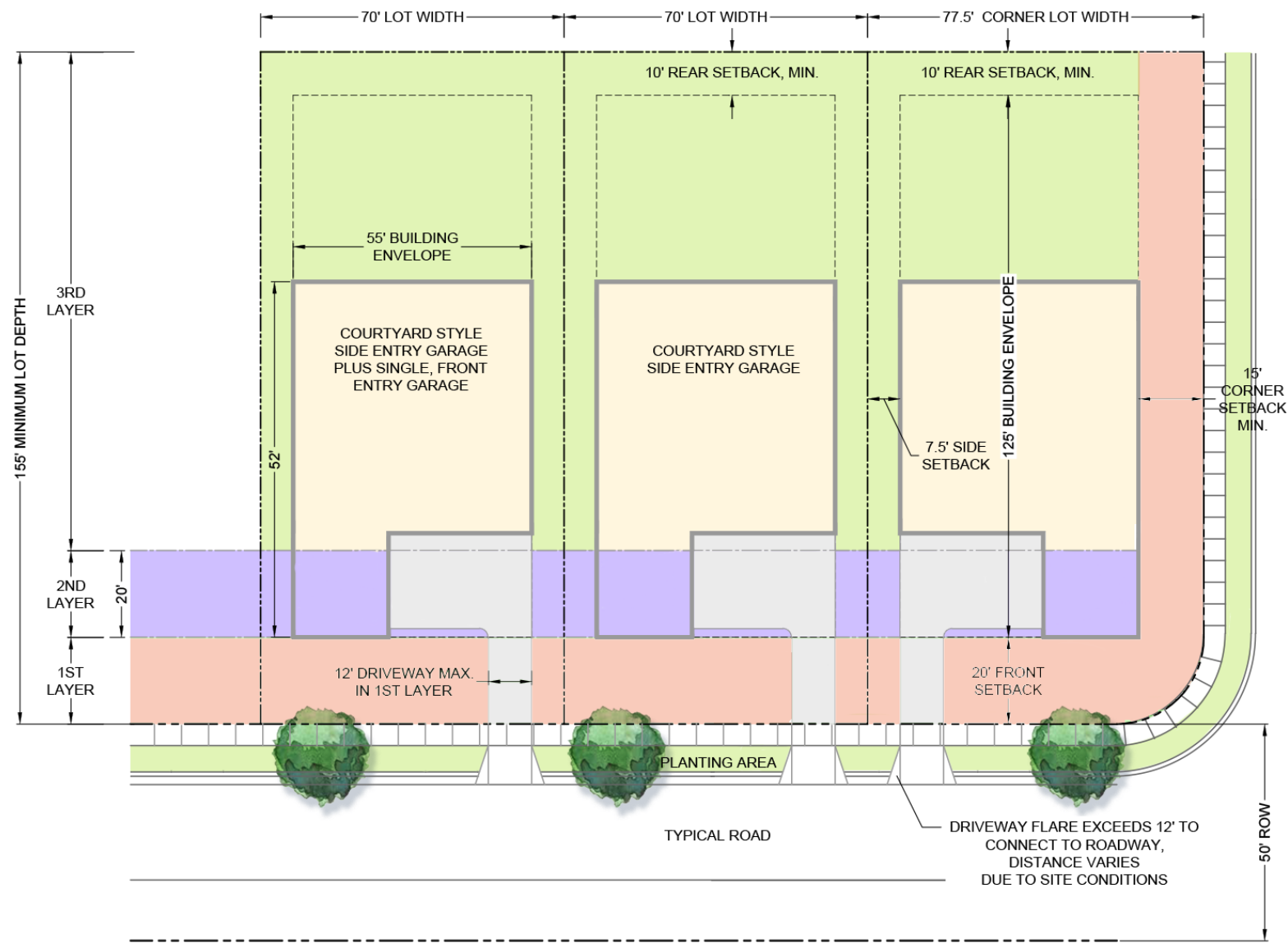
SITE SETBACKS ARE DUE TO ALL INCLUSIVE MAINTENANCE APPLICATION GOVERNED BY THE PROPOSED HOA, TO BE DEED RESTRICTED.

ACTIVE ADULT SINGLE FAMILY



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

COURTYARD HOMES



LOT: 70' MINIMUM
104

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

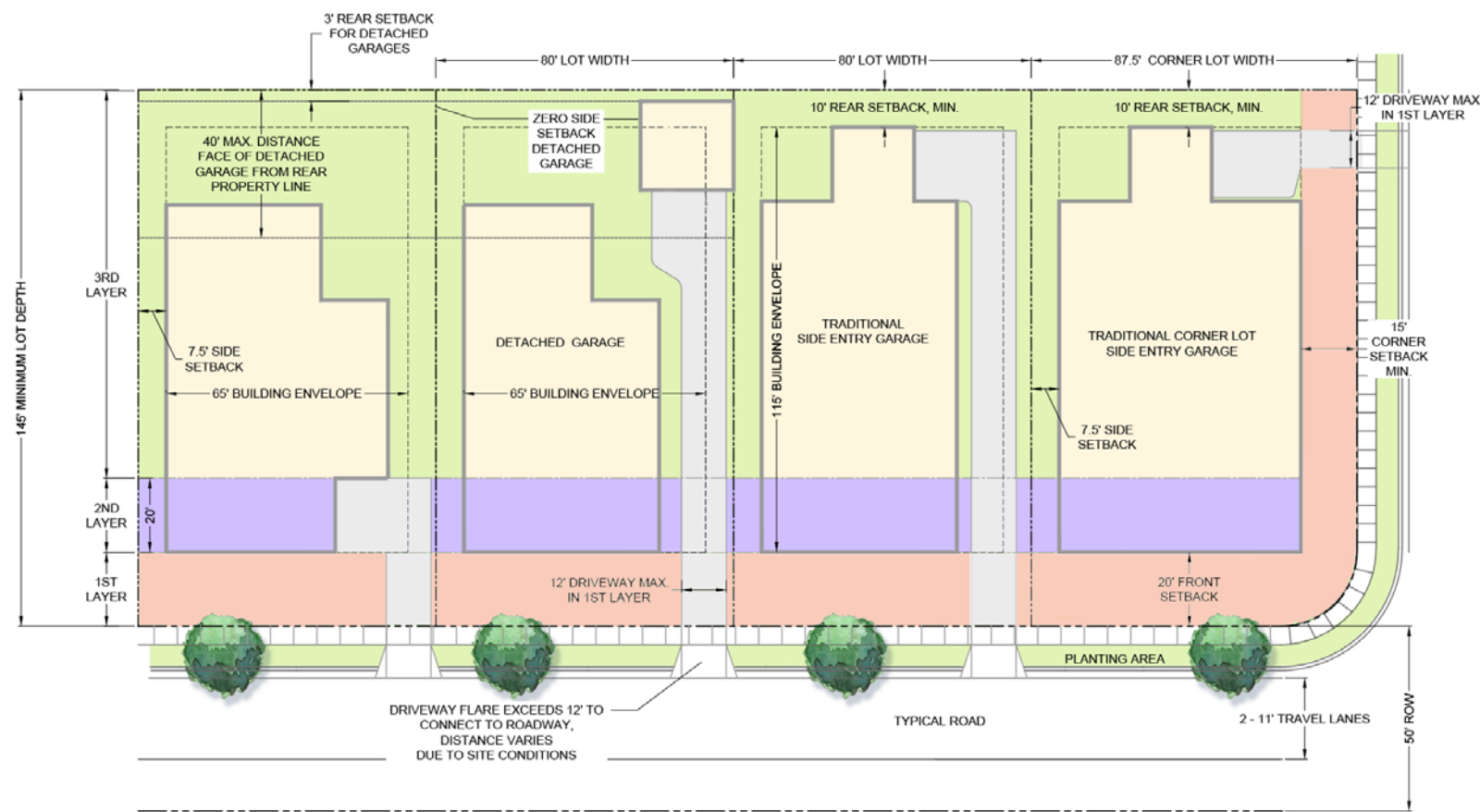
ALL LOTS TO HAVE SIDE LOADED GARAGES WITH THE OPTION OF A SINGLE, FRONT-LOADED GARAGE IN THE 3RD LAYER.

- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES



LARGE LOT HOMES

COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL



**LOTS: 80' MINIMUM
130 HOMES**

- BUILDING SETBACKS:**
- FRONT: 20'
 - REAR: 20'
 - SIDE: 7.5'
 - CORNER: 15'

LOTS WILL HAVE A MIX OF GARAGE LOCATIONS, ATTACHED AND DETACHED

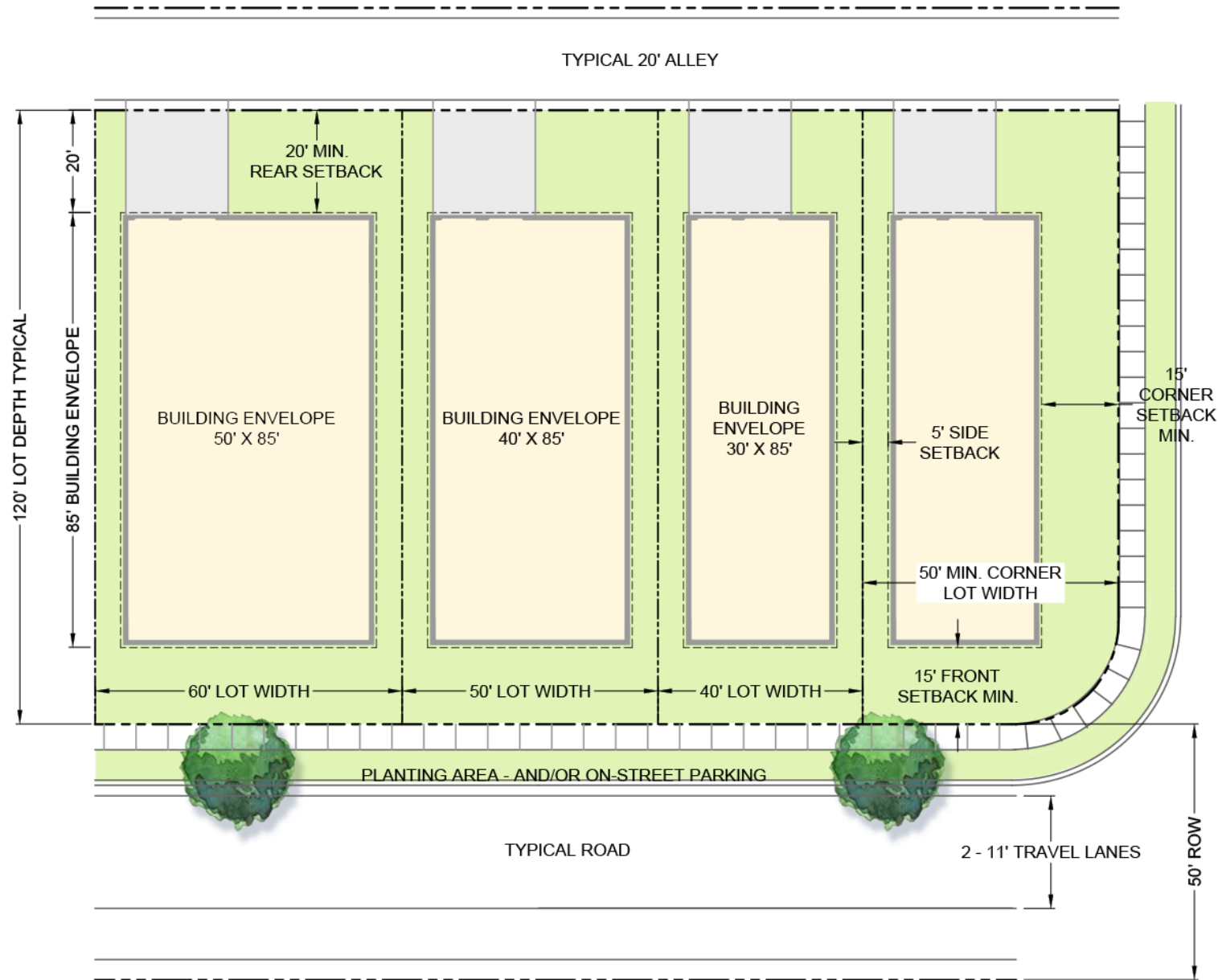
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

LARGE LOT HOMES



SINGLE-FAMILY ALLEY LOADED

COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF ARCHITECTURE
AND LANDSCAPE MATERIAL



LOT RANGE: 40'-60'
144 HOMES

BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
SIDE:	5'
CORNER:	15'

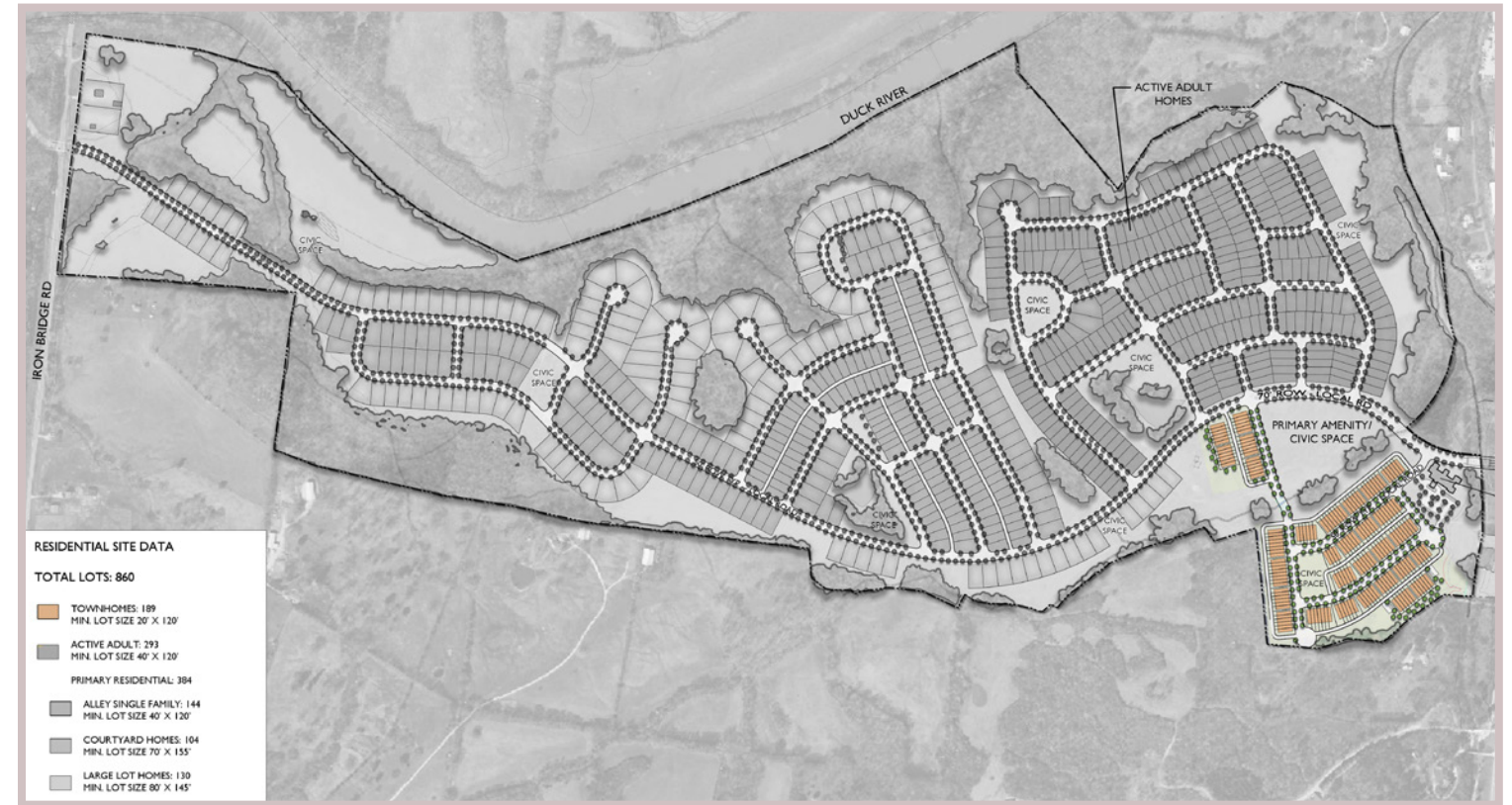
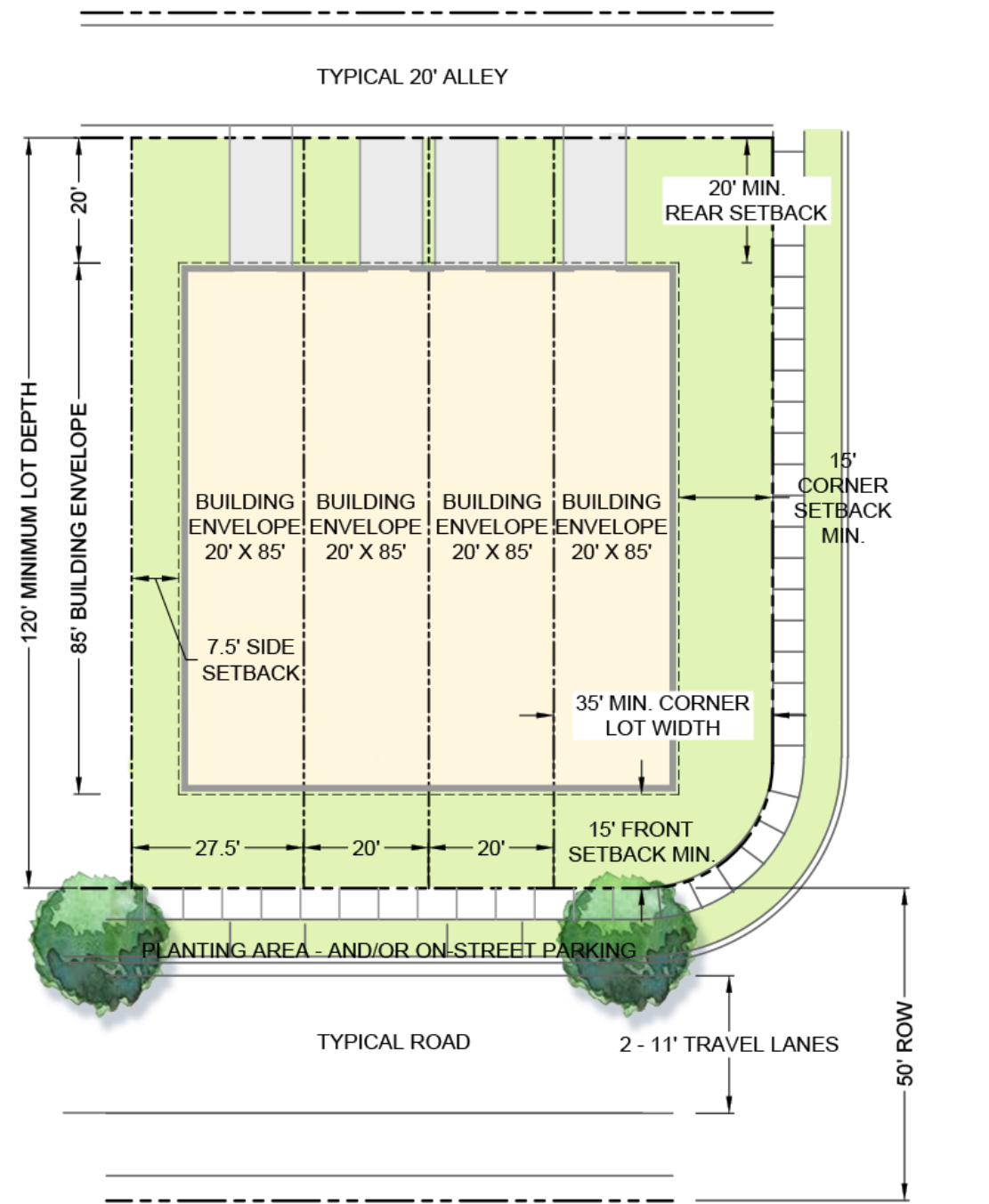
- ALL LOTS TO HAVE REAR LOADED GARAGES
- MINIMUM 20' LENGTH OF DRIVEWAY ON LOT
 - MINIMUM 22' DEPTH FOR ALL GARAGES

SINGLE-FAMILY ALLEY LOADED



COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF ARCHITECTURE AND LANDSCAPE MATERIAL

TOWNHOMES



**LOTS: 20' MINIMUM
189 HOMES**

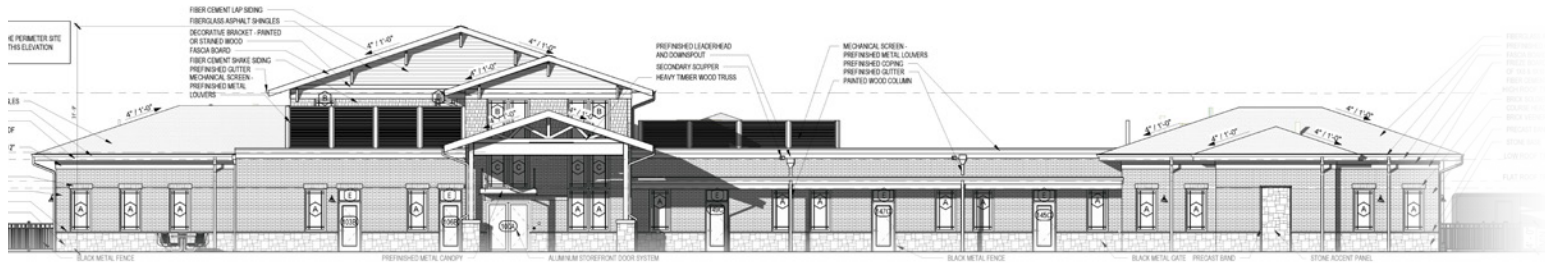
BUILDING SETBACKS:

FRONT:	15'
REAR:	20'
SIDE:	7.5'
CORNER:	15'

ALL LOTS TO HAVE REAR LOADED GARAGES
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TOWNHOME BUILDINGS WILL CONSIST OF 4, 6, 7, AND 8 UNIT BUILDINGS.

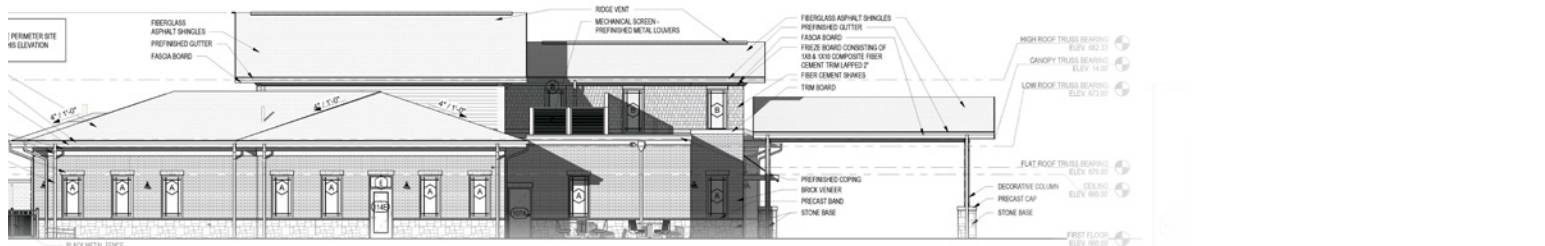
DAYCARE ELEVATIONS



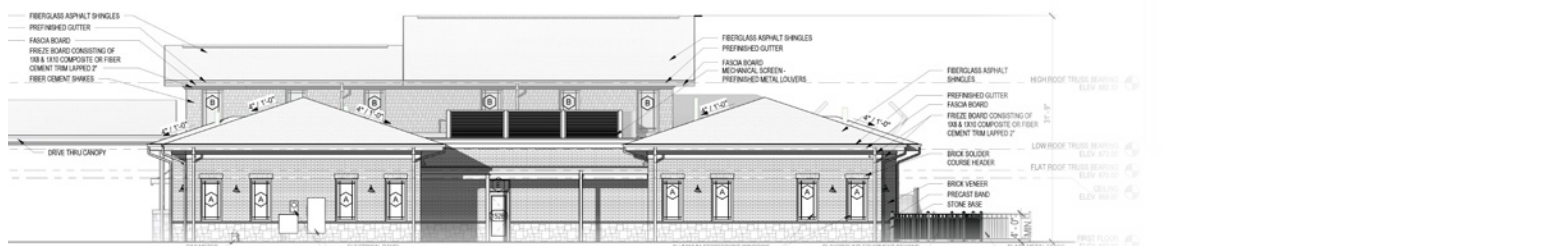
WEST ELEVATION



EAST ELEVATION

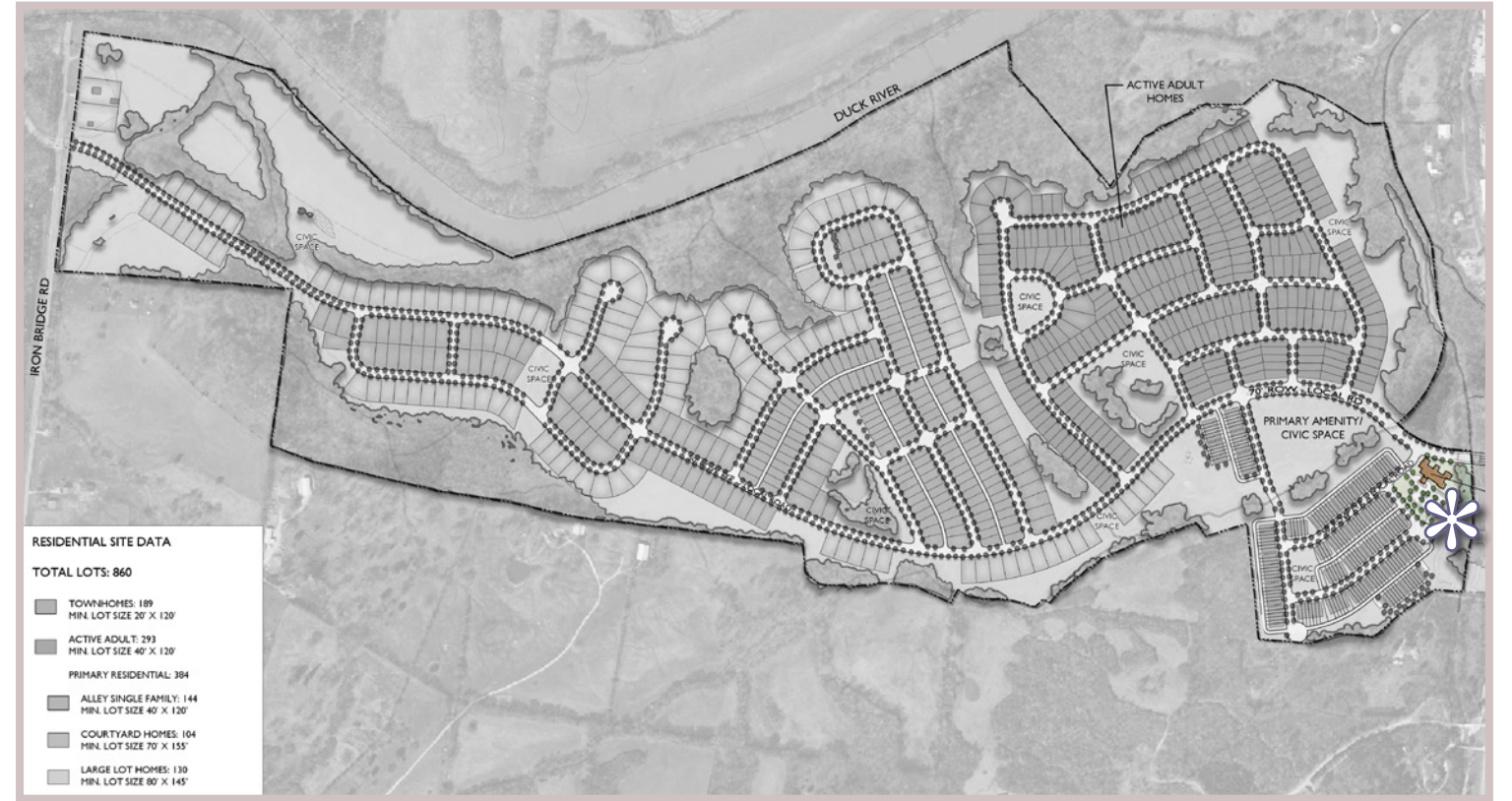


SOUTH ELEVATION



NORTH ELEVATION

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DAYCARE

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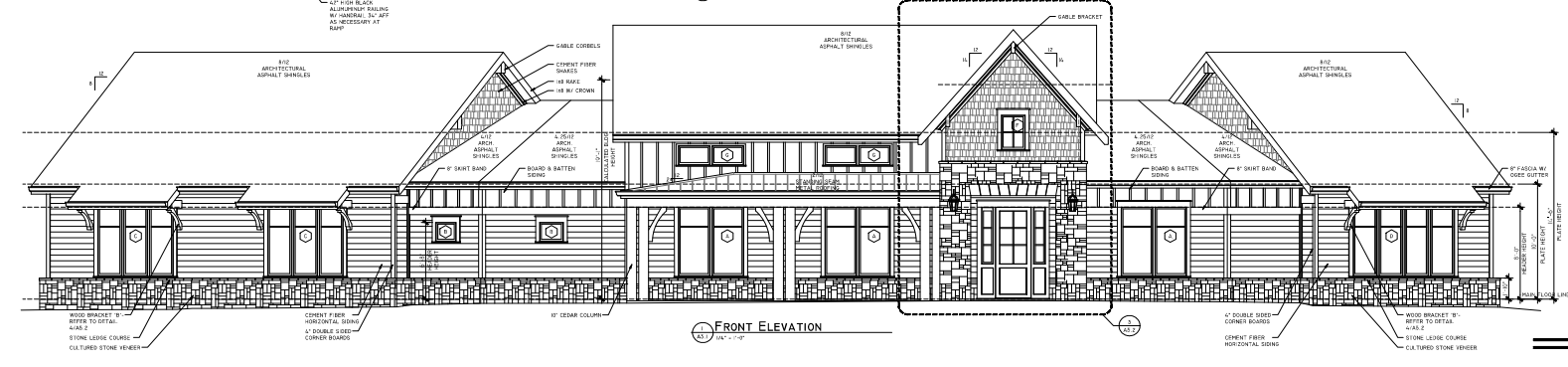
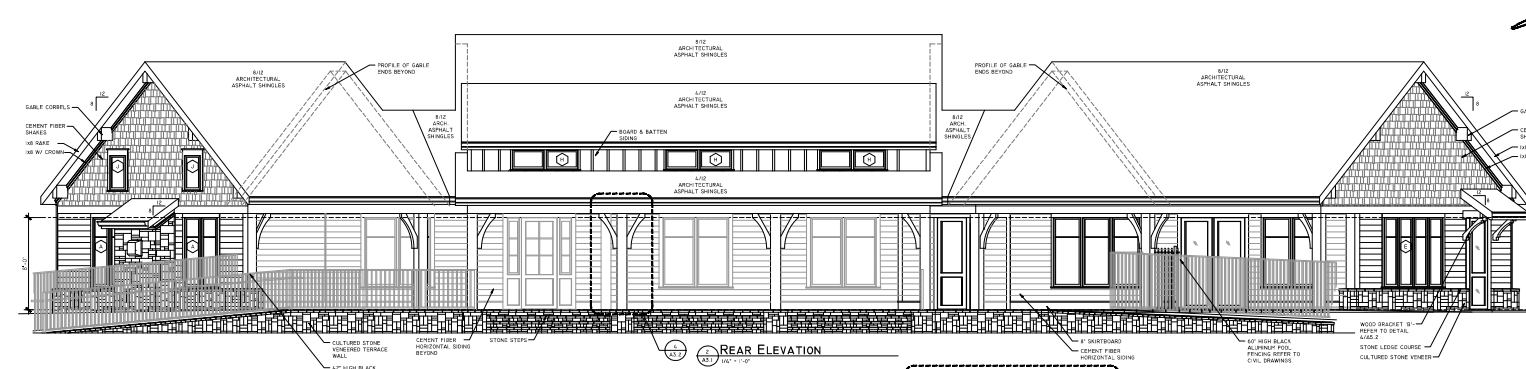
DAYCARE

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IMAGES ARE TO PROVIDE EXAMPLES OF TYPES OF COVERED SEATING AND MAILBOX KIOSKS, BUT COULD BE SUBJECT TO REVISIONS AT FMDP APPROVALS.

CIVIC SPACE ARCHITECTURE



ARCHITECTURAL REVIEW TEAM
 PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	400 Bear Creek Pike		
	TAX MAP: 90	GROUP:	PARCEL: 12.01
SUMMARY OF NATURE OF REQUEST AND WORK	Columbia Bluffs PUD-R Preliminary Master Development Plan requests review and approval of the conceptual elevations and design guidelines for the homes proposed in the Preliminary Master Development Plan. Homes include single-family detached front and alley loaded homes, Active Adult single-family detached homes, Townhomes and civic space structures.		

DATE OF PRE-APPLICATION MEETING	8/30/2023
---------------------------------	-----------

SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com)).
 If there is not access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy*

*Fees are due at the time of Application:
 \$100 for SD-LI, SD-HI and SD-INT plus additional processing and advertising fees.
 \$150 for Planned Unit Developments plus additional processing and advertising fees.*

Zoning Ordinance Article 8.5.4.C.5

SELECT REQUEST	PLAN SHALL INCLUDE
<input type="checkbox"/> Building in a Special District <input checked="" type="checkbox"/> Building in a Planned Unit Development <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required)

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting.

APPLICANT

NAME	Greg Gamble - Gamble Design	PHONE	615-975-5765
ADDRESS	3020 Stansberry Lane, Suite 201, Franklin	EMAIL	info@gdc-tn.com

PROPERTY OWNER

NAME	HK Big Bear Bluffs, LLC	PHONE	813-615-1244
ADDRESS	14025 Riveredge Dr. Ste 175 Tampa FL 33637	EMAIL	jgibbs@kolter.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

<u>Greg Gamble</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>10/16/2023</u> DATE
HK Big Bear Bluffs LLC <u>James P. Harvey</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>10/10/2023</u> DATE