

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO JBO, LLC FOR USE OF THE PROPERTY AT 1207 AND 1226 GREENVIEW DRIVE TO CONSTRUCT A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG that the petition of JBO, LLC, for a Conditional Use Permit for use of the property at 1207 and 1226 Greenview Drive to construct a Traditional Neighborhood Development named Cornerstone on approximately one hundred thirteen (113) acres be, and the same is hereby, approved, subject to the following conditions:

1. The property shall be developed in substantial compliance with the submitted master plan entitled "Cornerstone" Traditional Neighborhood Development dated April 24, 2006 and prepared by Sympoetica, Community Planners & Designers and Hurt & Proffitt, Inc., Engineers.
2. The property shall be developed in compliance with the Design, Landscaping & Screening and Architectural Guidelines for the Cornerstone TND dated April 12, 2006 and prepared by Sympoetica, Community Planners & Designers.
3. The following uses shall require the approval of a conditional use permit by the City Council before being allowed within the Cornerstone Development:
 - a. Veterinarian Hospitals with or without outdoor kennels
 - b. Care Centers, excluding day care centers
 - c. Churches or other places of worship
 - d. Group Homes
 - e. Nursing Homes or Assisted Living Facilities
 - f. Community Swimming Pools
 - g. Commercial Recreation Establishments
 - h. Public or Community Recreational Facilities
4. Stormwater Management facilities will be integrated into the overall design of the development and design is subject to the approval of the City's Environmental Planner and the Cornerstone Design Review Board.
5. Water quality will be addressed thru a combination of Best Management Practices (BMP's) and low impact development standards. Design of water quality measures is subject to approval of the City's Environmental Planner and the Cornerstone Design Review Board.
6. All amenities in the area designated as park on the submitted master plan shall be the responsibility of the developer. All park areas shall be connected to the overall development by a series of trails and or sidewalks. All improvements are subject to approval by the Director of Parks and Recreation.
7. Bicycle and pedestrian connections to Hunterdale Drive and the unnamed stub street located at the northeastern portion of the property shall be made. Right of Way will be reserved for future vehicle access when determined appropriate by the City Council.
8. Landscaping shall be provided within the twenty-five foot (25') buffer area along the northeastern property line. Landscaping shall consist of one (1), one and five tenths inch (1.5") caliper tree for every ten (10) feet of property line. Landscaping shall consist of a mixture of evergreen and deciduous trees and may be placed in collective groupings as approved by the City Planner.

9. Buildings within the "core" area and denoted by Blocks "A, B, C, D & E" on the master plan shall be limited to a total of five (5) stories as defined by the International Building Code (IBC). Of the buildings located within the core area, no more than fifty percent (50%) may be five (5) stories.
10. No building within four hundred feet (400') of the Windsor Hills neighborhood may be in excess of four (4) five (5) stories.
11. The proposed roads connecting to Greenview Drive shall be limited to three (3) full intersections and three (3) right in and right out intersections.
12. At least fifty percent (50%) of the units located within Blocks "H & I" shall be condominium units for sale.
13. The Cornerstone Design Review Committee shall consist of three (3) City representatives selected by the Director of Community Development and three (3) representatives selected by the master developer. The land planners for Cornerstone shall serve in an advisory capacity to the Committee. If the Committee can not reach consensus on interpretation of the Cornerstone TND Guidelines, the matter shall be referred to the City's Design Review Board for final interpretation.
14. The developer agrees to reduce the square footage of the 5th floors of buildings in the core area, if requested by the City, by an amount equal to the area recovered by a reduction in the parking spaces required by the City's Zoning Ordinance.

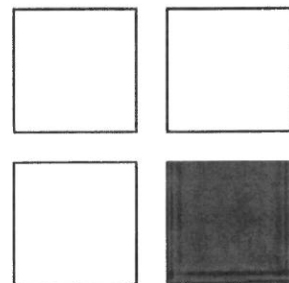
Adopted: June 27, 2006

Certified: Thomas W. Kost
Clerk of Council

070L.FinalRes

Draft

**Design,
Landscaping & Screening
and Architectural Guidelines**



Cornerstone TND
Traditional Neighborhood Development

**Cornerstone Traditional Neighborhood Development
Draft Design, Landscaping and Screening, and Architectural Guidelines**

4/12/06
Sympoetica

The following written guidelines shall be used in the development of the Cornerstone TND. The guidelines supplement the regulations set forth in Sections 35.1-43.5 through 35.1-43.13 of the City of Lynchburg Zoning Ordinance. Three TND block illustratives are attached in Appendix A, which show typically how the guidelines are to be implemented. Because of the irregular shape of the original neighborhood property, topographic variations, and the TND Plan design, actual blocks will not exactly resemble the block illustratives, but should follow the design principles presented.

A. Land Uses Permitted by Block

The following land uses shall be permitted in the blocks shown on the Cornerstone TND Plan:

Block	Land Uses Permitted (See definitions below)
A	CMX / MF and/or L / W with buildings facing Greenview Drive, Cornerstone Street, and Portico Street to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings.
B	CMX / MF and/or L / W with buildings facing Greenview Drive, Cornerstone Street, and Colonnade Street to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings.
C	Square and CMX / MF and/or L / W with buildings facing Cornerstone Street or the square to the maximum extent feasible. MF or office buildings may be substituted for mixed use buildings facing the square.
D	Square and CMX / MF and/or L / W with buildings facing Cornerstone Street or the square to the maximum extent feasible. MF or office buildings may be substituted for mixed use buildings facing the square.
E	CMX / MF and/or L/W with Buildings facing Greenview Drive to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings.
F	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
G	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
H	MF and/or SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
I	MF and/or SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
J	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
K	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
L	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
M	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
N	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
O	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.

P	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
Q	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
R	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.

Civic: A civic use as defined in Section 35.1-43.7 (d) of the Zoning Ordinance.

CMX / MF: Mixed use buildings with retail, service, restaurant, entertainment or office uses (CMX) on the first floor and residential (MF) or office uses on the floors above. There may be single ownership of such buildings, or ownership of space within the building may vary within and between floors.

MF: Multi-family residential buildings, which may be apartments or condominiums.

L / W: Live-work buildings with retail, service or office uses on the first floor and residential uses on the floors above. This arrangement would allow an owner to work on the first floor and live on the floors above.

Park: As defined in Section 35.1-43.5 (c) (8) of the Zoning Ordinance.

Open Space: As defined in Section 35.1-43.5 (c) (7) of the Zoning Ordinance.

SFA: Single family attached (townhouse) residential buildings.

SFD: Single family detached residential buildings.

Square: A formally landscaped passive green space as defined in Section 35.1-43.5 (c) (10) that abuts a public or private street.

B. Height, Setback, and Bulk Standards for Principal Use Buildings and Structures

1. Heights and Setbacks

TND Area	Min. / Max. # stories	Max. height In feet	Setbacks in Feet		
			Front Min. -Max. ¹	Side Min. Total ²	Rear Min.
Core					
Commercial/Service/Office	2 - 6 ⁴	75	0 - 10	---	---
Multifamily residential	2 - 6 ⁴	75	0 - 10	---	---
Mixed Use ³	2 - 6 ⁴	75	0 - 10	---	---
Transition					
Office	2 - 4	48	0 - 15	---	---
Multifamily residential	2 - 6 ⁵	75	0 - 20	---	---
Single-family attached	2 - 3	40	0 - 15	---	---
Single-family detached	2 - 3	40	0 - 25	12	25
Mixed Use ³	2 - 4	48	0 - 15	---	---
Civic	1 - 4	48	---	---	---
Edge					
Single-family attached	2 - 3	40	0 - 15	---	---
Single-family detached	2 - 3	40	0 - 25	12	25
Civic	1 - 3	40	0 - No Max.	---	---

¹ For all uses, the maximum front yard may be increased above the maximum width listed, if it can be demonstrated by the applicant during site plan review that topographic constraints justify a

wider front yard. For example, a wider front yard may be needed to minimize grading, to avoid building in a swale, or to ensure that the front door of a building is at the same grade or higher than street grade. For mixed use buildings in the core or transition areas, the front yard may also be increased to twenty-five (25) feet to create a plaza, landscaped entry area, or outdoor eating area. Within any one block, the latter increases in front yard shall be limited to 25 % of the total block face.

- ² The width of side yards combined for single-family detached residential buildings shall not be less than this twelve-foot minimum. Zero-lot line single-family detached residential buildings are permitted as long as the side yard on the opposite side of the lot is as wide as twelve feet. For all building types, if a side yard on one side of at least twelve feet is not provided, then rear access to the lot via an alley or driveway must be provided.
 - ³ Mixed use buildings include CMX / MF and L / W buildings.
 - ⁴ Buildings facing Greenview Drive and Cornerstone Street should have at least 3 stories, although the Cornerstone Design Review Committee or City Design Review Board may approve buildings of fewer stories as long as the height of such buildings is at least twenty-eight (28) feet.
 - ⁵ Where MF buildings are located adjacent to or directly across the street from SFD buildings, the MF buildings are limited to 4 stories with a maximum height of 48 feet.
2. Building bulk: single-family attached residential buildings shall contain no more than 9 units per building.

C. Height, Setback, and Bulk Standards for Accessory Use Buildings and Structures

1. Accessory use buildings and structures shall not exceed two (2) stories and shall have a maximum height of 25 feet.
2. Accessory buildings and structures shall be located to the rear of principle use buildings. There are no required rear or side yards for accessory use buildings; however, they shall be located so as not to block pedestrian access to the rear of the principle building. A garage that is attached to a principle building only by a breezeway or enclosed corridor shall be considered an accessory building.

D. Lot Coverage and Use

1. Maximum lot coverage by principle and accessory buildings and structures shall be 70%.
2. Each single family dwelling lot shall contain a private yard area of at least 400 square feet behind or to the side of the house.

E. Signs

1. Residential uses: Signs may be erected as permitted under Section 35.1-26.8 (a) and (b) of the Zoning Ordinance.

2. Commercial/Service and Office uses:

a. For each ground level business, signs may be erected as follows:

1) Any one of the following types of signs:

- a) One wall-mounted sign on each side of the building facing and having an entrance on a street, square, or parking lot. Such sign shall be no more than thirty (30) inches in height. Commercial/service signs shall be no more than twenty-five (25) square feet in area plus one square foot per lineal foot of storefront width over twenty-five (25) feet, but not to exceed a maximum of fifty (50) square feet. Office signs shall not exceed twenty-four (24) square feet in size.
- b) One hanging sign attached perpendicular to the front face of the building. The hanging sign shall not exceed six (6) square feet in size. It shall not extend more than four (4) feet from the face of the building and the bottom of the sign must be at least 8 feet from the ground.

And any one of the following types of signs:

- c) Painted window/door signs not exceeding 10% of the window or door area on which they are painted, or a total area of four (4) square feet per store front, whichever is less.
- d) One awning sign on the front of the building. The letter and symbols shall be located on the front panel (valance) of the awning. Such sign shall be no more than twelve (12) inches in height and no more than ten (10) square feet in area.

3. Multi-story Commercial/Service, Office or Mixed Use Buildings: Each building may have one of each of the following for each side of the building having a major entrance, in addition to the business signs described in E.2. above:

- a. One wall-mounted or inscribed building identification sign providing a name for the building, such sign not exceeding twenty-four (24) square feet in area.
- b. One wall-mounted building directory sign identifying the occupants of the building and located next to an entrance. Such sign shall not exceed three (3) square feet in size.

4. Civic uses: Signs may be erected as permitted under Section 35.1-26.8 (b) of the Zoning Ordinance.

5. Sign style, material, and colors: For all uses, the style, materials, and colors of signs shall be designed to be compatible with those of the building on which they are erected. No flashing lights or plastic panel signs are permitted.

6. Sign review and approval: All signs shall be reviewed and approved by the Cornerstone Design Review Committee prior to installation.

F. Banners

Street banners shall be permitted on street light poles or poles without lights along Greenview Drive and Cornerstone Street. Single or double banners are permitted on each pole. The maximum size per banner

is 8 square feet. Messages on banners are limited to display of the neighborhood name or a neighborhood or City event. Banners shall not be used for business advertising.

G. Outdoor Lighting

1. Street lights shall be provided at regular intervals along all streets in the core and along all streets in areas where multi-family residential uses predominate. In single family residential areas, street lights shall be provided at least at all intersections, including alley entrances. Outdoor lighting shall also be provided in squares and in parking areas to permit these areas to be used safely at night.
2. Lighting fixtures located on public land or on private lands open to the public shall be designed to illuminate public areas: streets, sidewalks, squares, parking lots open to the public, and public entrances to buildings. They may also be used to illuminate focal elements, such as gazebos, public art, steeples, towers, or special plantings. Street lights shall minimize illumination of non-commercial private buildings and lots and shall be designed to prevent glare affecting motorists and to minimize overhead sky glow.
3. A consistent style of street lights shall be set for each area of the TND (core, transition, edge, satellite). The style shall generally be compatible with the architectural styles predominating in each of these areas; however, the ability of the fixtures to meet the standards of section G.2. shall not be compromised for style consistency.

H. Public Streets

1. Street cross sections: Typical street cross-sections for the TND are presented in Appendix B. Parking is shown on both sides of the street in each section, though it may not be provided on both sides in edge areas when not needed to meet parking requirements.
2. Cul-de-sacs: No cul-de-sacs shall be constructed except as shown on the approved TND Plan.

I. Private Streets and Alleys

1. Private streets shall have a minimum right-of-way of forty (40) feet for a two-way street and 25 feet for a one-way street. Travel lanes shall be at least 9.5 feet wide.
2. Alleys shall have a minimum width of twelve (12) feet and may serve directly as travel aisles for off-street parking.
3. Alley and parking lot drive aisle connections to Greenview Drive shall be permitted only by approval of the Cornerstone Design Review Committee or the City Design Review Board.

- J. Transit Facilities: Bus stops to facilitate transit use shall be provided at strategic locations throughout the TND as coordinated with the Greater Lynchburg Transit Company. A bus shelter shall be provided in the core area.

K. Squares

1. A square is a formally landscaped passive green space as defined in Section 35.1-43.5 (c) (10) that abuts a public or private street. Squares shall have a sidewalk along at least one street frontage. Squares shall be visible to drivers from the street and shall be designed to add visual focal points within the streetscape.
2. Buildings that front on a square shall provide a primary entrance onto the square. Appendix C provides photographic examples and an illustrative sketch of buildings fronting on squares to show generally how buildings on squares in Cornerstone shall be designed.

L. Streetscape Character

1. Urban streetscape: An urban streetscape that minimizes views of off-street parking lots and structures from the street shall be achieved to the extent possible by lining the streets with buildings and designing large buildings to turn corners at key intersections (that is, face onto both streets). Such an urban streetscape is essential along Greenview Drive and Cornerstone Street within the core.
2. Streetscape building character: Streetscapes shall not be dominated by buildings that do not face the street or have an entrance onto the street. While the sides of building must sometimes be located along a street, particularly for buildings at corners, a streetscape where many or all of the buildings present their sides to the street is unacceptable. Buildings shall not present their rear facades to the street, except in unusual circumstances as approved by the Cornerstone Design Review Committee or City Design Review Board, and where appropriate screening or architectural treatment has been provided.

3. Views of garages: Within SFD and SFA residential areas of the TND, no parking garage, whether free-standing or within a residential building, shall face a public street or square, unless it is set back behind the residential building it serves. The purpose of this guideline is to prevent streetscape views dominated by garage doors. Figure A shows how this guideline can be met.

With regard to MF, CMX and L/W areas of the TND, buildings shall be designed so that garage doors, if any, do not face the street, provided however, that the Cornerstone Design Review Committee or the City Design Review Board may make exceptions to this guideline for well-designed development that prevents streetscape views dominated by garage doors.

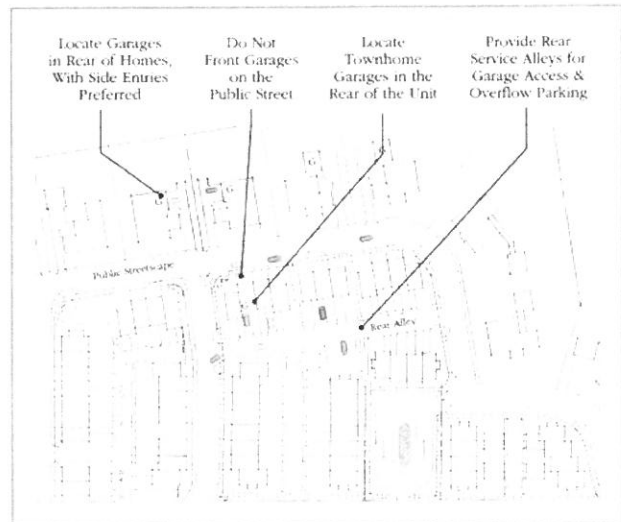


Figure A

Sympoetica 2006 ©

4. Views of Drive-thru facilities: Banks with drive-thru facilities are permitted within the TND; however, the drive thru lanes and windows shall not be located on the front street side of the

building. They shall be located only on the rear or side of the building.

M. Streetscape and Landscape Plans and Requirements

1. Master Streetscape and Landscape Plan: Prior to development of the first street or block within the TND, the master developer shall submit a master streetscape and landscape plan to the Cornerstone Design Review Committee for approval. This plan shall show all planned streetscape improvements and landscape plans for public areas. Streetscape elements to be specified include: street tree types and spacing, tree planting areas, tree grates, ground covers, sidewalk and crosswalk widths and paving treatments, street furniture (trash receptacles, benches, bicycle racks, bus shelters, street signs, etc.), and light fixtures. Landscape plans shall show how squares, open space areas, and stormwater management facilities will be landscaped. This plan shall meet the standards provided below or the standards of the City Code applicable at the time of submittal, whichever requires more or higher quality landscape treatment as determined by the Cornerstone Design Review Committee or City Design Review Board.
2. Sidewalks: Within the core, except along Greenview Drive, sidewalks shall be provided on both sides of the street and shall be at least eight (8) feet wide in the central core area and at least six (6) feet wide along streets at the perimeter of the core. Along Greenview Drive, sidewalks shall be at least (10) ten feet wide. Outside of the core, sidewalks shall be at least five (5) feet wide. Sidewalks shall be constructed in concrete, brick, unitized pavers, or a combination thereof. In the core area, special treatment of sidewalks and crosswalks shall be provided as specified in the Master Streetscape and Landscape Plan. Asphalt, gravel, or wood chips may only be used for off-street pedestrian paths.
3. Street trees: Street trees shall be planted at a minimum of 40 feet on center except where driveways and utilities require modification of the interval or where a preserved woodland abuts the street. Street trees shall be planted when the street is constructed.
4. Landscaping of Squares: Squares shall be landscaped with a variety of trees, shrubs, and ground covers with special paving areas, street furniture, and other focal elements to create an attractive public meeting space for the neighborhood. The landscape design shall maintain visibility of commercial display windows and signs to the extent possible.
5. Parking lot landscaping: Off-street parking areas shall contain landscaped planting islands every 10 to 15 spaces or planting strips between parking bays so that at least 5% of the area of the parking lot is landscaped. Where a parking lot abuts a street, landscape screening shall be provided using one or more of the options illustrated in Figure B. The options showing walls are most appropriate where

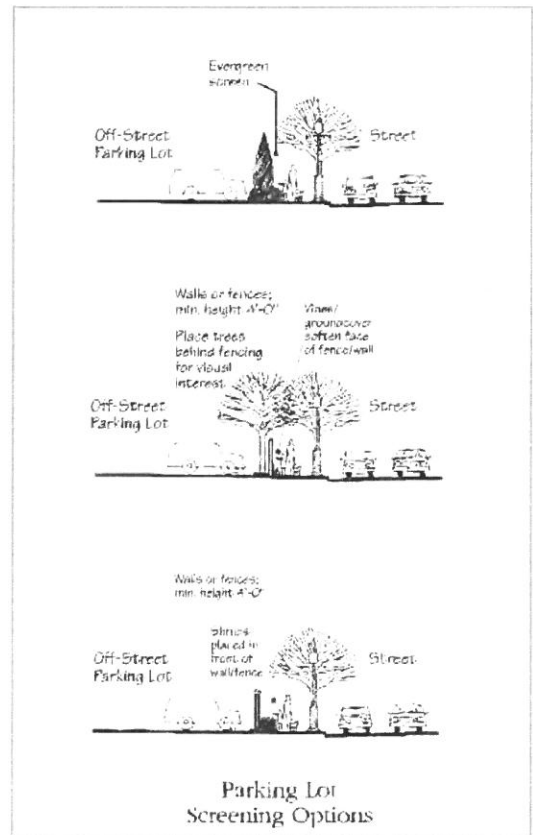


Figure B

Sympoetica 2006 ©

screening is needed between commercial parking areas and residential uses across the street.

6. Walls and fences: Walls and fences shall be designed to be compatible with the styles, materials, and colors of nearby buildings. Fences and walls used for screening shall be at least four (4) feet in height. Front yard fences and walls shall be four (4) feet or less in height. If wood fencing is used for screening, brick, stone, or other masonry units shall be used for columns to add permanence and visual interest to the fence. Chain link and stockade fences are not permitted in front yards or along streets.
7. Landscaping of stormwater management facilities: All stormwater management facilities shall be screened from view of any public or private street or any adjacent residential area, except when the facility is designed for display as a water feature or naturalized planting area. Screening may be accomplished by a combination of evergreen vegetation, walls, fences, or earthen berms, which shall have a height sufficient to screen the facility at installation. Chain link fence shall not be used as the sole method of screening.

N. Architectural Guidelines

1. Building Form

- a. Buildings shall be designed with a vertical or a balance of vertical and horizontal directional emphasis, not a primarily horizontal directional emphasis, as illustrated in Figure C.
- b. Front building facades of large buildings shall be articulated or the architectural mass broken into multiple buildings so as to provide visual variety along the street.
- c. Architectural focal elements, such as towers, clocks, steeples, etc., where provided, shall be located at the corners of buildings or sited as to provide a visual focal point at the end of a vista.

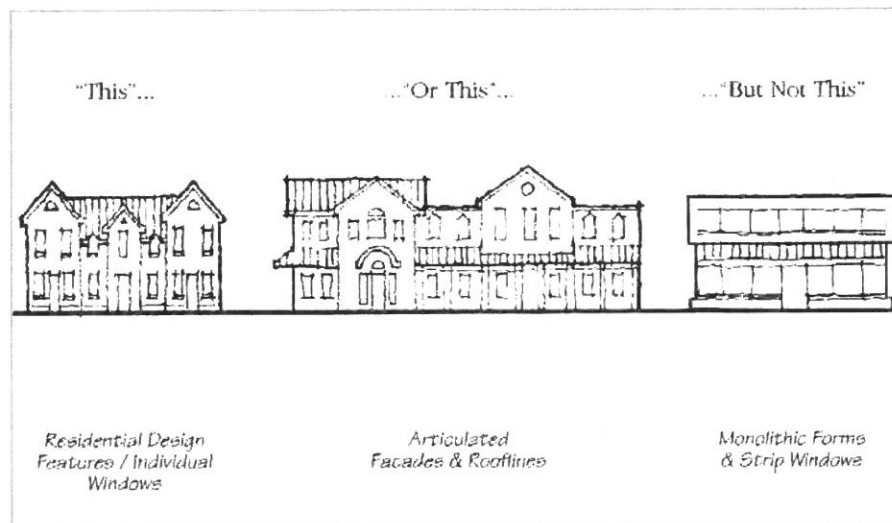


Figure C

Sympoetica 2006 ©

2. Building Character and Image

- a. On non-residential buildings, facades that front on streets or squares shall be modulated with features that provide visual variety to flat wall surfaces, such as windows, entrance areas,

arcades, porches, pilasters, awnings, and/or trellised vines. On side or rear facades of non-residential buildings that face the fronts of residential buildings (directly or across a street), such features as listed above or false windows and doors shall be provided. Such false windows and doors shall be painted or trimmed with frames, sills, and lintels, or similarly proportioned facade treatments to provide visual interest and human scale.

- b. A mixture of pitched, gabled, true mansard, and flat roofs may be used; however, flat roofs shall feature a three-dimensional cornice treatment on all walls facing streets, squares, or the fronts of residential buildings. Such cornice treatment shall be compatible with the over-all style of the building.
- c. Service functions (delivery, loading, outdoor HVAC units, trash receptacles, etc.) shall be incorporated into the overall design theme of the buildings and landscape so that these functions are screened from view to the greatest extent possible. Rooftop units shall be screened so as to not be visible from the street as illustrated in Figure D.

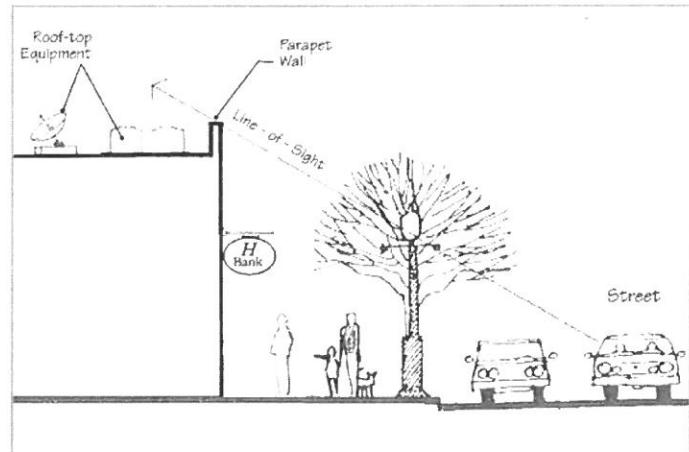


Figure D

Sympoetica 2006 ©

3. **Building Fronts and Entrances:** All buildings shall have a primary entrance onto a public or private street or square. Where there are multiple businesses within a building, each first floor business shall have a primary entrance onto a public or private street or square. A private street does not include an alley or drive aisle within a parking lot. The intent of this section is to ensure that each building has a major presence on a street or square and not on an alley or parking lot.
4. **Building Materials**
 - a. The following building facade materials are permitted in the Cornerstone TND:
 - horizontal wood, vinyl, or fiber-cement textured siding
 - wood brackets, decorative elements, sculpture
 - brick, stone, tinted and textured concrete masonry units, stucco, terra cotta, ceramic tile
 - decorative metal grill work and sculpture, but no extensive metal sheathing
 - b. Within the core area, buildings shall be clad primarily in masonry, though areas above the first floor may be clad in wood, vinyl, or fiber-cement textured siding, provided, however, that such siding shall cover no more than 20% of any building facade.
 - c. Windows and doors shall be individually defined with detail elements, such as frames, sills, and lintels. Glass curtain walls and strip windows shall not be used.
5. **Building Style**
 - a. Residential buildings shall be of styles similar to any of the buildings presented in the *TND Series, Traditional Neighborhood Design, Volume I*, edited by the Town Planning

Collaborative (Homestyles Publishing and Marketing, Inc., St. Paul, MN, 1997).

- b. Mixed use, CMX, and office buildings shall recall the styles of buildings constructed in Virginia downtowns between colonial times and 1940. Such styles include: Federal, Greek Revival, Italianate, Victorian (Gothic, Romanesque, Renaissance, Functional), Second Empire, Queen Anne, Beaux Arts Classical, and Art Deco. The goal of building design shall not be to recreate Lynchburg's downtown or any particular Virginia historic downtown, but to create an architectural streetscape that is of the same human scale, building proportions, and character as such downtowns. Since many historic downtowns developed over a period of time and contain a mix of architectural styles, this TND may also contain a mix of styles.
- c. Civic buildings shall be designed to be compatible with residential and commercial styles presented above.
- d. Appendix D provides photos of residential and commercial / mixed use buildings that are representative of the types of building architectural styles appropriate for the Cornerstone TND.

O. Interpretation and Application of these Design Guidelines

1. Interpretation of TND Plan and Design Guidelines: As detailed plans are submitted and the Cornerstone TND is developed, the Cornerstone Design Review Committee shall review the master streetscape and landscape plan, all site and subdivision plans, all architectural drawings, and all signs for conformance to the TND Plan and these design guidelines. Such review shall take place before construction or installation of any building, signs, street, utility, parking area or landscape area takes place that is the subject of the plan. If the Cornerstone Design Review Committee cannot agree on the interpretation of the TND Plan or design guidelines with regard to a particular plan or sign review, the matter will be referred to the City Design Review Board for final interpretation.
2. Composition of the Committee: The Cornerstone Design Review Committee shall be comprised of the following:
 - a. Three members selected from the City staff by the Director of Community Planning and Development
 - b. Three members selected by the master developer
 - c. The land use planner for Cornerstone.