

DENSITY AND DIMENSIONAL IMPACTS:

A sampling of development requirements applicable to this site are highlighted below:

ORDINANCE PROVISION	UDC AND CBD-3 OVERLAY REQUIREMENTS	SITE PLAN CONFORMANCE
Area (Square Feet)	5,000 sq. ft. [UDC, Article 6]	In Conformance.
Width (Feet)	50 ft.	In Conformance.
Depth (Feet)	100 ft.	In Conformance.
Front Setback (Feet)	25 ft.	In Conformance.
Minimum Floor Area Ratio (FAR)	0.5:1	In Conformance.
Rear Yard Setback	0 ft.	In Conformance.
Maximum Height (Feet)	25 feet	In Conformance.
Minimum Masonry Content	100% masonry (along collector or arterial)	<i>Appeal required for 34% stucco on south and 15% on west façades.</i>
Minimum Required Landscaping	10% for Commercial (C) District	In Conformance.
Signage	Monument, pole and wall signs allowed [UDC, Article 9].	Signage will be requested by sign permit at a later date.
Parking Required	17 spaces required. [UDC, Article 10]	In Conformance. 18 spaces provided.
Handicapped Parking Required	2 spaces required.	In Conformance. 2 spaces provided.
Screening for Dumpster	Minimum 6-foot high masonry screening fence [UDC, Article 8].	In Conformance.
Color Scheme	UDC, Appendix R “Central Business Districts”	In Conformance. A rendering was provided.

REQUESTED APPEALS BY APPLICANT:

When property is zoned Commercial (C) District, and is adjacent to a collector or arterial thoroughfare as designated on the City’s Thoroughfare Plan, every wall (excluding doors and windows) shall be a 100% masonry construction and the following standards shall apply:

- Walls adjacent to any street right-of-way, regardless of setback, shall be constructed of 75% hard fired (kiln fired) brick, face or building brick with a troweled mortar bond finish or stone. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all weather stone. Ashlar, cut stone, and dimensional stone construction techniques are acceptable [UDC, Article 6, Section 6.14.1.A].