ANALYSIS & DETERMINATIONS – DEVELOPMENT PLAN

Applicable Development Plan Review Criteria
Includes §153.060 Lots & Blocks, and *§153.061 – Street Types*

153.060 – Lots & Blocks

Code Section	Proposed Uses	Met?
(B) Applicability		
	The requirements of this section apply to developments within all BSD zoning districts that require Development Plan Review in accordance with §153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152. • *The proposed application involves the future subdivision of the existing 2.40 acre parcel. A Development Plan application has been submitted.*	**Dev. Plan Required/ Provided**
(C) General Block and Lot Layout		
(1)	Interconnected Street Pattern. The network of streets within the Bridge Street District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in §153.060(C)(2). • *No new streets are proposed.*	**N/A**
(2)	Maximum Block Size	
(a)	Required Subdivision. In the BSD Commercial District, the Maximum Permitted Block Length is 500 ft., and the Maximum Permitted Block Perimeter is 1,750 ft. • *For the existing Block bounded by Upper Metro Place, Frantz Road, and Metro Place North, the Block Length: ±1,117 ft., Existing Block Perimeter: ±3,237 ft.*	**See Below**
(d)	Exceptions. When existing barriers limit extension of the street network, blocks shall be created to match the above the above requirements to the maximum extent practicable. Barriers include highways, waterways, open space, utility lines, limited access roadways or existing development that is expected to remain. • *The existing block meets the dimensional requirements to the maximum extent practicable due to existing development that is expected to remain.*	**Exception Met**
(3)	Block Configuration	
(b)	Blocks shall be arranged with front property lines along at least two sides • *The larger proposed Development Plan block has front property lines along Frantz Road and Upper Metro Place.*	**Met**
(4)	Principal Frontage Streets	
(b)	Access to blocks shall be located to comply with the principal frontage street requirements in §153.060(C)(5).	**See Below**
(c)	The principal frontage street shall be used to determine lot frontage orientation, as described in §153.060(C)(9). • *For the larger proposed Development Plan, Frantz Road is a designated Principal Frontage Street for the easternmost development site/parcel.*	**See Below**
(5)	Block Access Configurations	

(a)	Access for alleys, driveways, and service streets shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impractical. • *Architectural Master Site Plan (aka Development Plan) does not propose access from a principal frontage street*	**Met**
(c)	Wherever practicable, as determined by the City Engineer, vehicular access to blocks shall be aligned across the street from vehicular access points to other blocks. • *Architectural Master Site Plan (aka Development Plan) proposes three driveway access points from Upper Metro Place. Only the westernmost driveway is aligned with an existing access location (5200 Upper Metro Place).*	**Met with Condition**

153.061 – Street Types		
Code Section	**Proposed Uses**	**Met?**
(D) Principal Frontage Streets		
(2)	Vehicular Access	
(a)	Vehicular access shall not be permitted from a principal frontage street, unless the City Engineer determines that access from any other street is impractical. • *Architectural Master Site Plan (aka Development Plan) does not propose access from a principal frontage street*	**Met**
(E) Typical Street Elements		
(1)	Bicycle Facilities	
	A variety of bicycle accommodations are permitted in the street right-of-way. Appropriate bicycle facilities for specific street types shall be determined by the City Engineer. • *No designated bicycle facilities are present within the existing Upper Metro Place right-of-way.*	**N/A**
(2)	Vehicular On-Street Parking	
	The appropriate configuration and dimensions of on-street parking for specific street types shall be determined by the City Engineer • *No on-street parking spaces are present within the existing Upper Metro Place right-of-way.*	**N/A**
(F) Curb Radii at Intersections		
(2)	Permitted Radii	
	Curb radii may range between 15 and 25 feet, as approved by the City Engineer • *Proposed curb radii for driveways along Upper Metro Place are 20 feet.*	**Met**

ANALYSIS & DETERMINATIONS – SITE PLAN

Applicable Site Plan Review Criteria
Includes §153.059 – Uses, §153.062 – Building Types, §153.064 – Open Space Types, and *§153.065 – Site Development Standards*

153.059 – Uses

Code Section	Proposed Uses	Permitted?
Table 153.059-A	• *Hotel (63,906 GSF, 5 Stories, 105 Guest Rooms)*	**Yes**
	• *Parking, Surface Lot (22 spaces on stand-alone parcel)*	**Conditional**
(C) Use Specific Standards		
(3)	Commercial	
(h)	Parking, Surface Lot	
	1. All surface parking lots shall meet the surface parking lot design requirements of §153.065(B)(6) • *See Site Development Standards (§153.065(B)(6))*	**See Below**
	2. When constructed as a principal use, surface parking lots shall not have frontage on or have direct access from a principal frontage street • *No frontage or access from principal frontage streets is proposed to the parking lot.*	**Met**

153.062 – Building Types

Code Section	Requirement • *Analysis*	Met?
(B) General Building Type Requirements		
(3)	General Requirements	
(a)	Zoning Districts: Each building type shall be constructed only within its designated BSD zoning district. • *The proposed structure is a Mixed-Use Building, and is permitted within the BSD Commercial District*	**Met**
(b)	Uses: Each building type may house the uses allowed in the district in which it is located • *The proposed uses are permitted within the proposed Mixed-Use Building.*	**Met**
(c)	No Other Building Types: All Principal buildings shall meet the requirements of Table 153.062-A, Permitted Building Types in Each BSD Zoning District. • *The proposed Mixed-Use Building is permitted within the BSD Commercial District.*	**Met**
(d)	Permanent Structures: All buildings constructed shall be permanent structures without a chassis, hitch, wheels or other features that would make the structure mobile. • *The proposed building is a permanent structure*	**Met**

153.062 – Building Types		
(e)	Accessory Structures: • *No accessory structures are proposed*	**N/A**
(C) General Building Type Layout and Relationships		
(1)	Incompatible Building Types. Are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body. • *The proposed Mixed-Use Building type is compatible with all adjacent existing structures. (Which are determined as Corridor and Commercial Center Building Types)*	**Met**
(D) Roof Type Requirements		
(1)	Parapet Roof Type.	
(a)	Parapet Height. Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street and any adjacent building of similar height or lower, provided that the parapet shall be no less than 2 feet and no more than 6 feet high. • *Proposed parapet varies in height from ±1.17 feet to ±10 feet.*	**Waivers Required**
(b)	Parapets shall wrap all sides of the building. • *Proposed parapet wraps all sides of the building.*	**Met**
(c)	Horizontal Shadow Lines. Expression lines are encouraged to distinguish the parapet from the upper stories of the building and to define the top of the parapet, as determined to be architecturally appropriate. • *Horizontal expression lines are proposed.*	**Met**
(E) Materials		
(1)	Façade Materials	
(a)	Percentage of Primary Materials Required: • *Please refer to 153.062(O) - Building Type Analysis.*	**See Below**
(c)	Permitted Primary Materials: • *Please refer to 153.062(O) – Building Type Analysis*	**See Below**
(d)	Permitted Secondary Materials: • *Please refer to 153.062(O) - Building Type Analysis.*	**See Below**
(2)	Façade Material Transitions	
(a)	Vertical transition shall occur at inside corners • *Carriage Red Fiber Cement Panels proposed on same plane as Taylor Clay Pearl Gray Brick at middle of south elevation (stories 2 through 5)* • *Carriage Red Fiber Cement Panels proposed on same plane as Taylor Clay 320 Gray Brick at middle of north elevation (stories 2 through 5)*	**Waiver Required**
(b)	Multiple Materials Proposed Vertically: Where proposed, the 'heavier' material in appearance shall be incorporated below the 'lighter' material. • *Brick is proposed below fiber cement panels in locations where materials change vertically on façade.*	**Met**
(c)	Transitions between different colors of same material: Shall occur at locations deemed architecturally appropriate by the required reviewing body. • *North Elevation:*	**RRB Determ. of Arch.**

153.062 – Building Types		
	o *Taylor Clay Biltmore Brick proposed on same plane vertically as Taylor Clay Pearl Gray in middle portion (all stories)* • *South Elevation:* o *Taylor Clay Patriot Brick proposed on same plane vertically as Taylor Clay Pearl Gray at east and west areas of south elevation (stories 2 through 5).* o *Taylor Clay Pearl Gray vertical band at easternmost windows on same plane vertically as Taylor Clay 320 Gray.* • *East and West Elevations:* o *Taylor Clay Biltmore Brick proposed on same plane vertically as Taylor Clay 320 Gray in middle portion (all stories)*	**Approp. Required**
(3)	Roof Materials	
(b)	Flat roofs are permitted to use any roof material appropriate to maintain proper drainage. • *TPO Membrane Roofing proposed*	**Met**
(e)	Roof penetrations (fans, exhaust, vents, etc.) shall be concealed and shall not be visible from principal frontage streets. • *No roof penetrations are depicted.*	**Condition of Approval**
(4)	Colors	
	Colors for all building materials shall be selected from appropriate historic color palettes, from any major paint manufacturer, or as determined appropriate by the required reviewing body. • *Proposed color palette includes two shades of red brick, two shades of gray brick and fiber cement panels in 'Carriage Red, Weimaraner, Revere Pewter and Buckhorn*	**Met**
(F) Entrances & Pedestrianways		
(1)	Entrances & Pedestrianways – Quantities and Locations **See Building Type Requirements Table**	
(2)	Recessed Entrances. Entry doors shall be recessed a minimum of three feet from property lines • *All entrances are recessed a minimum of three feet from property lines.*	**Met**
(3)	Entrance Design	
(a)	All principal entrances are to be at a pedestrian scale, effectively address the street and be given prominence on the façade through the use of architectural features. • *The principal entrance is in the middle portion of the south elevation (rear façade) which faces the proposed parking lot. The design of the automatic sliding entrance door is undifferentiated from the storefront system. It does not address the street and is made prominent only through the vehicular canopy at the drop off area in this location.*	**Met**
(c)	Doors for commercial uses along all street frontages shall be consistent with the design of principal entrances and include full glass and full operating hardware. • *Entrances with outward swinging doors are proposed on the north, east and west elevations. No door hardware is depicted.*	**Condition of Approval**
(G) Articulation of Stories on Street Facades		

153.062 – Building Types

Façades shall be designed to follow the stories of the building with fenestration organized along and occupying each floor. Story heights are set to limit areas of the façade without fenestration. • *The facades are articulated to follow the line of each story.*	**Met**

(H) Windows, Shutters, Awnings and Canopies

(1)	Windows	
(a)	Transparency is required according to building type. *Please refer to Building Type Requirements*	**See Below**
(b)	Highly reflective glass is prohibited • *Proposed glazing is not highly reflective*	**Met**
(c)	Spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements • *Limited use of spandrel glass is proposed*	**Met**
(d)	Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass. • *Anodized aluminum windows, storefront and curtainwall are proposed.*	**Met**
(f)	Windows within masonry walls shall have architecturally appropriate lintels and sills. • *Where windows are proposed within the masonry portion of the façade, minimal lintels and sills are proposed. It is not clear if the scale of these elements is architecturally appropriate to the windows and overall architectural style proposed for the building.*	**Determ. of Arch. Approp. Required**
(g)	Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four trim or brick mould casing. • *Where windows are proposed within siding clad walls, no window trim is discernable on the elevations. Per the response letter from the applicant, a projecting base and fiber cement trim are proposed around these windows.*	**Condition of Approval?**

(J) Treatments at Terminal Vistas

When a street terminates at a parcel, the parcel shall be occupied by either an open space with a vertical element to terminate the view or by the front or corner side of a building. • *There are no terminal vistas in this location*	**N/A**

(K) Building Variety

Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least 2 of the following:

(1) The proportion of recesses and projections
(2) A change in the location of the entrance and window placement
(3) Changes to the roof design, including roof type, plane, or material
(4) Pronounced changes in building height

	Dominant Material	(1) Recesses and Projections	(2) Entrance/ Window Placement	(3) Roof Design	(4) Change in Height
Adjacent Building	Required	2 of 4 Required			
5100 Upper Metro Place	*X*			*X*	*X*
450 Metro Place North	*X*			*X*	*X*
400 Metro Place North	*X*	*X*	*X*	*X*	*X*

153.062 – Building Types		
(L) Vehicular Canopies		
(2)	The supporting columns shall be coordinated with the design of the principal structure • *The supporting columns are proposed as 8-inch square tube steel to be painted. The design of the principal structure is principally brick masonry with no expressed horizontal base such as a water table, plinth, or belt course. There are no exposed steel elements in the design of the principal structure.*	**Determ. of Arch. Approp. Required**
(3)	Canopies shall not exceed the maximum ground floor height permitted for the specific building type, and in no case shall the canopy exceed the height of the principal structure. • *The proposed height of the vehicular canopy is ±13 feet to the highest point.*	**Met**
(M) Signs		
(1)	Signs attached to the principal structure shall be coordinated with the architecture of the building in terms of design, color scheme, location and lighting • *Two Building Mounted Wall Signs (Individual Channel Letters) and a vertically oriented Projecting Sign are proposed on the north elevation. The location is coordinated with the architectural design. Insufficient sign details have been submitted for a complete review.*	**Minor Project App. Required**
(2)	Locations of all signs intended to be affixed to the principal structure, or at any time in the future by subsequent tenants, shall be identified on the architectural elevations submitted. • *No other sign locations are proposed.*	**Met**
(N) Individual Building Type Requirements		
Refer to following section for detailed analysis of the building.		

153.062(O) – Individual Building Requirements Analysis

153.062(O)(6) –Mixed-Use Building			
Building Type Requirements	**Code Requirement**	**Provided**	**Met?**
(a) Building Siting			
1. Street Frontage			
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	*1 Proposed*	**Met**
Front Property Line Coverage	Minimum 95%	*33% Provided at Upper Metro Place* *(Building is also not within RBZ due to existing 20' easement)*	**Waiver Approved 7/13/17**
Occupation of Corner Required (Yes/No)	Yes	*Not Applicable*	**N/A**
Front Required Building Zone	0-10 feet with up to 25% of the front façade permitted between 10-20 ft.	*Front RBZ = Upper Metro Place 20 ft. provided*	**Waiver Approved 7/13/17**

153.062(O)(6) –Mixed-Use Building			
Building Type Requirements	**Code Requirement**	**Provided**	**Met?**
Corner Required Building Zone	0-10 feet	*N/A*	**N/A**
Required Building Zone Treatment	Patio or Streetscape	*Landscape proposed*	**Waiver Required**
Right-of-Way Encroachments	Projecting Signs, Awnings, Eaves, Patios & Canopies	*None Proposed*	**N/A**
2. Buildable Area			
Minimum Side Yard Setback Required	0 ft.	*36.5 feet to east property line*	**Met**
Minimum Rear Yard Setback Required	5 ft.	*111.5 feet to south property line*	**Met**
Minimum Lot Width Required	50 ft.	*410.00 feet*	**Met**
Maximum Lot Width Required	None	*N/A*	**N/A**
Maximum Impervious Lot Coverage	85%	*67% impervious proposed (does not include off-site parking)*	**Met**
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 85% Impervious Coverage)	10%	*8% semi-pervious proposed (does not include off-site parking)*	**Met**
3. Parking Location & Loading			
Parking Location	Rear, within building	*Rear, Front*	**Waiver Approved 7/13/17**
Loading Facility Permitted (location relative to principal structure)	Rear	*Rear*	**Met**
Entry for Parking within Building (relative to principal structure)	Rear, side, or corner façade on non-PFS	*No parking proposed within building*	**N/A**
(b) Height			
Minimum Building Height Permitted (ft.)	2 stories	*5 stories min. proposed*	**Met**
Maximum Building Height Permitted (ft.)	5 stories	*5 stories max. proposed*	**Met**
Ground Story Height	16 ft. Minimum 24 ft. Maximum	*16 ft. proposed*	**Met**
Upper Story Height	10 ft. Minimum 14 ft. Maximum	*11.33 ft. proposed*	**Met**
(c) Uses & Occupancy Requirements			
Ground Story Use Requirements	Residential and office uses prohibited in shopping corridors; Podium parking structures are	*Building is not located along a shopping corridor. Hotel related uses proposed at ground story.*	**Met**

153.062(O)(6) –Mixed-Use Building			
Building Type Requirements	**Code Requirement**	**Provided**	**Met?**
	conditional uses in accordance with 153.059(C)(3)(g)		
Upper Story Use Requirements	No additional requirements	*N/A*	**N/A**
Parking within Building	Permitted in the rear of all floors and fully in basement	*No parking is proposed within the building*	**N/A**
Occupied Space Required	Minimum 30 ft. depth from the front and/or corner side facades	*Occupied space is proposed within entire ground story*	**Met**
(d) Façade Requirements			
1. Street Façade Transparency			
Ground Story Street Facing Transparency (%)	65%	*Upper Metro Place (North)=26%* *Upper Metro Place (West)=9%*	**Waivers Required**
Upper Story Transparency	Minimum 30%	*Upper Stories North Elevation=20%* *Upper Stories West Elevation=15%*	**Waivers Required**
Blank Wall Limitations	Required	*North Elevation:* *16.00 ft. blank wall at ground story* *18.75 ft. blank walls at all stories* *West Elevation:* *18 ft. blank wall at ground story*	**Admin. Departure Required** **Waiver Required**
2. Non-Street Façade Transparency			
Transparency (%)	Minimum 15%	*1st Story East Elevation=18%* *Upper Stories East Elevation=14%* *1st Story South Elevation=26%* *Upper Stories South Elevation=18%*	**Admin. Departure Required**
Non-Street Façade Blank Wall Limitations	Required	*South Elevation:* *34.33 ft. blank wall at ground story* *16.25 ft. blank walls at all stories*	**Waiver Required** **Admin. Departure Required**
3. Building Entrances			
Principal Entrance Location	Principal Frontage Street Façade of Building	*No frontage on a Principal Frontage Street. Entrance provided on north elevation (front façade).*	**Met**

153.062(O)(6) –Mixed-Use Building			
Building Type Requirements	**Code Requirement**	**Provided**	**Met?**
Street Facades: Number of Entrances Required	1 per 75 feet of façade minimum	*Upper Metro Place (North Elevation)* *3 Required, 1 Provided* *Upper Metro Place (West Elevation)* *1 Required, 1 Provided*	**Waiver Required** **Met**
Parking Lot Façade: Number of Entrances Required	Minimum of 1	*2 Provided*	**Met**
Mid-Building Pedestrianway	In shopping corridors, 1 required for buildings greater than 250 ft. in length	*Building is not located along a shopping corridor. Building length is 225.25 feet.*	**N/A**
4. Façade Divisions			
Vertical Increments Required	No greater than 45 ft.	*North Elevation:* *46 ft. increment* *61.33 ft. increment* *South Elevation:* *46 ft. increment* *60 ft. increment*	**Admin. Departure Required** **Waivers Required**
Horizontal Facade Divisions Required (per ft. of facade)	On buildings 3 stories or taller, or where the maximum ground floor height is used, required within 3 ft. of ground story	A brick belt course is provided at the top of the ground story	**Met**
Required Change in Roof Plane or Type	No greater than every 80 feet.	*The maximum roof plane length is ±56 ft.*	**Met**
5. Façade Materials			
Permitted Primary Materials	Stone, Brick, Glass	*Brick & Glass*	**Met**
Minimum Primary Façade Materials	80%	*North Façade: (87%)* *Brick: 79%* *Glass: 8%* *East Façade (85%)* *Brick: 83%* *Glass: 2%* *South Façade: (84%)* *Brick: 77%* *Glass: 7%* *West Façade (92%)* *Brick: 90%* *Glass: 2%*	**Met**

153.062(O)(6) –Mixed-Use Building			
Building Type Requirements	**Code Requirement**	**Provided**	**Met?**
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	*Fiber Cement Siding*	**Met**
6. Roof Types			
Permitted Types	Parapet, pitched roof, flat roof; other types permitted with approval	*Parapet Roof*	**Met**
Tower	Permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	*None Proposed*	**N/A**

153.064 – Open Space Types		
Code Section	**Requirement** • *Analysis*	**Met?**
(C) Provision of Open Space		
(2)	Commercial There shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of commercial space or fraction thereof. Required open space shall be located within 660 feet of the main entrance of a multiple-family building as measured along a pedestrian walkway. • *63,906 gross square feet of commercial use is proposed (hotel), requiring 1,278 square feet (.03 acres) of open space. A ±2,975 square foot Pocket Plaza is identified on the north side of the building.*	**Met**
(D) Suitability of Open Space		
(1)	The ART or required reviewing body shall review all proposed open space types to determine the suitability of open space. In determining suitability of areas to be set aside for new open space types to meet the requirement, the ART or required reviewing body may consider all relevant factors and information, including but not limited to:	
(a)	The goals and objectives of the Community Plan and Parks and Recreation Master Plan;	**Met**

153.064 – Open Space Types		
Code Section	**Requirement** • *Analysis*	**Met?**
(b)	Suitability of the space for active or passive recreational use or preservation of natural features; • *As designed, the Pocket Park is suitable for passive recreational use*	**Met**
(c)	The need for the specific type of open space and recreation in the Bridge Street District, particularly in the vicinity of the development taking into account the anticipated users; • *The proposed Pocket Plaza is connected to the existing sidewalk in three locations.* • *The proposed open space is elevated 1.5 to 2.0 feet above the Upper Metro Place sidewalk level, and is defined by natural stone retaining wall, columns and a boulder wall. Additional buffering from the street is provided by a grove of sweetgum trees.* • *Four benches and four bike racks are provided within the Pocket Plaza.*	**Met**
(d)	The proximity or potential connectivity to other open space types. • *The proposed Pocket Plaza is along an existing sidewalk and provides two pedestrian and a bike connection.* • *There are no other existing open spaces in the immediate vicinity.*	**Met**
(F) Open Space Types		
(1)	Pocket Plaza. Pocket Plazas are intended to provide a formal space for impromptu gathering, and a well-defined refuge from the public sidewalk. Seating areas are required and special features (i.e. public art, fountains) are encouraged. • *The proposed Pocket Plaza is well positioned along the existing sidewalk to function as impromptu gathering space for hotel patrons.*	**Met**
(G) General Requirements		
(1)	Size	
(a)	Minimum/Maximum Acreage: 300 square feet / 1,200 square feet • *Proposed: ±2,975 square feet* Minimum Dimension: 10 feet • *Proposed: ±32 feet*	**Waiver Required** **Met**
(b)	Proportion Requirement: With the exception of Greenways, open space types shall be sized at a ratio of not more than three to one (3:1), length to width. • *Proposed: ±2.8:1 (90 feet : 32 feet)*	**Met**
(2)	Access	
(a)	Minimum Percentage of ROW Frontage Required. The minimum percentage of the open space perimeter, as measured along the outer edge of the space that shall be located directly adjacent to a street ROW to provide access and visibility to the open space. 30% along street/building required. • *31.5% provided--approximately 77 linear feet of the Pocket Park perimeter of approximately 244 linear feet are directly adjacent to the Upper Metro Place right-of-way*	**Met**
(3)	Districts Permitted	

153.064 – Open Space Types

Code Section	Requirement • *Analysis*	Met?
(b)	Frontage Orientation of Adjacent Buildings. The preferred orientation of the adjacent buildings' frontage in relation to open space: Front or Corner • *Proposed: Front orientation, north elevation facing Upper Metro Place.*	**Met**
(4)	Improvements	
(b)	Site Furnishings. High quality, City-approved site furnishings are permitted and encouraged in all open spaces. • *Benches and bike racks proposed are high quality*	**Met**
(c)	Public Art is highly encouraged as an amenity in all open space types: • *No public art locations proposed*	**N/A**
(f)	Maximum Impervious and Semi-Pervious Surface Permitted: Min. 40% Pervious required, Max. 80% + 10% • *54% provided. ±1,600 square feet of Impervious Surface is proposed within the ±2,975 square foot Pocket Plaza.*	**Met**
(h)	Fencing and Walls: Walls shall not exceed 36 inches as measured from established grade. • *No walls or top of wall/bottom of wall spot elevations have been included on the Grading Plan for the Pocket Plaza. Details provided in the landscape drawings indicate a maximum height of four feet or 48 inches for freestanding stone walls.*	**Waiver Required**

153.065 – Site Development Standards

Code Section	Requirement • *Analysis*	Met?
(B) Parking and Loading		
(1)	General Provisions	
(b)	Parking Location 1. On-Site Parking	
	A. Surface parking on-site may only be located on those areas of the site that are not required to be occupied by a principal structure. The parking areas shall be readily available by vehicles, bicycles and pedestrians. • *A portion of the proposed on-site surface parking is in an area required to be occupied by a principal structure.*	**Waiver Approved 7/13/17**
	B. Parking shall not be located within a setback as required for individual building types. • *Parking is not located within any required setback*	**Met**
	Parking Location 2. Off-Site Parking. Required off-street parking shall be provided either on-site, or in a parking structure or surface parking lot located within 600 feet of the subject parcel.	**Met**

153.065 – Site Development Standards

<table>
<tr><th>Code Section</th><th>Requirement
• Analysis</th><th>Met?</th></tr>
<tr><td></td><td>• 22 spaces of the 110 total parking spaces proposed are located off-site in a surface lot on the parcel to the east.
• A maximum of 88 spaces are permitted for the proposed use (see below)</td><td></td></tr>
<tr><td></td><td>A. The use of off-site parking to meet the minimum parking requirement shall require an approved parking plan. If not under single ownership, provisions for off-site parking shall be made by binding agreements between two or more property owners
• The proposed off-site parking is proposed to be administered through a platted Cross Access and Parking Easement.</td><td>Met</td></tr>
<tr><td></td><td>C. If located off-site, distances to required parking areas shall be measured along a walkway from the nearest pedestrian entrance to the parking area to the main entrance of the principal structure or use being served
• The proposed 22 off-site parking spaces are above and beyond the maximum amount permitted by Code.
• The distance from these excess parking spaces to the main entrance of the hotel is approximately 120 feet.</td><td>N/A</td></tr>
<tr><td></td><td colspan="2">Parking Location
3. On-Street Parking</td></tr>
<tr><td></td><td>On-street spaces may be counted toward meeting the minimum parking requirement, provided the spaces are on the same side of the street and within the lot lines of the parcel being served.
• No on-street parking is proposed</td><td>N/A</td></tr>
<tr><td>(2)</td><td colspan="2">Required Vehicle Parking</td></tr>
<tr><td>(a)</td><td colspan="2">Minimum Parking Required. Each use shall provide the minimum amount of parking required as listed on Table 153.065-A, and shall be permitted to provide up to the maximum amount of parking.
<table>
<tr><th>Proposed Use</th><th>Min. Requirement for Proposed Use</th><th>Max. Spaces Permitted</th><th>#Units</th><th>Min. Spaces Required</th><th>Max. Spaces Permitted</th></tr>
<tr><td>Hotel</td><td>2 spaces per 3 guest rooms</td><td>125% of Min. Required</td><td>105 rooms</td><td>70 spaces</td><td>88 spaces</td></tr>
<tr><td colspan="4">Total Parking Required (Minimum):</td><td colspan="2">70 Spaces</td></tr>
<tr><td colspan="4">• Total Parking Provided:</td><td colspan="2">110 Spaces
(88 spaces on-site, 22 spaces off-site)</td></tr>
</table></td><td>Met

Conditional Use for Stand-Alone Surface Lot as Principal Use</td></tr>
<tr><td>(c)</td><td>Accessible Parking Spaces
Within the total number of off-street spaces provided, a minimum number of accessible parking spaces shall be provided consistent with Ohio Building Code.
• Based on the proposed provision of 110 parking spaces, 5 accessible parking spaces are required, one of which must be a van accessible space. 5 accessible spaces are provided, 4 of which are van accessible.</td><td>Met</td></tr>
</table>

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
(3)	Required Bicycle Parking	
(b)	Minimum Number of Spaces Required. 1. Bicycle parking shall be provided as follows:	
	C. For commercial uses, one space is required for every 10 required vehicular spaces. • 70 vehicular spaces are required for the commercial use, requiring 7 bicycle parking spaces. • *3 bike racks are proposed on the south side of the building and 4 bike racks are proposed adjacent to the Pocket Plaza, for a total of 14 bicycle parking spaces provided.*	**Met**
(4)	Off-Street Parking Space and Aisle Dimensions	
	Parking spaces and maneuvering aisles shall comply with Table 153.065-B. The maximum permitted two-way drive aisle width is 22 feet, and maximum 90 degree standard space dimensions are 9 feet wide by 18 feet long. • *The entrance drive to the east of the building is 24 feet wide*	**Admin. Departure Required**
(6)	Surface Parking Lot and Loading Area Design and Construction	
(c)	3. Driveways shall be limited to one per lot or parcel, whichever requires the fewer number of access points. • *Two driveways are proposed for access to two parcels.*	**Met**
	6. Driveways shall be no wider than 22 feet at the intersection with the adjacent street right-of-way. Alternate driveway throat width may be requested by applicants and approved pursuant to 153.066(H). • *The shared eastern driveway is ±26 feet wide at the Upper Metro Place right-of-way.*	**Admin. Departure Required**
(d)	Curbs and Wheel Stops	
	1. There shall be a minimum of four feet of clear walkway area and at least two and one-half feet between a curb or wheel stop and any property line, planting area, street or building. • *The applicant is proposing to install six inch curbs along the edge of the parking lot to prevent vehicle conflicts.*	**Met**
(C) Stormwater Management		
• *Stormwater is proposed to be managed through Bio-Swales and in an underground system within the parking lot.*		
(D) Landscaping and Tree Preservation		
(2)	General	
(b)	Each application for development shall include a landscape plan, and the siting of buildings shall avoid the removal of desirable trees in good or fair condition, where alternate building siting is available.	**Met**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	• *A Tree Survey and Removal Plan has been provided and no alternate building siting is possible to avoid the removal of desirable trees.*	
(c)	Protected trees shall be replaced in accordance with §153.146 • *None of the trees to be removed are designated as Protected Trees*	**Met**
(e)	Landscape Plans shall exhibit diversity in tree selection, as determined by City Forester and Director of Parks & Open Space	**TBD**
(f)	In all areas where landscaping is required, the surface area of the bed shall be predominantly covered within four years after installation by living materials, rather than by bark, mulch, gravel or non-living materials. • *Plant material is proposed in all areas where landscaping is required which will predominantly cover the surface of the beds.*	**Met**
(k)	A registered landscape architect shall be used to prepare landscape plans required for applications for Site Plan Review. • *Landscape Plans have been prepared by a registered landscape architect*	**Met**
(4)	Perimeter Landscape Buffering. Perimeter landscape buffering is intended to obscure higher-intensity land use from view and block potential negative impacts related to noise, lighting levels, and activity through the use of denser landscape screening and/or a fence or wall visually softened by cluster plantings, as appropriate to the character of the surrounding area, and approved by the required reviewing body. • *The adjacent non-BSD zoning is a PUD, with an extended stay hotel and office buildings as the current existing adjacent uses.* • *A number of the existing trees along the shared property line are proposed to be preserved in this area* • *A 7.5 wide planting area is proposed between the parking and the property line, with a variety of ornamental grasses proposed with mature heights ranging from 3 feet to 6 feet.*	**Required Reviewing Body Approval Required**
(a)	Perimeter Landscape Buffering is required when: 1. Development in accordance with 153.062(B)(1) in any BSD zoning district abuts property in a non-BSD zoning district; • *The proposed development abuts a non-BSD zoning district*	**(Buffering Required)**
(d)	Required buffer materials must be placed on the parcel where development or redevelopment is occurring. • *Buffering landscape material is proposed on the development parcel*	**Met**
(e)	Vehicles or other objects shall not overhang or otherwise intrude upon the required perimeter landscape buffer. • *Vehicle overhang will not intrude upon required buffer*	**Met**
(f)	Existing landscape material in good or fair condition may be used to satisfy these requirements with prior approval of the Director.	**Met**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	• *There is existing landscape material in this area, a portion of which is proposed to be removed due to condition of the trees.*	
(5)	Surface Parking and Circulation Area Landscaping	
(a)	Street Frontage Screening. Surface parking lots and other vehicular use areas located within 40 feet of a public street shall either be landscaped or a street wall shall be installed 2. Where a surface lot is located within 20 feet of any street right-of-way, the property owner shall install a street wall in accordance with 156.065(E)(2) and at least five deciduous or evergreen shrubs per 25 lineal feet of parking lot boundary facing the public street. Trees are permitted but not required • *The west parcel surface parking lot is located within 13 feet of the curb of a public street (Upper Metro Place), and within 1.75 feet of the right-of-way.* • *A 30-inch high boulder wall is proposed* • *Landscaping has been provided in this area and will satisfy the requirement* • *The east parcel surface parking lot is not located within 40 feet of a public street.*	**Met**
(b)	Perimeter Buffering. Where a surface parking lot is located within 30 feet of a side, corner side or rear lot line, and the adjacent property is a non-BSD district, the property owner shall install perimeter buffering meeting the requirements of §153.065(D)(4). • *The surface lot is located 7.5 feet from a non-BSD district property*	**See 153.065 (D)(4) Above**
(c)	Interior Landscaping 1. A minimum of 5% of the interior parking lot area (total area of parking spaces and drive aisles) shall be landscaped. • *The interior parking area is approximately 44,960 square feet, requiring 2,248 square feet of interior landscaping.* • *Approximately 2,625 square feet of interior landscaping has been provided.*	**Met**
	2. The interior landscaping shall be landscaped with one of three options listed. Option 'A' (*proposed*) requires all islands or peninsulas to have a minimum width of 10 feet and a minimum area of 150 square feet, with a maximum run of 12 spaces permitted without a tree island; a medium deciduous tree is required for every 12 spaces. • *The peninsulas and islands have and interior width of 10 feet.* • *There are no parking spaces runs greater than 12 spaces.* • *10 medium deciduous trees are required based on 110 spaces in the surface lots. Several of the trees proposed within islands are classified as large deciduous trees, and others proposed are not listed in Appendix E. A determination on the appropriateness of the proposed trees and planting scheme is necessary.*	**Determ. of Approp. of Proposed Trees Required**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	4. When a landscape peninsula abuts the length of a parking space, a clear space shall be provided for pedestrians of turf, pavers, mulch or other similar non-vegetative material. • *Landscape islands and peninsulas directly abut parking spaces in numerous locations. Along the southern spaces, bio-retention is proposed within the islands with turf available elsewhere.*	**Met**
	5. Each interior landscape area must include at least one deciduous shade tree to be counted toward the required landscape area, and the remaining area must be landscaped with mulch, shrubs, perennials or ground cover. Shrubs or perennials shall not exceed two feet in height. • *Each interior landscape area includes at least one tree.*	**Met**
	6. Required on-site drainage shall be incorporated into interior landscaped areas to maximum extent practicable consistent with standards in the City of Dublin Stormwater Management Design Manual. • *A portion of the proposed drainage will be incorporated in a series of bio-swales within the islands at the southern edge of the surface lot.*	**Met**
(7)	Foundation Planting	
(a)	Building foundation landscaping is required along all sides of a building not otherwise occupied by entrances, sidewalk, parking or loading areas, or similar areas. Foundation landscaping is not required for portion of the front or corner side building façades located within 10 feet of the front property line and where a streetscape or patio is provided. • *Foundation planting has been provided in all areas required.*	**Met**
(b)	Where foundation planting is required, at least one shrub shall be provided per each 10 linear feet of building façade or fraction thereof. Landscape bed or raised planter must extend a minimum of 42 inches beyond the foundation. • *All required foundation planting beds meet the minimum dimension required.*	**Met**
(9)	Tree Preservation	
(a)	General Provisions 2. Tree Preservation Plan Required D. Applicants shall submit a Tree Preservation Plan for approval by the required reviewing body. • *A Tree Preservation Plan has been submitted.*	**Met**
(E) Fences, Walls and Screening		
(2)	Street Wall Standards	
(b)	Design and Location 1. Street walls are intended to be placed within the front and/or corner side RBZ. If an RBZ is occupied by a building, the street wall shall be installed along the same plane as the nearest building façade.	**Waiver Required for Location**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	• *Street walls are proposed at the west end of the site to screen surface parking outside of the RBZ and offset from the plane of the building façade due to the road alignment.*	
	3. Street walls shall be a minimum of 22 inches where seating is intended; all other walls shall be a minimum of 30 inches and a maximum of 36 inches in height • *The proposed height of the boulder wall is 30 inches.*	**Met**
(c)	Street Wall Landscaping. In all areas where landscaping is required, within 4 years after installation a minimum of 80% of the surface areas of any landscape bed shall be covered by living materials. 1. Masonry Street Wall. At least 5 shrubs per 25 lineal feet of street frontage are required on the street side of the wall. • *A masonry street wall and associated landscaping are proposed.* • *The location of proposed shrubs is on the parking lot side of the masonry wall*	**Condition of Approval**
(3)	Screening	
(b)	Roof Mounted Mechanical Equipment All roof mounted mechanical equipment shall be fully screened from view at ground level on all sides of the structure • *Roof mounted mechanical equipment is proposed, but no specifications provided regarding the height of the units proposed.*	**Condition of Approval**
(c)	Ground Mounted Mechanical Equipment 1. All ground mounted mechanical equipment shall be incorporated within the footprint of a principal structure or shall be fully screened from view on all sides by one of the following options: A. Landscape material which provides a minimum 50% year round opacity B. A living wall or vertical garden covered with vegetation to provide a minimum 50% year-round opacity C. A decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the principal structure. • *One transformer is located on the site immediately to the west of the building.* • *A Pool Condenser is location immediately to the south of the transformer.* • *These ground mounted mechanical equipment is screened by a combination of evergreen trees and semi-deciduous shrubs (Option A).*	**Met**
	4. Utility boxes shall be oriented with access doors facing away from the street right-of-way to the maximum extent practicable. • *Based on the layout of the refuse enclosure, access doors do not face the street right-of-way.*	**Met**
(d)	Outdoor Waste and Storage Containers and Enclosures 1. All waste, refuse and recycling containers shall be incorporated within the footprint of the principal structure to the maximum extent practicable. If impracticable,	**Met**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	containers shall be screened from view on all sides by landscaping or a decorative wall finished to match the materials of the nearest wall of the principal structure and shall be fully opaque year round. • *A refuse enclosure is proposed at the terminus of the eastern parking lot drive aisle within the southern row of parking spaces. It is proposed to be clad with the same brick used predominantly on the west façade of the building.*	
	2. The wall or screen shall be at least one foot taller than the height of the waste or storage container, to a maximum of 12 feet. • *No height information has been provided regarding the proposed dumpster.*	**Condition of Approval**
(F) Exterior Lighting		
(4)	Fixture Power and Efficiency • *Cut sheets for the proposed exterior fixtures have been submitted, but do not include specifications for: "Maximum initial lumens per square foot" and "Minimum lumens per watt or energy consumed".*	**Condition of Approval**
(6)	Lighting Uniformity. Lighting across a horizontal surface shall have an average range of one to three footcandles. • *The majority of the site meets the required footcandle range. However, the lighting/footcandle data has provided along the north side of the building/proposed open space does not include footcandles provided by existing street lighting.*	**Condition of Approval**
(8)	Lighting Plans. Lighting plans submitted shall include existing lighting from streets, and adjacent buildings developed under these standards, and proposed lighting generated from light poles and building lighting. • *The photometric site plan submitted does not include existing street lighting.*	**Condition of Approval**
(10)	Wall Lighting. Decorative wall lighting may be used to provide uplighting, downlighting or other types of lighting accents. Decorative lighting may not exceed 900 lumens unless installed and shielded in accordance with 153.065(F)(5)(a). • *Decorative wall sconces are proposed along the ground story with cut sheets provided.* • *LED continuous strip lighting is proposed along the parapet to uplight recessed fascia and underside of roof elements. No specifications/cut sheets or installation details have been provided.*	**Met** **Condition of Approval**
(G) Utility Undergrounding		
(1)-(3)	*All utilities appear to be located underground*	
(H) Signs		
(4)	Sign Designs and Lighting	
(b)	Illumination	
	Internally illuminated pan channel or cabinet signs are permitted, provided that the sign is creatively designed with high quality materials and fabrication, as determined by the required reviewing body • *All proposed building mounted and ground signs are LED illuminated channel letters. No other sign details, materials, or fabrication information has been submitted.*	**Condition of Approval**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
(d)	Sign Colors and Secondary Images	
	• *No color specifications have been provided*	**Condition of Approval**
(e)	Materials	
	• *No sign face material specifications have been provided*	**Condition of Approval**
(6)	Number of Permitted Signs	
(a)	One ground sign is permitted per building or parcel for each street frontage, not to exceed a maximum of two ground signs • *One ground sign is proposed adjacent to the eastern drive aisle.*	**Met**
(b)	Single tenant buildings are permitted a maximum of one building mounted sign per street frontage. • *One Building Mounted Wall Sign is proposed on the north elevation as a vertically oriented Projecting Sign to the west of the entrance. A Building Identification Sign is also proposed on the north elevation as Individual Channel Letters at the parapet and the locations are coordinated with the architectural design.*	**Met**
(7)	Specific Sign Type Requirements	
(a)	Ground Signs	
	Size. Ground sign area may not exceed 24 square feet in BSD Commercial District. • *Proposed ground sign area is 23.96 square feet.*	**Met**
	Location. Minimum 8 foot setback from RBZ, setback, or right-of-way. • *Proposed location is 20 feet from the Upper Metro Place right-of-way (outside of the 20' utility easement)*	**Met**
	Height. Ground sign height is measured from established grade to the top of the sign. Permitted height for ground signs in BSD Commercial District is 8 feet. • *Proposed ground sign height is 8 feet.*	**Met**
	General. Sign foundations shall not be exposed. Ground signs shall either be on a masonry base or clad in a material compatible with the material used for the sign and the principal structure containing the use. • *Proposed sign base is labeled as a Stone Base with Precast Top. No material specifications are provided for proposed stone. Stone is not a material used on the principal structure.* Ground signs shall be landscaped where appropriate to site conditions. • *Existing ground signs in the vicinity feature landscaping at the base. The proposed ground sign is incorporated within a landscape bed.*	**Condition of Approval** **Met**
(b)	Building Mounted Signs—Wall Signs	

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	Size. Permitted sign area is ½ square foot per lineal foot of wall or storefront to a maximum of 50 square feet. Building Identification Signs are permitted up to 100 square feet of sign area. • *Proposed Wall Sign #1 (Parapet) is 99.67 square feet. Applicant has designated this as a Building Identification Sign.*	**Met**
	Location. On walls facing a public street. • *Proposed signs face Upper Metro Place.*	**Met**
	Height. Building Identification Signs shall not extend above the roofline. • *Proposed Wall Sign #1 (Parapet) is proposed partially above the principal parapet roofline, and partially on a vertical variation of the parapet roofline.*	**Met**
(b)	Building Mounted Signs—Projecting Signs	
	Size. Maximum 16 square feet. • *Proposed projecting sign area is 15.95 square feet.*	**Met**
	Location. Projecting signs shall not extend more than 6 feet from the face of the structure to which it is attached and shall maintain at least 8 feet of clearance above the sidewalk • *Proposed sign projects approximately 1.75 feet from the face of the building and is approximately 13.5 feet above the sidewalk (as measured to the bottom of the sign)*	**Met**
	Height. Located within the first story as appropriate to each building type and shall not extend above the roofline. • *Proposed projecting sign extends vertically above the first story—total height to top of sign is approximately 27.17 feet. First story height is 16 feet.*	**Met**
(I) Walkability Standards		
(1)	Intent and Purpose	
	Enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.	
(2)	Walkability Objective: Connectivity	
(a)	Mid-block Pedestrianways. Are required on all blocks exceeding 400 feet in length. • *Block is 1,117 feet in length, and no mid-block pedestrianway is provided.*	**Waiver Approved 7/13/17**
(3)	Walkability Objective: Safety	
(b)	Pedestrian Circulation Plans: Each surface parking area that contains 50 or more parking spaces shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building entrance. The required walkway must be at least 5 feet wide, shall not be located within a drive aisle, and where possible shall be located in a landscaped island running perpendicular to the primary building façade;	**Met**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	• *The proposed surface lot contains 110 parking spaces. A 5-foot wide pedestrian connection is provided between the southern row of parking and the primary building entrance, running perpendicular to the building façade. The proposed walkway crosses two drive aisles, passing through a landscaped island in-between.*	
(4)	Walkability Objective: Comfort and Convenience	
(a)	RBZ Treatment: All areas between the front and corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio or streetscape treatment as required by building type. 1. Where necessary to provide adequate sidewalk width in areas expected to have high volumes of pedestrian activity, a streetscape RBZ treatment may be required by the required reviewing body.	**N/A**
(b)	Building Entrances: A principal building entrance shall be on any principal frontage street or the front façade of the building. • *A Principal Entrance is provided on the north and south elevations of the building accessing the lobby area.*	**Met**