ANALYSIS & DETERMINATIONS – BASIC PLAN

Applicable Basic Plan Review Criteria
Includes *§153.059 – Uses*, *§153.060 – Lots and Blocks, §153.061 – Street Types, §153.062 – Building Types*, *§153.063 – Neighborhood Standards, §153.064 – Open Space Types*, and *§153.065 – Site Development Standards*

153.059 – Uses

Code Section	Proposed Uses	Permitted ?
Table 153.059-A	Principal Use: • *Hospital (18,000 gross square feet of floor area)*	**Cond. Use Required**
(C) Use Specific Standards		
(2)	Civic/Public/Institutional Uses	
(e)	Hospitals. Hospitals shall be limited to no more than 75,000 square feet of gross floor area per structure, not including associated hospital parking structures. • *Proposed Hospital is 18,000 gross square feet*	**Met**

153.060 – Lots and Blocks

Code Section	Requirement • *Analysis*	Met?
(B) Applicability		
	Requirements of this section apply to developments in all BSD zoning districts that require Development Plan Approval in accordance with §153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152. • *Proposed development involves the construction of a new street, requiring a Development Plan Application.*	**Dev. Plan App. Required**
(C) General Block and Lot Layout		
(1)	Interconnected Street Pattern	
(a)	The arrangement of streets shall provide for the continuation of existing or planned streets from adjoining areas into new developments where practicable as determined by the City Engineer. • *The proposed Neighborhood Street location is generally consistent with planned street locations into the area of the proposed development.*	**Met**
(b)	Cul-de-sac and dead end streets are not permitted except as specified in 153.060(C)(1)(f) • *The proposed Neighborhood Street dead ends at the southern property line of the site.*	**See Exceptions Below**

153.060 – Lots and Blocks		
(f)	Exceptions. Where an existing barrier limits the extension of the street network, streets shall be created to match the above requirements to the maximum extent practicable. Existing barriers include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain. • *The proposed Neighborhood Street terminates at the adjacent property to the south, where the existing development is expected to remain for the foreseeable future.* • *The potential for the creation of a T-intersection with an east/west service street at the terminus of the proposed Neighborhood Street is not precluded by the alignment or design.*	**Met**
(2)	Maximum Block Size	
(a)	Required Subdivision. All development requiring a Development Plan shall be subdivided consistent with the maximum block dimensions permitted by the applicable BSD District. In the BSD Office District, the maximum block length permitted is 500 feet, and the maximum block perimeter permitted is 1,750 feet. • *The proposed Neighborhood Street is the first new street to partially subdivide the existing block defined by State Route 161, Shamrock Crossing, Stoneridge Lane, and Dublin Center Drive.* • *The existing block has a maximum length of ±1,540 feet and a perimeter of 4,120 feet.* • *Due to existing property boundaries, the proposed Neighborhood Street does not fully subdivide the existing block. If the proposed street were extended in its proposed alignment to Stoneridge Lane, the resulting block would have a maximum length of ±1,890 feet and a perimeter of ±3,360 feet.*	**Waiver Required**
(3)	Block Configuration	
(a)	Shape of block shall be generally rectangular, but may vary due to natural features or other site considerations. • *All proposed blocks are generally rectangular*	**Met**
(b)	Blocks shall be arranged with front property lines along at least two sides. • *State Route 161 and Shamrock Boulevard are the front property lines for the proposed block.*	**Met**
(4)	Principal Frontage Streets	
(b)	Access to blocks shall be located to comply with the principal frontage street requirements of §153.060(C)(5) • *Access to all blocks complies with the requirements of §153.060(C)(5). See Analysis Below.*	**Met**
(5)	Block Access Configurations	
(a)	Access for alleys, service streets and driveways shall not be permitted from a principal frontage street. • *No access for alleys, service streets or driveways is proposed on principal frontage streets.*	**Met**

153.060 – Lots and Blocks		
(c)	Where practicable, as determined by the City Engineer, vehicular access to blocks shall be aligned with other access points on opposite sides of the same block as well as aligned across the street from vehicular access points to other blocks. • *Vehicular access from the proposed Neighborhood Street aligns with existing curb cuts on the east side of the street.*	**Met**
(9)	Street Frontage	
(a)	Front Property Line 2. A lot line bordering a principal frontage street shall be the front property line unless otherwise specified. • *State Route 161 is a principal frontage street and the front property lines on the lot.*	**Met**
(b)	Corner Side Property Line 1. For corner lots occupied by a single building, one lot line shall be the front property line and one lot line shall be the corner side property line. • *The front property line is the State Route 161 frontage and the corner side property line is the proposed Neighborhood Street.*	**Met**

153.061 – Street Types		
Code Section	**Requirement** • *Analysis*	**Met?**
(C) Street Network		
(4)	Street Network Map	
(a)	Refer to Figure 153.061-A for a map of the planned Bridge Street District network and street family designations. In addition to the Thoroughfare Plan, the Street Network Map shall be used as a guide in determining the appropriate locations and alignments of new streets during the Development Plan process. • *The Street Network Map proposes two Neighborhood Streets intersecting the south side of existing State Route 161 between Shamrock Boulevard and Dublin Center Drive, which generally subdivides this block into thirds.* • *The site is located in the middle third of this larger existing block, and a Neighborhood Street is proposed on the eastern property line.* • *A future Neighborhood Street would be located on properties to the west in association with potential future redevelopment, as depicted on the Street Network Map.*	**Met**
(E) Use Specific Standards		
(1)	Bicycle Facilities	
	A variety of bicycle accommodations are permitted in the street right-of-way, including cycletracks, bicycle lanes, and shared lanes. Appropriate bicycle facilities for specific street types shall be determined by the City Engineer. • *No bicycle facilities are proposed in the Neighborhood Street*	**N/A**
(2)	Vehicular On-Street Parking	

(a)	On-Street parking spaces may be counted toward the minimum required parking for a parcel, subject to the requirements of §153.065(B)(2). • *No on-street parking is proposed in the design of the Neighborhood Street section*	**N/A**
(F) Curb Radii at Intersections		
(2)	Permitted Radii	
	The maximum curb radius for intersections along State Route 161, Riverside Drive and Sawmill Road is 35 feet. Curb radii at all other intersections may range between 15 and 25 feet, as approved by the City Engineer. • *The existing curb radii along State Route 161 are approximately 40 feet and are not proposed to be modified with this development.* • *All internal curb radii and between 10 and 15 feet.*	**SPR**

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. • *No Bridge Street District Building Type has been designated for the proposed structure.* • *Based on the use proposed and range of building types permitted in the BSD Office District, the building may be classified as a Civic Building Type.*	**DPR**
(b)	Uses: Each building type may house the uses allowed in the district in which it is located • *The hospital use is a conditional use within the BSD Office District*	**Cond. Use Approval Required**
(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 potential Civic Building is permitted within the BSD Office District.*	**DPR**
(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 buildings is a permanent structure*	**Met**
(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 potential Civic Building has no incompatible building type adjacencies.*	**DPR**
(D) Roof Type Requirements		
(2)	Parapet Roof Type	

153.062 – Building Types		
(a)	Parapet Height. 2. Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street(s) and any adjacent building of similar height or lower, provided that parapets shall be no less than two feet and no more than six feet high.	**SPR**
(b)	Parapets shall wrap around all sides of the building.	**SPR**
(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 by the required reviewing body.	**SPR**
(E) Materials		
(1)	Façade Materials	
(a)	Percentage of Primary Materials Required: • *Please refer to 153.062(O) - Building Type Analysis.*	**See Table Below**
(c)	Permitted Primary Materials: • *Please refer to 153.062(O) – Building Type Analysis*	**See Table Below**
(d)	Permitted Secondary Materials: • *Please refer to 153.062(O) - Building Type Analysis*.	**See Table Below**
(h)	Other high quality synthetic materials may be approved as permitted primary or secondary materials by the required reviewing body. • *No non-permitted primary or secondary materials are proposed.*	**Met**
(2)	Façade Material Transitions	
(a)	Vertical transition shall occur at inside corners • *All vertical material transitions appear to occur at inside corners*	**SPR**
(b)	Multiple Materials Proposed Vertically: Where proposed, the 'heavier' material in appearance shall be incorporated below the 'lighter' material. • *Multiple materials are not proposed vertically.*	**SPR**
(c)	Transitions between different colors of same material: Shall occur at locations deemed architecturally appropriate by the required reviewing body. • *Brick with two different color specifications is proposed on the same plane in several portions of the building.*	**SPR**
(3)	Roof Materials	
(e)	Roof penetrations (fans, exhaust, vents, etc.) shall be concealed and shall not be visible from principal frontage streets. • *No roof plan has been provided, and no roof penetrations are depicted on the elevations.*	**SPR**
(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. • *All façade materials proposed are masonry or non-painted elements in neutral colors.*	**SPR**
(F) Entrances & Pedestrianways		
(1)	Entrances & Pedestrianways – Quantities and Locations **See Building Type Requirements Table**	

153.062 – Building Types		
(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 located on the east elevation, and does not address the Principal Frontage Street (SR 161).*	**SPR**
(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. • *The proposed use is non-commercial.*	**SPR**
(G) Articulation of Stories on Street Facades		
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 proposed building is a single story structure.*		**SPR**
(H) Windows, Shutters, Awnings and Canopies		
(1)	Windows	
(a)	Transparency is required according to building type. *Please refer to Building Type Requirements*	
(b)	Highly reflective glass is prohibited • *No window details/specifications have been submitted.*	**SPR**
(c)	Spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements • *No window details/specifications have been submitted.*	**SPR**
(d)	Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass. • *No window details/specifications have been submitted.*	**SPR**
(f)	Windows within masonry walls shall have architecturally appropriate lintels and sills. • *Additional window details and wall sections are needed to determine if requirement is met.*	**SPR**
(3)	Awnings and Canopies	
(a)	General	
	1. Awnings and canopies may be used if they function as suitable protection from the elements. • *A pedestrian canopy is proposed at the south elevation of the building, and is of a sufficient size to provide protection from the elements.*	**SPR**
	2. Awnings and canopies may be mounted inside frames, above openings and/or below transoms, but installation methods shall be consistent on a building. • *The canopy is mounted above the opening.*	**SPR**
	3. Awnings and canopies shall be designed to be consistent with the architecture of the building. • *The proposed canopy design is consistent with the architecture of the building.*	**SPR**

153.062 – Building Types

(c)	Canopies	
	1. Canopies may be clad with glass, metal, wood, or a combination of these materials • *The proposed canopy is clad with aluminum.*	**SPR**
	2. Canopies may be cantilevered or supported from the building by metal cables or rods. • *The proposed canopy is cantilevered from the building wall.*	**SPR**
	3. Canopies may include downward casting light fixtures and may be lighted from above by downward fixtures mounted to the building wall. • *The canopy is proposed to include downward casting light fixtures mounted on the underside of the canopy.*	**SPR**

(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	**SPR**

	Dominant Material	(1) Recesses and Projections	(2) Entrance/ Window Placement	(3) Roof Design	(4) Change in Height
Adjacent Buildings	Required	2 of 4 Required			
Stoneridge Medical Office 4015 W Dublin-Granville Rd	*Yes*		*Yes*	*Yes*	
Ohio Healthcare FCU 3955 W Dublin-Granville Rd	*Yes*		*Yes*	*Yes*	
OSU Internal Medicine 3900 Stoneridge Lane	*Yes*		*Yes*	*Yes*	

(L) Vehicular Canopies

(1)	For buildings facing a principal frontage street, vehicular canopies shall be located on the rear façade of the principal structure. • *One vehicular canopy is located on the side façade at the main entry to the building* • *One vehicular canopy is located on the rear façade at the ambulance entry*	**Waiver Required**
(2)	If attached to the principal structure, design of the canopy shall be coordinated with the architecture of the principal structure, including the design of the supporting columns. • *The design of the vehicular canopies is coordinated with the architecture of the principal structure.*	**SPR**
(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 to which it is associated. • *The maximum permitted ground story height for Civic Buildings is 24 feet. The proposed vehicular canopy heights are 16 feet at the rear vehicular canopy and 17 feet at the front vehicular canopy.*	**SPR**

(M) Signs

153.062 – Building Types	
• *Building mounted signs are depicted on the elevations, and a ground sign location on the site plans. No sign details have been submitted.*	**SPR**
(N) Individual Building Type Requirements	
• *See Individual Building Type Requirements Analysis Below.*	

153.062(O) – Individual Building Requirements Analysis

153.062(O)(11) – Civic 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**
Occupation of Corner Required (Yes/No)	No	*State Route 161 & Neighborhood Street* *No*	**N/A**
Minimum Front Setback	15 feet	*±32.0 ft. provided*	**Met**
Minimum Corner Side Setback	15 feet	*±71.0 ft. provided*	**Met**
Required Building Zone Treatment	Landscape, Patio or Streetscape.	*Landscape proposed*	**Met**
Right-of-Way Encroachments	Awnings, Canopies, Eaves, Patios & Projecting Signs	*None Proposed*	**N/A**
2. Buildable Area			
Minimum Side Yard Setback Required	10 ft.	*100 feet*	**Met**
Minimum Rear Yard Setback Required	20 ft.	*±152 feet*	**Met**
Minimum Lot Width Required	50 ft.	*±235 feet*	**Met**
Maximum Lot Width Required	None	*N/A*	**N/A**
Maximum Impervious Lot Coverage	65%	*37% per applicant*	**Met**
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 85% Impervious Coverage)	10%	*None Proposed*	**N/A**
3. Parking Location & Loading			
Parking Location	Rear & side yard, within building	*Proposed in Corner Side yard*	**SPR**
Loading Facility Permitted (location relative to principal structure)	Rear, Side, Corner Side Façades on non-principal frontage streets	*Rear Façade*	**Met**

153.062(O)(11) – Civic Building			
Building Type Requirements	**Code Requirement**	**Provided**	**Met?**
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade; Corner Side Façade on Non-PFS Streets	*None Proposed*	**N/A**
(b) Height			
Minimum Building Height Permitted (ft.)	1.5 stories	*1 story proposed (Building Sections Needed)*	**SPR**
Maximum Building Height Permitted (ft.)	5 stories	*1 story proposed (Building Sections Needed)*	**N/A**
Ground Story Height	12 ft. Minimum 24 ft. Maximum (any ground story height ≥20 feet counts as two stories)	*Building Sections Needed—Story Height Dimension Cannot be Determined*	**SPR**
Upper Story Height	9 ft. Minimum 14 ft. Maximum	*N/A*	**N/A**
(c) Uses & Occupancy Requirements			
Ground Story Use Requirements	Civic/Public/Institutional only except Day Care as primary use. Podium parking structures are conditional uses in accordance with 153.059(C)(3)(g)	*Hospital use proposed*	**Met**
Upper Story Use Requirements	Civic/Public/Institutional	*N/A*	**N/A**
Parking within Building	Permitted in the rear of the first 3 floors and fully in any basement	*No parking proposed within building*	**N/A**
Occupied Space Required	Minimum 30 feet depth facing street(s)	*Entire 1st Floor is occupied space*	**Met**
(d) Façade Requirements			
1. Street Façade Transparency			
Ground Story Street Facing Transparency (%)	Minimum 25% Transparency	*State Route 161 (North)=36%* *Neighborhood Street (East)=24%* *(Pending Additional Window Specifications)*	**SPR**
Blank Wall Limitations	Required	*None*	**SPR**

153.062(O)(11) – Civic Building			
Building Type Requirements	**Code Requirement**	**Provided**	**Met?**
2. Non-Street Façade Transparency			
Transparency (%)	Minimum 20% Transparency	*West Façade=4%* *South Façade=5%* *(Pending Additional Window Specifications/Story Height)*	**SPR**
Non-Street Façade Blank Wall Limitations	Required	*South Elevation* *West Elevation (2 Locations)*	**SPR**
3. Building Entrances			
Principal Entrance Location	Principal Frontage Street Façade of Building	*Principal Entrance provided on east façade—State Route 161 is PFS (north façade)*	**SPR**
Street Facades: Number of Entrances Required	1 per 75 feet of façade minimum	*State Route 161 (North)* *2 required, 0 provided* *Neighborhood Street (East)* *3 required, 2 provided*	**SPR**
Parking Lot Façade: Number of Entrances Required	1 per 100 feet of façade minimum	**Neighborhood Street (East)* *3 required, 2 provided* *South Façade* *1 required, 1 provided*	**SPR**
Mid-Building Pedestrianway	1 required for buildings longer than 250 feet	*Building length is ±206 feet*	**N/A**
4. Façade Divisions			
Vertical Increments Required	No greater than 60 ft.	*116 feet—East Elevation*	**SPR**
Horizontal Facade Divisions Required (per ft. of facade)	On buildings 3 stories or taller, or where the maximum ground floor height is uses; required within 3 feet of the top of the ground story.	*Additional Information on Story Height is Needed*	**SPR**
Required Change in Roof Plane or Type	None	*N/A*	**N/A**
5. Façade Materials			
Permitted Primary Materials	Stone, Brick, Glass	*Brick, Glass*	**SPR**
Minimum Primary Façade Materials	80%	*North Façade (61%)* *Brick=20%* *Stone=10%*	**SPR**

153.062(O)(11) – Civic Building			
Building Type Requirements	**Code Requirement**	**Provided**	**Met?**
		Glass=31% *East Façade (86%)* *Brick=65%* *Glass=21%* **South Façade (±1,991 sf) (85%)* *Brick=85%* **West Façade (±4,294 sf) (97%)* *Brick=97%* *(*Indiv. Facades >1,000 shall use a combination of primary materials)* *(Pending Additional Story Height Information)*	
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	*Metal Panel*	**SPR**
6. Roof Types			
Permitted Types	Parapet, pitched roof, flat roof; other types may be permitted with approval	*Parapet*	**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**

53.064 – Open Space Types		
Code Section	**Requirement** • *Analysis*	**Met?**
(C) Provision of Open Space		
(4)	Civic. No open space is required for civic uses in Civic Building Types • *Only civic uses are proposed in the Civic Building*	**N/A**

153.065 – Site Development Standards

Code Section	Requirement • *Analysis*	Met?
(B) Parking and Loading		
(1)	General Provisions	
(d)	Parking Lot/Structure Lighting—Lighting shall comply with the provisions of 153.065 • *Additional information is needed*	**SPR**
(2)	Required Vehicle Parking	
(a)	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.	

Proposed Use	Minimum Requirement for Proposed Use	Area	Min. Spaces Required	Max. Spaces Permitted	
Hospital	Per Approved Parking Plan	*18,223 gross square feet*	*TBD*	*TBD*	**Parking Plan Required**
		Total Parking Required/Permitted:	*TBD*	*TBD*	
		• *Total Parking Provided: (35 Off-Street)*	*35 Spaces*		

(c)	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 35 parking spaces currently proposed, 2 of these must be ADA accessible*	**SPR**
(3)	Required Bicycle Parking	
(b)	Minimum Number of Spaces Required. 1. Bicycle parking shall be provided as follows: B. For civic/public/institutional uses, one space is required for every 20 required vehicular spaces. • *Based on the 35 parking spaces currently proposed, 2 bicycle spaces are required.*	**SPR**
(4)	Off-Street Parking Space and Aisle Dimensions	
	Proposed off-street parking is designed as 90 degree parking spaces accessed by two-way drive aisles throughout the site. Based on the proposed off-street parking lot layout, required aisle width is 22 feet, and parking spaces shall be 9 feet in width by 18 feet in length. • *The proposed parking space dimensions are 9 feet by 18 feet.* • *The proposed drive aisle width is 25 feet.*	**SPR**
(6)	Surface Parking Lot and Loading Area Design and Construction	
(c)	Driveways	
	2. No driveway shall be permitted directly onto a principal frontage streets unless approved by the City Engineer • *No driveways are proposed from principal frontage streets*	**Met**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	3. On other street frontages, driveways shall be limited to one per lot or parcel, whichever requires the fewer number of access points, unless vehicular access is provided from a service drive or the need for an additional driveway at a street is documented based on an access management study approved by the City Engineer • *Two driveways are proposed from the Neighborhood Street.*	**Access Mgmt. Study Required**
	6. Driveways shall be no wider than 22 feet at the intersection with the adjacent street right-of-way. • *Proposed driveway widths at the Neighborhood Street right-of-way are 34 feet at the northern access and 25 feet elsewhere.*	**SPR**
(7)	Required Loading Spaces	
(c)	Number Required	
	1. The number of off-street loading spaces required is based on the size of the principal structure. • *Based on the 18,223 gross square feet hospital proposed, no loading spaces are required.*	**N/A**
(C) Stormwater Management		
• *Stormwater is proposed to be managed with an underground detention system at the rear of the lot.*		**SPR**
(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. • *No existing trees are present in the buildable area of the site.*	**Met**
(c)	Protected trees shall be replaced in accordance with §153.146 • *No protected trees are present on the site*	**N/A**
(e)	Landscape Plans shall exhibit diversity in tree selection, as determined by City Forester and Director of Parks & Open Space • *The Landscape Plans propose Pacific Sunset Maple (4), Franz Fontaine Hornbeam (6) and Black Gum trees (11 Street Trees).*	**SPR**
(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. • *The Landscape Plans do not include foundation planting along the west elevation of the building.*	**SPR**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
(b)	Where foundation planting is required, at least one shrub shall be provided per each 10 linear feet of building façade within a landscape bed or planter extending a minimum of 42 inches beyond the foundation. • *Where provided, all foundation planting beds are at least 42 inches beyond the foundation and include at least 1 shrub per 10 linear feet of façade.*	**SPR**
(9)	Tree Preservation	
(a)	General Provisions 2. Tree Preservation Plan Required A. Applicants shall submit a Tree Preservation Plan for approval by the required reviewing body. • *No Tree Preservation Plans have been submitted—9 existing trees located on the east property line are indicated as remaining in place.*	**SPR**
(b)	Exemptions 3. Removal of trees on any portion of a site required to be occupied by a public street as approved by the City Engineer • *The three trees proposed to be removed are within the area to be dedicated as public right-of-way.*	**DPR**
(E) Fences, Walls and Screening		
(3)	Screening	
(c)	Ground Mounted Mechanical Equipment. 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. • *Transformers and generators are proposed along the south side of the building parallel to the overhead electric easement.* • *The proposed generator enclosure utilizes the same primary cladding material as the principal structure.* • *The Transformer is located between the generator enclosure and a refuse enclosure, with the open side screened with a hedge of Taxus shrubs.*	**SPR**
(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, 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 enclose is proposed to the south of the building along the 100 foot overhead electric easement.*	**SPR**

153.065 – Site Development Standards		
Code Section	**Requirement** • *Analysis*	**Met?**
	• *The proposed generator enclosure utilizes the same primary cladding material as the principal structure.*	
(e)	Off-Street Loading Areas. Off-street loading docks or areas used for the storage and staging of materials shall be screened from view on all sides facing a street right-of-way or adjacent property, as practicable. • *No off-street loading areas are proposed at this time*	**N/A**
(F) Exterior Lighting		
(1)	• *A photometric site plan has been submitted, but does not reflect the building layout at the southern portion of the building.*	**SPR**
(G) Utility Undergrounding		
		SPR
(H) Signs		
• *No sign details have been submitted.*		
(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. • *The proposed block is ±1,540 feet in length, and no mid-block pedestrianway is proposed.* • *Pending a future Neighborhood Street to the west as part of a redevelopment, the block length would be ±675 feet.* • *An existing 100 foot wide overhead electric easement bisects the middle third of the block and could be improved to meet the requirement.*	**DPR**
(3)	Walkability Objective: Safety	
(a)	Crosswalks	
	1. Crosswalks shall be required at stop controlled legs of unsignalized intersections. • *A crosswalk is required at the intersection of the Neighborhood Street and State Route 161.*	**SPR**
	2. Typical crosswalks shall not exceed 38 feet in length without a landscape median, curb extension and/or other pedestrian refuge. These measures shall be implemented wherever practicable, as determined by the City Engineer. • *The crosswalk distance is ±66 feet.*	**SPR**
(4)	Walkability Objective: Comfort and Convenience	
(b)	Building Entrances: A principal building entrance shall be on any principal frontage street or the front façade of the building. • *The proposed principal entrance is on the corner side façade of the building, not oriented toward the principal frontage street, State Route 161.*	**SPR**