



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

### 408 SE 2<sup>nd</sup> Street

Meeting	File No.	Application Type
September 28, 2022	2021-251-SPF-SPR-CL5	Class V Site Plan
Property Owner	Applicant	Agent
Centennial Investments DB LLP	Centennial Investments DB LLP	Ames International Architecture

#### Request

Consideration of a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a 3-unit townhome development located at 408 SE 2<sup>nd</sup> Street.

#### General Data

**Location:** 408 SE 2<sup>nd</sup> Street  
Osceola Park Redevelopment Plan Area

**PCN:** 12-43-46-16-01-103-0230  
12-43-46-16-01-103-0240

**Property Size:** 0.32 Acres

**Land Use Designation:** Medium Density Residential, 6-12 du / acre (MD)

**Zoning District:** Medium Density Residential (RM)

**Existing Land Use:** Single Family Residential & Vacant

**Proposed Land Use:** 3 attached single-family units (Townhouse)

#### Floor Area Ratio:

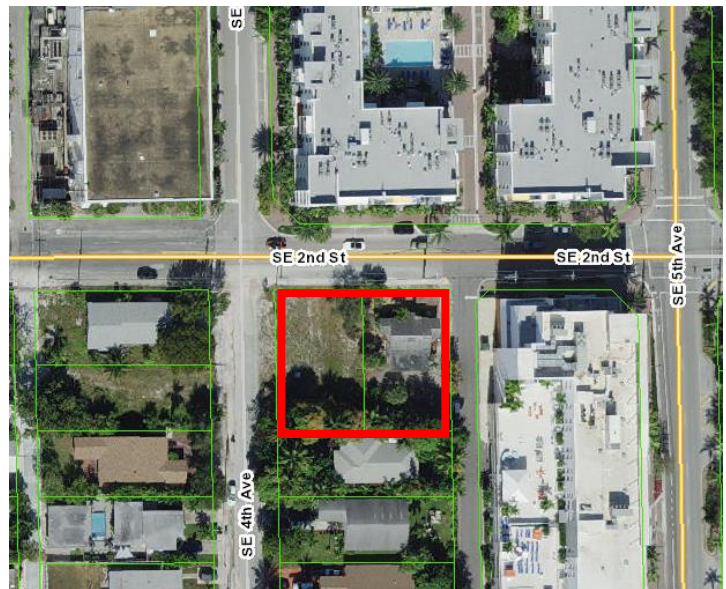
Not applicable to MD Land Use

#### Density:

- Proposed: 9 du/ac
- Maximum: 12 du/ac

#### Adjacent Zoning and Uses:

- **North:** Central Business District (CBD), Central Core – Use: Multi-Family
- **East:** Central Business District (CBD), Central Core – Use: Hotel
- **South:** Single Family Residential (R-1-A) – Use: Single Family
- **West:** Multiple Family Residential (RM) – Use: Single Family



## Background

The subject property, which consists of Lots 23 and 24 of Town of Delray, is located on the south side of SE 2<sup>nd</sup> Street between SE 4<sup>th</sup> Avenue and an unimproved alley. This property is within the boundaries of the Osceola Park Neighborhood Redevelopment Plan. A 1,340 square foot single family home constructed in 1953 will be demolished to allow for the redevelopment. The structure was recently used for fire training by the City, so it is not a candidate for historic preservation or relocation.



## Description of Proposal

The proposed development includes the construction of three, three-story, townhomes with two different Unit types; Units #1 and #3 contain 3,176 square feet under-air (4,008 total square footage) and Unit #2 contains 3,911 square feet under-air (5,049 total square footage). Each unit includes a two-car garage located either on SE 2<sup>nd</sup> Street, SE 4<sup>th</sup> Avenue, or the alley. Guest parking for two additional vehicles is accommodated in each driveway. The site plan includes three individual swimming pools, privacy walls, and landscaping improvements throughout the site.

The modern design includes a stucco finish, large windows and doors accented by shadow-box type balconies, and a neutral color scheme including white and light grey, accented by brown by blue.



## Update

The subject request was reviewed by the Board at its August 24, 2022, meeting. However, at that time, there were significant technical items that needed to be addressed prior to moving forward with Board action; while the Board provided comments, the request was postponed to allow the applicant an opportunity to address the significant technical items that would require relief or impact the overall design and character of the building. Those technical items, such as the encroachment of swimming pools within the front setback areas and the encroachment of balconies into the setback areas, have been addressed by the applicant.

It is also important to note that Staff identified concerns with the Development Services Director regarding how the sides of the property were classified, which determines how setbacks are applied. The Director made a determination regarding the classification of each side of the property and specifically considered the property's context and adjacent development requirements. Coincidentally, the determination resulted in the ability to retain the swimming pools in their proposed locations. Given the design of the building, the determinations did not have any additional impacts on the design of the building, and the balcony encroachments have been corrected.

## Review and Analysis: Site Plan and Zoning

### **LDR Section 2.4.5(F)(5), Class V Site Plan**

*A Class V Site Plan is an application for new development of vacant land, and which requires full review of Performance Standards found in Section 3.1.1. In addition to provisions of Chapter 3, the approving body must make a finding that development of the property as represented by the Class V site plan or MDP will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.*

**LDR Section 3.1.1 Required Findings**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

A complete review and analysis of the request based on the Required Findings of LDR Section 3.1.1 are provided throughout the following report sections.

### **3.1.1(A), Land Use Map**

*The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The subject property has a Land Use Map designation of MD, and a zoning designation of RM, which is a preferred zoning district to implement the RM land use designation. Multi-family residential development at a density of 6 to 12 du/acre are allowed in the RM zoning district, a density consistent with the Standard amounts allowed for the MD land use designation at 5 to 12 du/ac.

### **3.1.1(B), Concurrency**

*Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Potable Water and Sewer: The survey indicates City water and Sewer service is provided. The City's Water Atlas indicates water is provided to the site by a 6-inch water main and the Sewer atlas indicated sewer service is provided by an 8-inch sewer main both located on SE 2<sup>nd</sup> Street.

Drainage: The City's Drainage is provided along SE 4<sup>th</sup> Avenue with an 18" UNK., meeting drainage standards. Additionally, the applicant has provided 34% impervious surfaces on the site to accommodate the storm water drainage.

Transportation: The Applicant has received a Traffic Performance Standards (TPS) approval letter from Palm Beach County for three Multi-Family Residential dwelling units. The traffic statement produced by Haley Engineering, Inc. states that the project will generate three less Net Daily trips, 1 less Net AM Peak Hour trips, and 0 new Net PM Peak Hour Trips. The signed letter indicates that the development generates less than 20 peak hour trips, which meets the TPS of Palm Beach County.

Parks and Open Space: Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per dwelling unit will be collected prior to issuance of a building permit for each unit. Based upon the proposed units, a park impact fee of \$1,500 will be required.

Solid Waste: The proposed three townhome units will generate approximately 25,999.35 tons of solid waste per year. tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Schools: A completed (SCAD) form was submitted to the Palm Beach County School District on July 8, 2022. Approval of the request was received on July 19, 2022., where no negative impacts to the School District of Palm Beach County public school system were found.



### 3.1.1(C), Consistency

*A finding of overall consistency may be made even though the action may be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions and is provided as Appendix A. The proposed development generally meets the applicable standards provided in Appendix A; however, there are inherent concerns with “F.” and “G.” While the RM zoning adjacent to the single-family zoning and/or uses allows the ability to provide a transition into a neighborhood, the addition of a three-story building immediately abutting a single-story single-family residence will have an impact. It is acknowledged that the additional units will provide additional housing options in close proximity to the downtown, yet they will likely not “accommodate the City's growing and socio-economically diverse population.” Additionally, the units are large with either four or five bedrooms and provide a larger-spaced living option where an array of smaller units are commonly found in the downtown area.

#### Comprehensive Plan

Overall, the proposed modifications are consistent with the applicable Goals, Objectives, or Policies of the Comprehensive Plan, particularly those of the Neighborhood, Districts, and Corridors and Housing Elements. The Proposal includes the redevelopment of property that historically maintained a smaller scale with a one-story, single-family residence on the property.

#### Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.14: *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

**Policy NDC 1.2.6:** *Apply the Medium Density Residential land use designation to land that is or will be developed for a wide range of housing types, including but not limited to attached and detached single-family and multi-family housing.*

**Policy NDC 1.2.7:** *Use the Medium Density Residential land use designation to create and maintain residential neighborhoods with a wide range of housing types with associated neighborhood amenities at a density more than five and up to 12 units per acre.*

The Always Delray Comprehensive Plan speaks to the provision of diverse housing types throughout the city. While luxury townhomes are very common and continue to be developed in Delray Beach, the provision of larger units with four and five bedrooms will add to the needed unit mix in the downtown area.

Policy NDC 2.7.18: *Consider the vision and strategies in the Osceola Park Redevelopment Plan Update (2019) when assessing rezoning requests, reviewing development applications, and planning public infrastructure projects.*

The Osceola Park Redevelopment Plan was adopted by the City Commission on December 6, 2004 and recently updated in 2019. The primary focus of this redevelopment plan is to arrest deterioration, provide adequate parking and services for the existing industrial and commercial areas, and accommodate housing that is compatible with the other uses throughout the neighborhood. Future development must be in accordance with the provisions of the redevelopment plan. Single-family residential uses are a preferred unit-type in Osceola Park, and the proposal includes attached single-family residences, to comply with the intent of the plan. Strategy 2.3 of the Plan is met as the project's scale will aid in creating a transition between the single-family area to the south from the more intense development allowed under the CBD zoning to the north.



### 3.1.1(D), Compliance with the LDRs

Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

### Section 4.3.4(K): Development Standards, RM Zoning District

	Required / Allowed	Provided
Lot Area (Min.)	8,000 SF	14,043 SF (0.322 acres)
Lot Width (Min.)	60 feet	132.50 feet
Lot Depth (Min.)	100 feet	106 feet
Lot Frontage (Min.)	60 feet	132.50 feet
Lot Coverage (Max.)	40%	36%
Open Space (Min.)	25%	30%
Height (Max.)	35 feet	35 feet
<b>Minimum Floor Area</b>		
3-Bedroom or more Units (3 units)	1,250 SF	4,008-5,049 SF. (min.) 2 units @ 4 bedrooms 1 unit @ 5 bedrooms
<b>Setbacks (Min.)</b>		
Front (North -SE 2 <sup>nd</sup> Street)	25 feet (1 <sup>st</sup> /2 <sup>nd</sup> stories) 30 feet (3 <sup>rd</sup> Story)	25 feet (1 <sup>st</sup> / 2 <sup>nd</sup> Stories) 30 feet (3 <sup>rd</sup> Story)
Side Street (West – SE 4 <sup>th</sup> Avenue)	25 feet (1 <sup>st</sup> /2 <sup>nd</sup> stories) 30 feet (3 <sup>rd</sup> Story)	25 feet (1 <sup>st</sup> / 2 <sup>nd</sup> Stories) 30 feet (3 <sup>rd</sup> Story)
Rear (East – Alley)	25 feet	25 feet (1 <sup>st</sup> / 2 <sup>nd</sup> Stories) 30 feet (3 <sup>rd</sup> Story)
Side Interior (South)	15 feet (1 <sup>st</sup> /2 <sup>nd</sup> stories) 30 feet (3 <sup>rd</sup> Story)	
25% increase per 4.4.6(I)(1)(c)*	18 feet 9 inches (1 <sup>st</sup> /2 <sup>nd</sup> stories) 37 feet 6 inches (3 <sup>rd</sup> Story)	18 feet 9 inches (1 <sup>st</sup> /2 <sup>nd</sup> Stories) 37 feet 6 inches (3 <sup>rd</sup> Story)
* LDR Section 4.4.6(I)(1)(c), an additional 25% increase is applied to the setback to increase density above 6 du/ac and due to the project being adjacent to a residential zoning district on the south.		

Pursuant to **LDR Section 4.4.6(H)(1), Performance Standards**, “density may exceed the base of six units per acre only after the approving body makes a finding that the project has substantially complied with performance standards as listed in 4.4.6(I).” Compliance with LDR Section 4.4.6(I) is discussed below.

### LDR Section 4.4.6 (I) Performance Standards,

To increase a project density beyond six units per acre, the approving body must make a finding that the development substantially complies with the performance standards listed in this section. Some of the referenced standards may not be entirely applicable to small, infill type residential projects. For those types of projects, the ultimate density should be based upon the attainment of any applicable standards, as well as the development's ability to meet or exceed other minimum code requirements. For the Board's consideration in increasing the density above 6 du/ac., the Performance Standards are provided below along with an applicable evaluation of the corresponding improvements associated with the specific standard.

Performance Standard	Review
<b>Traffic calming</b> 4.4.6(I)(1)(a)	The small scale three-unit townhome project is located on a corner lot; therefore, traffic calming devices are not feasible for the project. The individual driveways have been divided up and provide access from SE 4 <sup>th</sup> Avenue, SE 2 <sup>nd</sup> Street and the Alley, which helps eliminate all ingress and egress from one segment of the roadway, particularly SE 2 <sup>nd</sup> Street, where traffic.

<b>Building placement to reduce massing and provide a feeling of open space.</b> 4.4.6(l)(1)(b)	The proposed building has been centrally placed on the property and at the required setbacks from each side, which includes an additional 25% setback from the south property line given the adjacent residential zoning. The intent of the additional setback is to provide relief and minimize an impact on the less dense property. The shadow boxes around the balconies, while providing privacy between units or from the adjacent properties, generally add to the overall massing of the building whereas if the side walls were broken up, the massing would be alleviated.
<b>Buffering; Increased setbacks and landscaping</b> 4.4.6(l)(1)(c)	The properties to the south of the site are zoned Single Family Residential (R-1-A), which requires lower density than the subject property. The increased density from 6 du/ac to 12 du/ac requires an increased side-interior setback of at least 25% (provided), as well as one tree per 30 linear feet along the rear property line (provided), and a 6-foot-high privacy fence (provided) to provide additional screening to the adjacent zoning district.
<b>Varied streetscape and building design</b> LDR Section 4.4.6(l)(1)(d)	This Performance Standard requires <i>staggered &amp; offset setbacks to add interest and distinguish individual units while incorporating diversity in window and door shapes and locations and include features such as balconies and porches</i> . The modern design, commonly found in new residential construction, provides a unique design and includes varying openings and recess points, while incorporating vertical and horizontal windows with a mix of balconies and porches.
<b>Varying Unit Types</b> LDR Section 4.4.6(l)(1)(e)	The specific Standard specifies a mix of “three- and four-bedroom units with varying floor plans” for both attached and detached single-family residences. The development is limited to three units, and the ability to provide variation in size and type is limited. Each unit provides a different size ranging from 4,008 - 5,049 square feet as an additional unit type less commonly found in the downtown area, whether part of an attached or detached single-family residence.
<b>Open Space Areas</b> 4.4.6(l)(1)(f)	The proposed development is required to provide a minimum of 25% open space, whereas 36% has been provided, and exceeds the minimum requirement.
<b>Multi-modal Connectivity</b> 4.4.6(l)(1)(g)	The property is in close proximity to the downtown area, where sidewalks connect to the Osceola Park neighborhood and will surround the property. There are bicycle routes and transit stops available nearby.
<b>Attainment of Standards</b> 4.4.6(l)(2)	This Standard acknowledges that some standards may not be entirely applicable to small, infill type residential projects, such as the one proposed. As such, the ultimate density should be based upon the attainment of the applicable standards, as well as the development's ability to meet or exceed other minimum code requirements. The applicable standards have been generally met as best as possible, with the additional setbacks meeting the minimum requirement.

**LDR Section 4.3.3(O) Special requirements for specific Uses; Townhouses and townhouse type of development:**

Requirement	Review
<b>4.3.3(O)(2)</b> Plat required	A plat has been submitted; recordation of the plat is required prior to the issuance of a building permit.
<b>4.3.3(O)(3)(a) through (c):</b> Setback requirements	The proposal meets the required building setbacks from the perimeter property line.

4.3.3(O)(4)(a) through (d)	The proposed development contains one single building with three townhomes; the structure has varying areas of recessed openings. Additionally, individual entrances are provided for each unit and face each of the adjacent rights-of-way with paved walkways the individual unit entries to the respective driveways.
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#### Other Applicable Regulations

Requirement	Review
<b>Structures allowed in setbacks</b> 4.3.4(H)(4)	House eaves are allowed in setbacks, not to exceed three-foot overhang. A series of balconies are proposed along all elevations, which do not exceed the three-foot encroachment.
<b>Off-Street Parking</b> 4.6.9(C)(2)(c),	<b>Requirement:</b> Two or more-bedroom dwelling units shall provide two spaces per unit and one-half a space of guest parking.  <b>Provided:</b> There are a total of three residential units and 12 parking spaces are provided. The parking requirement is three units x two spaces for a total of six spaces and three units x .05 for a total of eight spaces. There are 12 spaces proposed, two in each garage and two in each driveway, thus meeting this requirement.
<b>Swimming Pool Yard Encroachment</b> 4.6.15(G)(1)	<b>Requirement:</b> Swimming pools may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line,...Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).  <b>Provided:</b> The site plan illustrates three swimming pools, one for each unit. None of the proposed pools are within a front setback and are located no closer than ten feet from all property lines, meeting the requirements.
<b>Streets (rights-of-way)</b> 5.3.1(A)(3)	A 25-foot radius dedication is required at the intersection of SE 4 <sup>th</sup> Avenue and SE 2 <sup>nd</sup> Street.

#### Review & Analysis: Landscape Plan

##### LDR Section 2.4.5(H)(5), Findings

*At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:*

- (a) Objectives of landscaping regulations Section 4.6.16.;*
- (b) Site and landscape design standards pursuant to Section 4.6.16.*

*An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.*

*An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved. Pursuant to LDR Section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of LDR Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C).*

The development proposal has been reviewed by the City's Senior Landscape Planner for compliance pursuant to LDR Section 4.6.16. The proposal includes the installation of shade trees, palms, shrubs, and ground cover, therefore, the design as proposed can be determined to be in compliance with the landscaping requirements for the entire development.



Pursuant to **LDR Section 4.6.16(H)(4)**, *one street tree shall be required for every 40 linear feet of street frontage with a minimum of one tree per property.* Due to the constraints of the property, the applicant and staff worked together to provide the street trees by moving the sidewalk. This will continue the neighborhood's established tree canopy while implementing Policy HOU 1.4.4 to reinforce the neighborhoods established and mature landscape character. .

#### Housing Element

**Policy HOU 1.4.4:** *Continue to enforce streetscape landscaping requirements which are consistent and compatible within a neighborhood and reinforces the neighborhood's established theme and character.*

### Review & Analysis: Architectural Elevations

#### **LDR Section 2.4.5(I)(5), Architectural (appearance) elevations: Findings**

*At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.*

#### **4.6.18, Architectural Elevations and Aesthetics**

##### **(A) Minimum Requirements**

1. *The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.*
2. *It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

##### **(E) Criteria for Board Action**

*The following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.*

1. *The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
2. *The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
3. *The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*

The development proposal includes one three-story building, containing a total of three multifamily townhome units, totaling 13,065 square feet. The architecture has characteristics similar to the Masonry Modern style. The proposed building design and scale are uniform throughout and will enhance the character, value, and attractiveness of the surroundings, while the provided additional setbacks and buffering should mitigate impacts to the adjacent single-family residences located to the south.

The color palette for the proposed development includes a vibrant blue among the neutral tones. The exterior walls of the



structure will be a mixture of a smooth white stucco finish and a rough light blue stucco finish which is consistent with other modern residential designs proposed throughout the city, whether single-family or multi-family residential. Additionally, the exterior columns and decorative elements will be in the color "Prussian," which is comparable to the color indigo and the exterior doors, window frames, and railings are proposed in a bronze finish.



### Board Action Options

- A. Move **approval** of the Class V (2021-251) Site Plan, Landscape Plan, and Architectural Elevations for **408 SE 2<sup>nd</sup> Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Move **approval** of the Class V (2021-251) Site Plan, Landscape Plan, and Architectural Elevations for **408 SE 2<sup>nd</sup> Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, **as amended**.
- C. Move **denial** of the Class V (2021-251) Site Plan, Landscape Plan, and Architectural Elevations for **408 SE 2<sup>nd</sup> Street**, by finding that the request is not consistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.
- D. Move to **continue** with direction

### Technical Items

The following items are technical items, and must be in compliance, as identified:

1. Update all plans to properly reflect the setback labeling, prior to site plan certification;
2. Provide the required right of way dedication (25-foot radius at SE 4<sup>th</sup> Avenue and SE 2<sup>nd</sup> Street) prior to building permit issuance.

**Appendix A**  
**Sec. 3.2.3, Standards for site plan and/or plat actions**

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- B. All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- C. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives, and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- D. Any proposed street widening or modification to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- E. Remaining infill lots within the Coastal High Hazard Area of the Coastal Planning Area shall be developed using zoning which is identical or similar to the zoning of adjacent properties or that results in less intense development.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- G. Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent

- H. Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the surrounding areas, the project shall be modified accordingly or denied.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- I. Development shall not be approved if traffic associated with such development would create a new high accident location or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- J. Tot lots and recreational areas, serving children, teens, and adults shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- K. Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e., workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program; development in all other areas shall not exceed the Standard density.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent